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MAILING AFFIDAVIT

City Planning Commission
Case No.

Deputy Advisory Agency
Tentative Tract No.

CF No. CF-20-0680

Parcel Map No.

Zoning Administrator
Case No.

Private Street No.

Coastal Permit
Case No.

Area Planning Commission
Case No.

Design Review Board
Case No.

Other DIR Cases
Case No.

SITE ADDRESS: 1309-1331 S. Pacific Ave

I, Melissa Williams certify that I am an employee of BTC, a contractor to the City of Los Angeles, Department of City Planning, State of California, and I did, on the 29th day of January, 2021 Mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- 500-foot radius
Abutting the subject site
Owners and Occupants
Tenant Notice
100-foot Coastal Notice
State Coastal Commission
Adjacent Cities
Applicant and Representative
City Newspaper Notice
L.A. Unified School District, L.A. County
Regional Planning
Caltrans
Metropolitan Transit Authority
Certified Neighborhood Council
Council Office and Council District Offices
Homeowner's Association
Department of Neighborhood Empowerment

- City of Los Angeles Department Building and Safety
City Administrative Officer
Community Redevelopment Agency
City of Los Angeles Department of Transportation
Bureau of Engineering
Appellant
Interested Parties List (attached)
Other

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

[Signature]
BTC Hearing Notice Mailing 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.facity.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

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at [www.lacity.org/government/follow-meetings/council-committee-meetings](http://www.lacity.org/government/follow-meetings/council-committee-meetings). The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area).

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012 or submitted by email to: [LACouncilComment.com](mailto:LACouncilComment.com)

In addition, you may view the contents of Council file No. 20-0680 by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Connie Chauv	(213) 978-0016	<a href="mailto:connie.chauv@lacity.org">connie.chauv@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Armando Bencomo	(213) 978-1080	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Armando Bencomo  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

CITIZENS PROTECTING SAN PEDRO  
728 PASEO DEL MAR  
SAN PEDRO, CA 90731

Representative: Jonathan Lonner,  
Kristen Lonner, Dave Zohn, Josh Guyer  
Burns & Bouchard, Inc.  
9619 National Boulevard  
Los Angeles, CA 90034

JAVIER GONZALEZ-CAMARILLO  
455 W. 6<sup>TH</sup> STREET  
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DANIAL NORD  
2130 S. PACIFIC AVE.  
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1913 S. CRESECENT AVE.  
SAN PEDRO, CA 90731

ARMY LINDERBORG  
463 W. 14<sup>TH</sup> ST.  
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545 W. 14<sup>TH</sup> ST. #6  
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T. YORRELL  
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ALFREDO RAMIREZ  
CITIZENS PROTECTING SAN PEDRO  
531 W 13TH STREET  
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Central San Pedro  
Neighborhood Council  
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San Pedro, CA 90731

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VENICE, CA 90291

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NOEL GOULD  
728 PASEO DEL MAR  
SAN PEDRO, CA 90731

JOHN VIDOVICH  
2641 S. DOLPHIN  
SAN PEDRO, CA 90731

CARRIE  
2736 S. DENISON  
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JUNE SMITH  
39155 CAROLINA ST.  
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MARCEL NIGEL  
572 W. 39<sup>TH</sup> ST.  
SAN PEDRO, CA 90731

SUSANA ROGAN  
573 W. 37<sup>TH</sup> ST.  
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1336 W. 26<sup>TH</sup> PL.  
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SAN PEDRO, CA 90731

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565 W. 38<sup>TH</sup> ST.  
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c/o Komalpreet Toor  
1939 Harrison Street, Suite 150  
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MACRINA SAGE  
CITIZENS PROTECTING SAN PEDRO  
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LAURIE STEELINK  
CITIZENS FOR PROTECTING SAN PEDRO  
1417 S PACIFIC AVENUE  
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NICKKIE TAN / JARED LEIBOWITZ  
CITIZENS PROTECTING SAN PEDRO  
524 W 14TH STREET  
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DAVID WINKLE  
40 WINKS LLC  
313 N ENROSE AVENUE  
SAN PEDRO, CA 90732

JAMES P ALLEN  
CITIZENS PROTECTING SAN PEDRO  
1300 S PACIFIC AVENUE  
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JAMIE T. HALL  
CHANNEL LAW GROUP LLP  
8383 WILSHIRE BLVD SUITE 750  
BEVERLY HILLS, CA 90211

Coastal San Pedro  
Neighborhood Council  
1840 S Gaffey Street #34  
San Pedro, CA 90731

Northwest San Pedro  
Neighborhood Council  
638 S. Beacon Street, Box 688  
San Pedro, CA 90731

