

BTC

BETTER TECHNOLOGY CORPORATION

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MAILING AFFIDAVIT

City Planning Commission
Case No. CPC-19-4908-DB-SPR

CF No. CF-20-0680

Zoning Administrator
Case No. _____

Coastal Permit
Case No. _____

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, 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 11th day of October, 2020 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.

Melissa Williams
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.lacity.org

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

October 16, 2020

**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 **Thursday, November 5, 2020** at approximately **10:00AM** 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 (LACPC) and an appeal filed by Citizens Protecting San Pedro 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, Josh Guyer, and Dave Zohn, Burns & Bouchard, Inc.

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. 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**

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.

For inquiries about the project, contact City Planning staff:		
Connie Chauv	(213) 978-0016	connie.chauv@lacity.org
For inquiries about the meeting, contact City Clerk staff:		
Leyla Campos	(213) 978-1078	clerk.plumcommittee@lacity.org

Leyla Campos
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

Alfredo Ramirez
531 W. 13th Street
San Pedro, CA 90731

Applicant: RKD 13 PAC., LP
1601 North Sepulveda Boulevard
Manhattan Beach, CA 90266

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

San Pedro Neighborhood Council
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San Pedro, CA 90731

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3315 S. DENISON AVE.
SAN PEDRO, CA 90731

JAVIER GONZALEZ-CAMARILLO
455 W. 6TH STREET
SAN PEDRO, CA 90731

ROBIN RUDISILL
3003 OCEAN FRONT WALK
VENICE, CA 90291

DIANA NAVE
1064 VIA LA PAZ
SAN PEDRO, CA 90732

DANIAL NORD
2130 S. PACIFIC AVE.
SAN PEDRO, CA 90731

FRAN SIEGEL
2130 S. PACIFIC AVE.
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JAMES CAMPEAU
660 W. 33RD ST.
SAN PEDRO, CA 90731

KENNETH RAGLAND
1913 S. CRESECENT AVE.
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NOEL GOULD
728 PASEO DEL MAR
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ALLEN FRANZ
1336 W. 26TH PL.
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ARMY LINDERBORG
463 W. 14TH ST.
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2641 S. DOLPHIN
SAN PEDRO, CA 90731

ROBIN WAGNER
559 W. 20TH ST.
SAN PEDRO, CA

HECTOR O VALLADARES
545 W. 14TH ST. #6
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CARRIE
2736 S. DENISON
SAN PEDRO, CA 90731

ANGELICA ESQUIVEL
205 W. FIRST 109
SAN PEDRO, CA 90731

T. YORRELL
550 W. 22ND ST.
SAN PEDRO, CA 90731

JUNE SMITH
39155 CAROLINA ST.
SAN PEDRO, CA 90731

V. MCINTIRE
565 W. 38TH ST.
SAN PEDRO, CA 90731

MARY ANDERSON
3726 ALMERIA ST.
SAN PEDRO, CA 90731

MARCEL NIGEL
572 W. 39TH ST.
SAN PEDRO, CA 90731

MAROLEN ZACARONI
421 ST. SAN
SAN PEDRO, CA

NEENA FITZGERALD
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SUSANA ROGAN
573 W. 37TH ST.
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LILIA ALVA
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1300 S. PACIFIC AVE.
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SHARON MORRIS
PO BOX 6304
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Lozeau Drury LLP
c/o Komalpreet Toor
1939 Harrison Street, Suite 150
Oakland, CA 94612

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

C.D.15
WATTS DISTRICT OFFICE
1513 E. 103RD ST
LOS ANGELES, CA 90002

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

C.D. 15
SAN PEDRO DISTRICT OFFICE
638 S. BEACON ST, #552
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 I 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

OCCUPANT
539 W 13TH ST
LOS ANGELES, CA 90731

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