



# Motion to support 6-home small lot at 1959 S Preuss Rd

**Agenda Item:** GB022119-4  
**Date:** February 21, 2019  
**Proposed By:** LUED Committee  
**Include motion in Consent Agenda?** No

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## Background

The project applicant and representative presented this proposed 6-home small lot subdivision to the Land Use and Economic Development (LUED) committee at their February 05, 2018 meeting. The applicant's entitlement request is for a tentative tract map to subdivide the existing property at 1959 S Preuss Rd into 6 smaller lots to build 6 separate homes per the City's small lot subdivision ordinance. The applicant is also requesting a Zoning Administrator's Adjustment to allow 6 lots on a 8,820 square foot lot in lieu of the 9,000 square feet required.

The RD1.5 zone allows 1 dwelling unit per 1,500 square feet of land. The subdivision of land triggers a 5-foot street dedication, resulting in a lot size that permits 5 dwelling units rather than the 6 that would be permitted in a project not requiring a street dedication (like an apartment building).

The property is located south of Sawyer St, north of Guthrie Ave, and one street west of Robertson Blvd. The neighborhood is a mix of 2-story apartment buildings, smaller multi-unit buildings, duplexes, and single-family homes. The adjacent properties consist of single-story multi-units. The property shares a rear alley with the R3 properties along Robertson Blvd. The proposed homes are 4 stories at 45 feet tall. Each home includes an attached 2-car garage. The front 5 homes' vehicular access is off of Preuss, while the rear home's garage access is off of the alley.

The applicant noticed residents within 500 feet of the property for the LUED meeting. Two neighbors attended the meeting to ask questions, but did not oppose the project.

## Proposed Motion

Submit a letter in support of the application to City Planning Department staff William Hughen ([william.hughen@lacity.org](mailto:william.hughen@lacity.org)) to be included in case file for the 6-home small lot subdivision at 1959 S Preuss Rd; VTT-82365-SL; ENV-2018-6182-EAF.

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## Considerations

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<b>Committee review:</b> <i>(highly recommended)</i>	Votes For: 4	Against: 0
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### Arguments for:

Proposed project adds 4 homes to the housing supply. (6 – 2 = 4)

The RD1.5 zone is a transitional density between the R3 zone on Robertson and

### Arguments against:

2 existing units will be demolished.

The new homes will be taller than the surrounding buildings.

**Krystal Nívar**  
President

**Ken Blaker**  
Vice-President

**Jon Liberman**  
Treasurer

**Martin Epstein**  
Secretary

**Charlie Stein**  
Corresponding Secretary

**South Robertson  
Neighborhoods Council**

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the RD2 zone one street east.





William Hughen  
Department of City Planning  
200 N. Spring Street  
Los Angeles, CA 90012

22 February 2019

Re: Case Number VTT-82365-SL

Dear Mr. Hughen:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the proposed 6-home small lot subdivision project at 1959 S Preuss Rd.

At a duly-noticed meeting of the General Board on February 21, 2019, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant's project be approved. The proposed 6 homes is appropriate per the density, with the RD1.5 zone acting as a transitional zone between the R3 zone on Robertson Blvd to the west and the RD2 zone one street east. Therefore, we support the requests for a Tentative Tract map and a Zoning Administrator's Adjustment to allow 6 homes in lieu of the 5 homes allowed after the street dedication. The addition of 6 single-family homes in Los Angeles is much needed.

Please do not hesitate to contact me if you have any questions about this comment letter.

Sincerely,

Charlie Stein  
Corresponding Secretary, South Robertson Neighborhoods Council

Cc: Jordan Beroukhim, Office of Council President Herb Wesson  
Krystal Návar, President, South Robertson Neighborhoods Council

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# Motion to fund up to \$5000 for the 2019 South Robertson NC Election

**Agenda Item:** GB022119-5  
**Date:** February 21, 2019  
**Proposed By:** Jon Liberman

## Full Proposal

Every two years, this Neighborhood Council hosts an election for members of the community to run for open board seats, as well as to allow the community to vote for the members of their community to represent them as board members.

The election will take place on Sunday, May 19, 2019 at a location to be determined.

The following estimated costs are to outreach for candidates as well as voters. The total costs are believed to be no more than \$5000. This amount was already included in the NC FY 2018-2019 budget. To repeat this amount is already budgeted in bulk. The intent of this motion is to delineate how the total amount is allocated to specific items/events.

<b>2019 Election Motion Item</b>	<b>Up to Costs</b>
Social Media/Advertising for candidates and voters	\$ 1,300
Yard Signs	\$ 1,500
Outside Printing	\$ 400
Day-of-Election Signs	\$ 500
Food for events/poll workers	\$ 500
In House Printing (Toner)	\$ 800
	<b>\$ 5,000</b>

**Krystal Navar**  
President

**Ken Blaker**  
Vice-President

**Jon Liberman**  
Treasurer

**Martin Epstein**  
Secretary

## Proposed Motion

- I. To approve the 2019 Election budget of \$5000 to be used for outreach for candidates and voters as well as for other enumerated election costs.

## Considerations

**Committee review:**  
*(highly recommended)*

Votes For:

Against:

**Amount previously allocated in Committee's working budget:** \$5000  
*(applies to funding motions only)*

### Arguments for:

Elections are an important task performed every two years to ensure new voices from quality candidates are added to the work we do in the community.

### Arguments against:

Election costs are a significant percentage of our total annual budget and perhaps our stakeholders feel that we could spend the money in a more productive manner.

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