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June 22, 2021

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: City Council

Dear Honorable Members:

TECHNICAL CORRECTION FOR APPEAL OF CASE NO. CPC-2019-4908-DB-SPR, FOR PROPERTY LOCATED AT 1309-1331 SOUTH PACIFIC AVENUE; CF 20-0680

On May 5, 2020, the City Planning Commission approved a Density Bonus Compliance Review and Site Plan Review for the construction of a 4-story, 45-foot and 5-inch tall residential building comprised of 102 dwelling units (including 12 Very Low Income units), with approximately 83,158 square feet in floor area with a Floor Area Ratio ("FAR") of 2.65:1, and 127 parking spaces in 2 subterranean levels. The City Planning Commission determined that after consideration of the whole of the administrative record, the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32). The City Planning Commission approved the Density Bonus Compliance Review with three (3) On- and Off-Menu Incentives, one (1) Waiver of Development Standard, and approved the Site Plan Review.

On May 20, 2020, an appeal was filed by an aggrieved party (filed by Citizens Protecting San Pedro, with 7 additional appeal forms signed by 7 other parties). Staff has transmitted responses to the appeal to the Council File on October 23, 2020 and October 29, 2020.

The Commission Determination included a typographical error in the Findings of Approval relating to the transitional height requirements of the San Pedro Community Plan Implementation Overlay ("CPIO"). Specifically, CPIO Section IV-2.A.3(a) requires:

Where the rear or side yard property line is contiguous with the residential zoned lot, the structure shall be set back or stepped back one foot for every foot in height as measured 15 feet above grade at the shared property line

Therefore, the following technical correction to Finding No. 4 (page F-9 and F-10) is presented for consideration by City Council, as follows:

In addition, the project is compliant with the transitional height requirements of CPIO Section IV-2.A.3(a), which requires the structure be set back or stepped back one foot for every foot in height as measured 44 15 feet above grade at the shared property line of a contiguous residentially zoned lot.

The technical correction is intended to correct the Findings of Approval to reflect the requirements of the CPIO. The CPIO transitional height requirements are correctly shown in the approved project plans on Sheets A5.0, A5.1, and A6.1. The technical correction does not affect the Conditions of Approval and does not affect the project plans.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Michelle Singh

MICHELLE SINGH
Senior City Planner

VPB:FR:MS:CC