

**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State LCI if the project requires discretionary approval from a state agency. (State LCI, 1400 Tenth St, Rm 113 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012		COUNCIL DISTRICT 10 – Hutt
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 1904 -1906 South Preuss Road	CASE NO. ENV-2023-6117-HES	
PROJECT APPLICANT Marc & Risa Dauer, Preuss Development LLC		
PROJECT DESCRIPTION AND LOCATION The proposed Project involves the subdivision of two (2) lots into 12 small lots (Lots A – L) for the construction of 12 small lot homes (Units A – L). The project will demolish the existing two (2) single-family houses for the construction of 11 four-story small lot homes and one (1) three-story small lot home with one (1) unit set aside for Very Low Income (VLI) Households. The small lot homes will have a maximum building height of 45 feet and will have three to four bedrooms each. Each small lot home will provide two (2) automobile parking spaces for a total of 24 automobile parking spaces and (1) bicycle parking space for a total of 12 bicycle parking spaces. 1904 – 1906 South Preuss Road		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON David Woon	STATE CLEARING HOUSE NUMBER 2021010130	TELEPHONE NUMBER 213-978-1262
This is to advise that on March 13, 2025, the City of Los Angeles has approved the above described project and has made the following determinations:		
SIGNIFICANT EFFECT	<input type="checkbox"/> Project will have a significant effect on the environment. <input checked="" type="checkbox"/> Project will not have a significant effect on the environment.	
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	<input type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	<input type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE Planning Assistant	DATE OF PREPARATION May 20, 2025
SIGNATURE (Office of Land Use and Climate Innovation if applicable)	TITLE	DATE
DISTRIBUTION:		

Part 1 - County Clerk

Part 2 - Administrative Record

Part 4 - Responsible State Agency (if applicable)

Part 5 - Office of Land Use and Climate Innovation (if applicable)

I hereby certify and attest this to be a true and correct copy of the official record on file in the office of the Department of City Planning of the City of Los Angeles

designated as ENU-2023-6117-HES

David Woon, Planning Assistant
Department Representative