



Department of City Planning
GC Mapping Service, Inc.
3055 West Valley Boulevard
Alhambra, CA 91803

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

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번역 • 翻译
Pagsasalin
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Wednesday August 13, 2025
10:00 a.m.

The construction, use, and maintenance of four (4) condominium dwelling units and one (1) accessory dwelling unit.

Project Located at:

1901 South Preuss Road
8900 - 8908 West Sawyer Street

Hearing Conducted by:

Deputy Advisory Agency

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: 859 4793 1586

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84120718468>
Enter Meeting ID: 859 4793 1586 and Passcode: 752585

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

1901 South Preuss Road, 8900 - 8908 West Sawyer Street, Los Angeles, CA 90034

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The proposed project is a preliminary parcel map for the construction, use, and maintenance of four (4) condominium units and one (1) Accessory Dwelling Unit (ADU) and an Adjustment to provide a 13 foot front yard setback in lieu of the required 15 foot front yard setback on an existing lot totaling approximately 7,823 square feet.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency will consider:

- 1. An Exemption from California Environmental Quality Act ("CEQA") Guidelines, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2 applies.
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13.B.75 a Preliminary Parcel Map for the construction, use, and maintenance of four (4) condominium units and one (1) Accessory Dwelling Unit (ADU) on an existing lot totaling approximately 7,823 square feet in the RD1.5-1 Zone.
- 3. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13.B.5.2 an Adjustment to provide a 13-foot front yard setback in lieu of the required 15-foot front yard setback otherwise required by LAMC Section 12.09.1.B.1.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): AA-2023-7265-PMLA	Environmental Case Number(s): ENV-2023-7266-CE
Related Case Number(s): N/A	Overlay(s): N/A
Zone: RD1.5-1	
Land Use Designation: Low Medium II Residential	Community Plan Area: West Adams - Baldwin Hills - Leimert
Council District: 10 - Heather Hutt	Assigned Staff Contact Information: Isaiah Ross, City Planning Associate isaiah.ross@lacity.org (213) 238-7731 200 North Spring Street, Room 721 Los Angeles, CA 90012
Applicant: Nir Fertig and Elysa Fertig, Preuss Road LLC	
Representative: Camille Zeitouny, Zeitouny and Associates, Inc.	

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

