



LOS ANGELES
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
14540 SYLVAN ST.
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818) 779-8870

REPORT OF RETURNED ENVELOPES

NOTICE OF PUBLIC HEARING DATED: 2/16/2021
DATE NOTICE MAILED: 1/29/2021

City Planning Commission
Case No.:
CF No.: CF-20-0680

Zoning Administrator
Case No.:

Coastal Permit:

Design Review Board
Case No.:

Deputy Advisory Agency
Tentative Tract No.:
Parcel Map No.:
Private Street No.:

Area Planning Commission
Case No.:

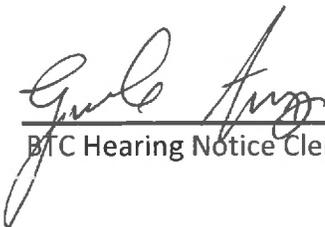
Other DIR Cases:
Case No:

SITE ADDRESS: 1309-1331 S. PACIFIC AVE

I, Gonzalo, certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did on 2/8/2021, prepare this report, count all returned envelopes and prepare, or supervised the preparation of the address list for the returned envelopes, a true copy of which is attached.

Number of Returned Envelopes: 1 Number of Envelopes Mailed: 185

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.



BTC Hearing Notice Clerk

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information: (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

CPC-2019-4908-DB-SPR-1A
ENV-2019-4909-CE
Council District 15

January 29, 2021

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND
INTERESTED PARTIES WITHIN A 100-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, February 16, 2021** at approximately **2:00PM** or soon thereafter to consider the following: Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332, Class 32 and related CEQA findings, report from the Los Angeles City Planning Commission (LACPC) and joint Appeal filed by Citizens Protecting San Pedro (Representatives: Noel Gould and Jamie T. Hall) and Robin Rudisill, Alfredo Ramirez, Victor Perez, Macrina Sage, Laurie Steelink, Nikkie Tan, Jared Leibowitz, David Winkle and James P. Allen, from the determination of the LACPC in approving the following: 1) a Density Bonus Compliance Review for a project totaling 102 dwelling units and reserving 15 percent of the base dwelling units, or 12 dwelling units, for Very Low Income Household occupancy for a period of 55 years, with the following On-Menu Incentive: A 20 percent reduction in the required open space, to allow 8,831 square feet in lieu of the 10,950 square feet otherwise required by Los Angeles Municipal Code Section 12.21 G; 2) one Waiver of Development Standard for a 45-foot and 5-inch building height in lieu of the 30 feet otherwise permitted by the C2- 1XL-CPIO Zone and CPIO Section IV-2.A.2; and 3) a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units; for the construction of a four-story, 45-foot and five-inch tall residential building comprised of 102 dwelling units (including 12 Very Low Income units) with the Project being approximately 83,158 square feet in floor area with a Floor Area Ratio of 2.65:1, providing 127 parking spaces in two subterranean levels, with the site currently improved with three vacant commercial structures, 26 trees on the subject site and four trees along the public right-of-way, all of which will be removed to clear the lot, with the Project also involving the grading of approximately 2,500 cubic yards of soil, for the properties located at 1309-1331 South Pacific Avenue, subject to Conditions of Approval.

Applicant: RKD 13 PAC., LP

Representative: Jonathan Lonner, Kristen Lonner, Dave Zohn, Josh Guyer Burns and Bouchard, Inc.

Case No. CPC-2019-4908-DB-SPR-1A

Environmental No. ENV-2019-4909-CE



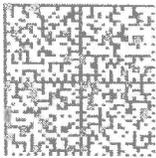
RETURN IN FIVE DAYS TO
OFFICE OF
CITY CLERK
P.O. BOX 6069
SHERMAN OAKS, CA 91413

**RETURN SERVICE
REQUESTED**

CF-20-0680/2.16

MAROLEN ZACARONI
421 ST. SAN
SAN PEDRO, CA

PRESORTED
FIRST CLASS



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02 4W
0000348795 JAN 29 2021