1. 7454-026-007  
CARLOS M COUOH  
545 W 13TH ST  
SAN PEDRO, CA 90731

2. 7454-026-008  
JOSE R AGUAYO  
537 W 13TH ST  
SAN PEDRO, CA 90731

3. 7454-026-009  
CRAGIN ORR  
3202 26TH AVE W  
SEATTLE, WA 98199

4. 7454-026-015  
DAVID L WINKLE  
313 N ENROSE AVE  
SAN PEDRO, CA 90732

5. 7454-026-016  
FRANCESCO M FUNICIELLO  
3257 STARLINE DR  
RANCHO PALOS VERD, CA 90275

6. 7454-026-017  
NILS & KARI KOLDERUP  
PO BOX 1101  
SAN PEDRO, CA 90733

7. 7454-026-026  
ROLLING TIRES & WHEELS 7 LLC  
27425 ELMBRIDGE DR  
RANCHO PALOS VERD, CA 90275

8. 7454-027-009  
LISA F CHAO  
3107 GOREN CT  
LAKEWOOD, CA 90712

9. 7454-027-024  
ROLLING HILLS INVESTMENT PROPERTY  
HOLDINGS LLC  
59 CREST RD E  
ROLLING HILLS, CA 90274

10. 7454-027-026  
PAUL S & EDYTHE L LING  
7759 TOLAND AVE  
LOS ANGELES, CA 90045

11. 7456-015-001  
JAMES P ALLEN  
461 W 12TH ST  
SAN PEDRO, CA 90731

12. 7456-015-002  
CRAIG K ANTRIM  
1312 S PACIFIC AVE  
SAN PEDRO, CA 90731

13. 7456-015-003  
HERSEL KOHAN  
15813 HIGH KNOLL RD  
ENCINO, CA 91436

14. 7456-015-030  
JUANITA L WILLIAMS  
3017 N OCEANVIEW ST  
ORANGE, CA 92865

15. 7456-016-029  
VARTAN & FIMI ZEROUNIAN  
3205 CORINNA DR  
RANCHO PALOS VERD, CA 90275

BUREAU OF ENGINEERING.  
1149 S BROADWAY SUITE 700  
LOS ANGELES, CA 90015-2213

CITY ADMINISTRATIVE OFFICER  
MAIL STOP 130  
200 N MAIN ST 15TH FLOOR  
LOS ANGELES, CA 90012

DEPARTMENT OF BUILDING & SAFETY  
MAIL STOP 115  
201 N FIGUEROA ST  
LOS ANGELES, CA 90012

CITY OF LA DEPT OF TRANSPORTATION.  
100 S MAIN ST 10TH FLR  
LOS ANGELES, CA 90012

LOS ANGELES UNIFIED SCHOOL DISTRICT.  
333 S BEAUDRY AVE  
LOS ANGELES, CA 90017

DEPARTMENT OF NEIGHBORHOOD  
EMPOWERMENT.  
200 N SPRING ST SUITE 2005  
LOS ANGELES, CA 90012

CENTRAL SAN PEDRO NEIGHBORHOOD  
COUNCIL.  
1840 S GAFFEY ST BOX 212  
SAN PEDRO, CA 90731

COUNCIL DISTRICT 15.  
ATTN: JOE BUSCAINO  
200 N SPRING ST RM 435  
LOS ANGELES, CA 90012

OWNER.  
STEPHEN & MARY L FORMILLER  
1611 W 266TH ST  
HARBOR CITY, CA 90710

APPLICANT/OWNER.  
RKD 13 PAC LP  
1601 N SEPULVEDA BLVD SUITE 798  
MANHATTAN BEACH, CA 90266

REPRESENTATIVE. BURNS & BOUCHARD  
INC  
JONATHAN LONNER  
9619 NATIONAL BLVD  
LOS ANGELES, CA 90034

CENTRAL SAN PEDRO N.C  
1840 S. GAFFEY ST. BOX 212  
SAN PEDRO, CA, 90731

**C.D. 15**  
**SAN PEDRO DISTRICT OFFICE**  
638 S. BEACON ST, #552  
SAN PEDRO, CA 90731

**C.D.15**  
**WATTS DISTRICT OFFICE**  
1513 E. 103<sup>RD</sup> ST  
LOS ANGELES, CA 90002

**C.D.15**  
**COUNCILPERSON JOE BUSCAINO**  
200 N. SPRING ST, ROOM 410  
LOS ANGELES, CA 90012

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539 W 13TH ST  
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OCCUPANT  
1318 S PACIFIC AVE #36  
LOS ANGELES, CA 90731

OCCUPANT  
1318 S PACIFIC AVE #37  
LOS ANGELES, CA 90731

OCCUPANT  
1318 S PACIFIC AVE #38  
LOS ANGELES, CA 90731

OCCUPANT  
1330 S PACIFIC AVE #A  
LOS ANGELES, CA 90731

OCCUPANT  
1330 S PACIFIC AVE #B  
LOS ANGELES, CA 90731

OCCUPANT  
1330 S PACIFIC AVE #C  
LOS ANGELES, CA 90731

OCCUPANT  
1330 S PACIFIC AVE #D  
LOS ANGELES, CA 90731

OCCUPANT  
1406 S PACIFIC AVE  
LOS ANGELES, CA 90731