

ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2017-1015-EIR [STATE CLEARINGHOUSE (SCH) NO. 2017121007], STATEMENT OF OVERRIDING CONSIDERATIONS, MODIFIED MITIGATION MONITORING PROGRAM, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the properties located at 15116 - 15216 South Vermont Avenue and 747 - 861 West Redondo Beach Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, that the City Council has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2017-1015-EIR (SCH No. 2017121007), dated August 2021 and the Final EIR, dated March 2025 (collectively, the Prologis Project EIR), as well as the whole of the administrative record.
 - a. CERTIFY that:
 - i. The Prologis Vermont and Redondo Project EIR has been completed in compliance with the CEQA.
 - ii. The Prologis Vermont and Redondo Project EIR was presented to the decision-making body of the lead agency.
 - iii. The Prologis Vermont and Redondo Project EIR reflects the independent judgment and analysis of the lead agency.
 - b. ADOPT the following:
 - i. The related and prepared Prologis Vermont and Redondo Project Environmental Findings
 - ii. The Statement of Overriding Considerations
 - iii. The Modified Mitigation Monitoring Program prepared for the Prologis Vermont and Redondo Project EIR.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as modified by the PLUM Committee on October 14, 2025, as the Findings of Council.
3. RESOLVE TO DENY the Appeal filed by Friends of the Air, Earth, and Water; Rosalie Preston (Representative: Golden Gate University School of Law - Environmental Law and Justice Clinic, Caroline Farrell), and THEREBY SUSTAIN the determination of the LACPC in: 1) approving, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.14, a Conditional Use Permit for a Major Development Project which creates 250,000 square feet or more of warehouse floor area; 2) dismissing as not necessary, pursuant to LAMC Sections 12.24 W.27 and 12.22 A.23, a Conditional Use Permit for a Commercial Corner Development in the M Zone to allow: a) 24-hour operations, in lieu of the otherwise permitted hours of operation from 7 a.m. to 11 p.m.; and b) The exterior walls and doors of the ground floor fronting adjacent streets to consist of a minimum of 10 percent transparent windows, in lieu of the otherwise required minimum 50 percent; 3) approving, pursuant to LAMC Section 12.28 A, an Adjustment to allow for a maximum building height of 53 feet, in lieu of the otherwise permitted 45 feet in the M2-1VL-O Zone; and, 4) approving, pursuant to LAMC Section 16.05, a Site Plan Review for a development which results in an increase of 50,000 gross square feet or more of non-residential floor area; for the construction, use, and maintenance of a one-story, 53-foot tall, 340,298 square-foot warehouse / manufacturing / high-cube / warehouse / distribution center, including a 25,000 square-

foot mezzanine and up to 40,000 square feet of incidental office uses, the Project also includes a total of 194 automobile surface parking spaces, 36 dock high truck loading positions, and surface parking for up to 71 truck trailers; for the properties located at 15116 - 15216 South Vermont Avenue and 747 - 861 West Redondo Beach Boulevard, subject to Conditions of Approval as modified by the PLUM Committee on October 14, 2025, attached to the Council file.

Applicant: Prologis LP, Tunde Ogunwole

Representative: Mayer Brown, LLP, Edgar Khalatian

Case No. CPC-2017-1014-CU-ZAA-SPR-1A

Environmental No. ENV-2017-1015-EIR

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

Against: Harbor Gateway North Neighborhood Council

TIME LIMIT FILE – OCTOBER 31, 2025

(LAST DAY FOR COUNCIL ACTION – OCTOBER 31, 2025)

Summary:

At a regular meeting held on October 14, 2025, the PLUM Committee considered a report from the LACPC and an Appeal for the properties located at 15116 - 15216 South Vermont Avenue and 747 - 861 West Redondo Beach Boulevard. DCP staff provided an overview of the matter. Councilmember McOsker provided comments on the matter and recommended modifications to the Conditions of Approval, as provided in their letter attached to the Council file. The modifications address a reduction in wall height from 18 feet to 14 feet, and reference a Letter of Commitment from the Applicant for the payment of \$1.2 million towards community public benefits in the vicinity of the Project Site. The Appellant and the Applicant representative provided comments on the matter. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination of the LACPC with modified Findings and modified Conditions of Approval, attached to the Council file; and adoption of the Environmental Findings, Statement of Overriding Considerations and Modified Mitigation Monitoring Program. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES