

RE: Proposed project at 1309-1331 South Pacific Avenue:

Non-conformance with Pacific Corridor Redevelopment Plan Area requirements and procedures

EXHIBITS:

1. Initial Notice of Public Hearing for 1309-1331 South Pacific Avenue dated 01/16/2020.

States that project is a RESIDENTIAL building and does not include Redevelopment Plan (RDP) in Case No.

2. CPC Letter of Determination for 1309-1331 South Pacific Avenue - Page 1. mailing date 05/05/2020.

States that project is a RESIDENTIAL building and does not include Redevelopment Plan (RDP) in Case No.

3. CPC Letter of Determination for 1309-1331 South Pacific Avenue - mailing date 05/05/2020.

Because the Pacific Corridor Redevelopment Plan is NOT included, the CPC Letter of Determination erroneously states that project qualifies for a Class 32 Categorical Exemption (page F-12):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is located within the San Pedro Community Plan and is designated for Neighborhood Commercial Land Uses. The site is zoned C2-1XL-CPIO and is consistent with the land use designation. As shown in the case file and under Finding No. 2 above, the project is consistent with the General Plan, the applicable San Pedro Community Plan designation and policies, and all applicable zoning designations and regulations as permitted by Density Bonus law.

4. Application filed for 1309-1331 South Pacific Avenue Pacific Corridor Redevelopment Plan Project Compliance - DIR-2020-5031-RDP dated 08/25/2020.

Application filed - required application process for Pacific Corridor Redevelopment Plan Project Compliance. Erroneously lists project as MIXED USE DEVELOPMENT.

5. Public Hearing Notice for PLUM Committee hearing for 1309-1331 South Pacific Avenue - mailing date 10/16/2020.

States that project is a RESIDENTIAL building and does not include Redevelopment Plan (RDP) in Case No.

6. Applicant's Administrative Review and Referral form: Redevelopment Project Area - Pacific Corridor. RE: Pacific Corridor Redevelopment Plan compliance for 1309-1331 South Pacific Avenue - dated 10/20/2020.

Lists project as **BOTH** a "Multifamily Residential apartment" (page 1 of 5) and also as a "Mixed-Use development" (page 5 of 5).

7. Withdrawal Request Response Letter for the Redevelopment Project Area compliance application - Case No. DIR-2020-5031-RDP - dated 11/04/2020.

8. Withdrawal of Pacific Corridor Redevelopment Plan compliance application for 1309-1331 South Pacific Avenue - dated 11/04/2020.

Withdrawal of required application for Pacific Corridor Redevelopment Plan Project Compliance. Erroneously lists project as a Mixed-Use development.

9. Public Hearing Notice for the Applicant's almost identical 'sister' project in the Pacific Corridor at 2111-2139 South Pacific Avenue. Hearing date 10/28/2020.

Correctly Includes Redevelopment Plan (RDP) in the Case No.

Both 1309-1331 Pacific and 2111-2139 Pacific had their initial public hearings together on 01/16/20. They are both in the Pacific Corridor Redevelopment Plan Area.

2111-2139 Pacific acknowledges/includes RDP, as required, 1309-1331 Pacific does not.

10. Redevelopment Plan compliance information.



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 1309-1331 South Pacific Avenue

Case No. **CPC-2019-4908-DB-SPR**

CEQA No. ENV-2019-4909-CE

Held By: Hearing Officer on behalf of the City Planning Commission

Date: January 16, 2020

Time: 10:00 a.m.

Place: San Pedro Municipal Building
638 South Beacon Street, #452
San Pedro, CA 90731

Council District: 15 – Buscaino

Related Cases: None

Plan Area: San Pedro

Zone: C2-1XL-CPIO

Plan Overlay: San Pedro Community Plan Implementation Overlay ("CPIO")

Land Use: Neighborhood Commercial

Applicant: RKD 13 PAC., LP

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

Staff Contact: Connie Chauv, City Planner
200 North Spring Street, Room 720/721
Los Angeles, CA, 90012
connie.chauv@lacity.org
(213) 978-0016

PROPOSED PROJECT:

The project is 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). The project will be approximately 83,158 square feet in floor area with a Floor Area Ratio ("FAR") of 2.65:1. The project will provide 127 parking spaces in 2 subterranean levels. The site is currently improved with 3 vacant commercial structures, with 26 trees on the subject site and 4 trees along the public right-of-way, all of which will be removed to clear the lot. The project will also involve the grading of approximately 2,500 cubic yards of soil.

REQUESTED ACTION(S): *On behalf of the City Planning Commission, the Hearing Officer shall consider:*

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25(g)(3), a Density Bonus Compliance Review to permit the construction of a project totaling 102 dwelling units, including 12 dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following requested Off-Menu Incentives:
 - a. A 5-foot rear yard setback in lieu of the 16 feet otherwise required by the C2-1XL-CPIO Zone;
 - b. A 2.65:1 FAR in lieu of the 1.5:1 otherwise permitted by the C2-1XL-CPIO Zone and San Pedro Community Plan Implementation Overlay ("CPIO") Section IV-2.B; and
 - c. 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 LAMC Section 12.21 G.
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the following one (1) Waiver of Development Standards:
 - a. 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.
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units.



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: MAY 05 2020

Case No. **CPC-2019-4908-DB-SPR**
CEQA: ENV-2019-4909-CE
Plan Area: San Pedro

Council District: 15 – Buscaino

Project Site: 1309 – 1331 South Pacific Avenue

Applicant: RKD 13 PAC., LP
Representative: Jonathan Lonner, Kristen Lonner,
Josh Guyer, and Dave Zohn, Burns & Bouchard, Inc.

At its meeting of **April 23, 2020**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Construction of a four-story, 45-foot and five-inch tall **residential building** comprised of 102 dwelling units (including 12 Very Low Income units). The Project will be approximately 83,158 square feet in floor area with a Floor Area Ratio (FAR) of 2.65:1. The Project will provide 127 parking spaces in two subterranean levels. The site is currently improved with three vacant commercial structures, with 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. The Project will also involve the grading of approximately 2,500 cubic yards of soil.

1. **Determined**, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), 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 three On- and Off- Menu Incentives:
 - a. A 2.65:1 FAR in lieu of the 1.5:1 otherwise permitted by the C2-1XL-CPIO Zone and San Pedro Community Plan Implementation Overlay (CPIO) Section IV-2.B;
 - b. 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 LAMC Section 12.21 G; and
 - c. A 5-foot rear yard setback in lieu of the 16 feet otherwise required by the C2-1XL-CPIO Zone;
3. **Approved**, pursuant to LAMC Section 12.22 A.25(g)(3), the following one Waiver of Development Standard:
 - a. 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.
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units;
5. **Adopted** the attached Conditions of Approval; and

CEQA Findings

The Department of City Planning determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2019-4909-CE is provided in the case file and attached as Exhibit D.

The project is 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). The project will be approximately 83,158 square feet in floor area with a Floor Area Ratio ("FAR") of 2.65:1. The project will provide 127 parking spaces in 2 subterranean levels. The site is currently improved with 3 vacant commercial structures, with 26 trees on the subject site and 4 trees along the public right-of-way, all of which will be removed to clear the lot. The project will also involve the grading of approximately 2,500 cubic yards of soil, and export of approximately 20,000 cubic yards of soil.

As a multi-family residential building, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.**

The subject site is located within the San Pedro Community Plan and is designated for Neighborhood Commercial Land Uses. The site is zoned C2-1XL-CPIO and is consistent with the land use designation. As shown in the case file and under Finding No. 2 above, the project is consistent with the General Plan, the applicable San Pedro Community Plan designation and policies, and all applicable zoning designations and regulations as permitted by Density Bonus law.

- (b) **The proposed development occurs within city limits than five acres substantially surrounded by urban uses**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.72 acres (31,521 square feet). Lots adjacent to the subject site are developed with the following urban uses: multi-family and single-family residential and commercial uses. The subject site is within one-half mile of several bus stops served by the Los Angeles County Metropolitan Transit Authority ("Metro") Silver Line and 205, 246, and 550 bus lines, Los Angeles Department of Transportation ("LADOT") DASH San Pedro and Commuter Express 142 bus lines. There is a bus stop within 400 feet at the intersection of Pacific Avenue and 15th Street.

- (c) **The project site has no value as habitat for endangered, rare or threatened species.**

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no native protected trees on the site per the Tree Report prepared by Courtland Studio, LLC dated

Pacific Corridor
Redevelopment Plan Area
is not included

Certified Neighborhood Council – Central San Pedro

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
08/25/2020	DIR-2020-5031-RDP	1309 S PACIFIC AVE 90731	15	San Pedro	PROPOSED MIXED USE DEVELOPMENT IN THE COMMERCIAL DESIGNATED AREA OF THE PACIFIC CORRIDOR REDEVELOPMENT PLAN AREA.	RDP-REDEVELOPMENT PLAN PROJECT	BURNS & BOUCHARD, INC. JONATHAN LONNER/JOSH GUYER (310)802-4261

CNC Records: 1

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.



ADMINISTRATIVE REVIEW

REDEVELOPMENT PROJECT AREA – PACIFIC CORRIDOR

Administrative Review and Referral

RELATED CODE SECTION: Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

PURPOSE: This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Permitted Land Use Section of respective Redevelopment Plan.

GENERAL INFORMATION

- A Redevelopment Plan Project (Project) includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to 11.5.14 for the full definition.
- Permitted Land Uses, see Section 500 of the Pacific Corridor Redevelopment Plan. Visit Planning4LA.org to review the Pacific Corridor Redevelopment Plan.
- Review process options available:
 - Administrative Review - Redevelopment Plan
 - Administrative Review - Design for Development
 - Project Compliance
 - Project Adjustment

1. APPLICANT INFORMATION

Applicant Name Josh Guyer (Representative)
 Address 9619 National Blvd.
 City Los Angeles State CA Zip Code 90034
 Telephone 310-802-4261 Email jguyer@burnsbouchard.com

2. PROJECT BACKGROUND

Project Address 1309-1331 S. Pacific Avenue
 Assessor Parcel Number 7454-026-011, -012, -013, -014 Existing Zoning C2-1XL-CPIO

Project Type:

- | | | |
|--|--|--|
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Addition | <input type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Interior Alteration | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Use of Land | <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Grading |

Project Description (include any additional requested entitlements) Demolition and clearing of (E) improvements on-site to make way for the construction of a (N) four-story, 102-unit multifamily residential apartment building. 12-units will be reserved for Very Low Income tenants. Project includes two subterranean garage levels for automobile parking with ingress and egress from 14th Street. No signage is proposed.

Eligible or Identified Historic Resource (refer to <http://zimas.lacity.org/> and <https://historicplacesla.org> check one below)

Yes No

Lot Area 31,500 square-feet Project FAR 2.65

Current Use Office, Storage, Vacant Proposed Use Multifamily Residential

Existing Residential sq.ft. 0 sq. ft. Proposed Residential sq. ft. 83,158 sq. ft.

Existing Non-Residential sq.ft. (+/-) 31,000 sq. ft. Proposed Non-Residential sq. ft. 0 sq. ft.

Number of new residential units 102

Number of residential units to remain N/A

Number of residential units to be demolished 0

Building Permit No. (if applicable) TBD

Environmental Review Project is Ministerial – Environmental Review Not Required

Not Yet Filed Filed (Indicate case number) ENV-2019-4909-CE

3. CHECKLIST - Pacific Corridor Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the Los Angeles City Planning website at Planning4LA.org.

- **N/A - Not Applicable:** This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
501. General Controls and Limitations	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Shows conformance
502. Redevelopment Plan Map • Input the Redevelopment Plan Land Use Designation	Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commercial - Commercial District (Pacific Ave. Commercial Corridor); C2-1XL-CPIO
503.1. Residential Uses • Input the City Zone designation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A proposed Mixed-Use. See Sec. 503.4
503.2. Commercial Uses • Input the City Zone designation	C2-1XL-CPIO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed Mixed-Use. See Sec. 503.4 NO
503.3. Industrial Uses • Input the City Zone designation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.4. Residential Uses within Commercial and Industrial Areas • Findings Required – Project Compliance • Refer to Criteria 1-4	See Findings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residential uses permitted in Commercial Areas and per C2-1XL-CPIO
503.5. Commercial Uses within Industrial Areas • Findings Required – Project Compliance • Refer to Criteria 1-4		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.6. Restricted Commercial/Industrial Uses • Reference restricted list in Section		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
504.1. Public and Open Space • Findings Required if other use – Project Compliance • Refer to Criteria 1-4		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
504.2. Public Street Layout, Rights-of-Way and Easements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Shows conformance
504.3. Other Open Space, Public and Quasi-Public Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
505. Interim Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
506. Nonconforming Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
507. New Construction and Rehabilitation of Properties	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Shows conformance
508. Limitation on Type, Size and Height of Buildings	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Shows conformance
511. Open Spaces, Landscaping, Light, Air and Privacy	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Shows conformance
512. Signs and Billboards • Billboards prohibited • Check Sign DFD if applicable	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A no sign proposed
513. Utilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	Shows conformance

↑
Why no Yes box?

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
514. Parking and Loading Facilities	Applicant must review this Redevelopment Plan section.	-	-	-	Shows conformance
515. Setbacks	Applicant must review this Redevelopment Plan section.	-	-	-	Shows conformance
516. Incompatible Uses	Applicant must review this Redevelopment Plan section.	-	-	-	N/A
517. Resubdivision of Parcels	Applicant must review this Redevelopment Plan section.	-	-	-	N/A
518. Variations	Applicant must review this Redevelopment Plan section. Findings in this Section must be prepared for any sections of this Form checked "NO" unless the Project is modified.				N/A
520. Design Guidelines and Development Controls	Applicant must review the Design Guidelines and Development Controls Redevelopment Plan section.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shows conformance
521. Variances, Conditional Use Permits, Building Permits and Other Land Developments Entitlements	Applicant must review this Redevelopment Plan section.	-	-	-	See CPC-2019-4908-DB-SPR
522. Buildings of Architectural and Historic Significance	Applicant must review Survey LA.	-	-	-	ENV-2019-4909-CE

4. PROJECT REVIEW REQUIREMENTS

SUBMITTAL PACKAGE (check all that apply)

- A. Administrative Review for the Redevelopment Plan**
The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction (CP-3540).

NOTE: For an Administrative Review clearance, the project must conform to the Permitted Land Uses section of the relevant Redevelopment Plan, and if applicable the Administrative Review and Referral Design for Development.

- B. Administrative Review for the Design for Development (DFD)**
The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction (CP-3540).

- C. Project Compliance and/or Project Adjustment**
The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for *Project Compliance and/or Project Adjustment*, listed in the Administrative Review Instruction (CP-3540).

All forms and related materials shall be submitted to the Development Services Center public counter.

- CITY STAFF USE ONLY -

NOTE: Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

ADDITIONAL STAFF NOTES

Per Sec. 502 and 503.4. of the Pacific Corridor Redevelopment Plan the proposed mixed-use development is permitted within Commercial Areas consistent with the applicable General Plan, Community Plan and any applicable City zoning ordinance. The proposed project generally conforms to the objectives of the Pacific Corridor Redevelopment and DFD. Administrative Review only. AGAIN!!

CASE NUMBER: related to CPC-2019-4908-DB-SPR

Section 5 - ADMINISTRATIVE REVIEW – Project Conforms to Plan. No Referral Required – Section 6 N/A. No fee is collected.

Staff Signature	Date 10/20/2020	Phone Number
Print Name	Giselle Corella	Email planning.redevelopment@lacity.org

Section 6 - PROJECT PLANNING REFERRAL - Choose one: If Project Compliance or Project Adjustment is required. Please collect required fee(s) prior to filing.

Project Compliance Required **Project Adjustment Required**

INITIAL REVIEW BY

Staff Signature	Date	Phone Number
Print Name		Email

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

November 4, 2020

Applicant/Owner

RKD 13 PAC, L.P.
1601 North Sepulveda Boulevard,
Unit 798
Manhattan Beach, CA 90266

Representative

Jonathan Lonner & Josh Guyer
Burns & Bouchard, Inc.
9619 National Boulevard
Los Angeles, CA 90034

Case No. DIR-2020-5031-RDP

Location: 1309-1331 South Pacific
Avenue

Council District: 15 – Buscaino

Neighborhood Council: Central San Pedro

Community Plan Area: San Pedro

Land Use Designation: Neighborhood Commercial

Zone: C2-1XL-CPIO

Legal Description: Lots 11-14; Block: 13;
Rudecinda Tract

WITHDRAWN

This is to acknowledge your letter dated October 27, 2020 requesting withdrawal of the above-referenced application.

Case No. DIR-2020-5031-RDP is hereby withdrawn from further consideration and ordered filed.

Any portion of your filing fee, if available for refund, is subject to submittal, review, and approval of an appropriate claim refund application which is available online at the Department of City Planning's website: <http://cityplanning.lacity.org> or at the Department's public counters.

In the event that you wish to pursue this matter in the future, it will be necessary for you to file a new application and pay the required fees. The present withdrawal, however, will not adversely prejudice consideration of your new application and it may be possible to utilize some of the maps and other information in the existing case file.

Should you wish to respond to this matter, you may contact Connie Chauv at (213) 978-0016 or via email at Connie.chauv@lacity.org.

Sincerely,

Connie Chauv
City Planner



Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: [Search](#) Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number:	DIR-2020-5031-RDP
Case Filed On:	08/25/2020
Accepted For Review On:	
Assigned Date:	08/25/2020
Staff Assigned:	CONNIE CHAUV
Hearing Waived / Date Waived :	No
Hearing Location:	
Hearing Date :	12:00 AM
DIR Action:	WITHDRAWN
DIR Action Date:	11/04/2020

End of Appeal Period:

Appealed: No

BOE Reference Number: 0

Case on Hold?: Yes

Primary Address

Address	CNC	CD
1309 S PACIFIC AVE 90731	Central San Pedro	15

[View All Addresses](#)

Project Description: PROPOSED MIXED USE DEVELOPMENT IN THE COMMERCIAL DESIGNATED AREA OF THE PACIFIC CORRIDOR REDEVELOPMENT PLAN AREA.

Applicant:
Representative:

[View Related Cases](#)

Approved Documents		Initial Submittal Documents	
1 Approved Documents found for Case Number: DIR-2020-5031-RDP			
Type	Scan Date		
Initial Actions (1)			
Withdrawl Request Response Ltr	11/6/2020	View	...



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012

NOTICE OF PUBLIC HEARING

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

<p>Project Site: 2111 – 2139 South Pacific Avenue</p> <p>Case No.: CPC-2019-4884-CU-DB-SPR-RDP</p> <p>CEQA No.: ENV-2019-4885-CE</p> <p>Hearing Held By: Hearing Officer on behalf of the City Planning Commission</p> <p>Date: Wednesday, October 28, 2020</p> <p>Time: 9:30 A.M.</p> <p>Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Public Hearing will be conducted remotely at the following link: https://planning-lacity-org.zoom.us/j/99260783731</p> <p>Meeting ID: 992 6078 3731 Passcode: 287550</p> <p>Participants may also dial by phone: (669) 900-9128 or (213) 338-8477 When prompted, enter the Meeting ID of: 992 6078 3731#</p>	<p>Council No: 15 – Buscaino</p> <p>Related Cases: None</p> <p>Plan Area: San Pedro</p> <p>Zone: C2-1XL-CPIO</p> <p>Plan Overlay: San Pedro CPIO (Coastal Commercial A), Pacific Corridor RPA</p> <p>Applicant: RKD 2111 Pacific, LLC Jonathan Lonner, Kristen Lonner, Josh Guyer, and Dave Zohn, Burns & Bouchard, Inc.</p> <p>Representative: Jonathan Lonner, Kristen Lonner, Josh Guyer, and Dave Zohn, Burns & Bouchard, Inc.</p> <p>Staff Contact: Connie Chauv, City Planner 200 N. Spring Street, Room 720 Los Angeles, CA 90012 Connie.Chauv@lacity.org (213) 978-0016</p>
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PROPOSED PROJECT:

The project is the development of a new 4-story, 45-foot and 5-inch tall mixed-use residential building comprised of 100 dwelling units (including 11 units restricted to Very Low Income Households) with 1,800 square feet of ground floor retail space. The project will provide 84 vehicular parking spaces in 2 subterranean parking levels, and 75 long-term and 8 short-term bicycle parking spaces. The project will be 77,945 square feet in floor area and have a Floor Area Ratio ("FAR") of 3.26:1. The site is currently improved with a 1,490 square foot single-tenant bar, surface parking lot, and vacant lot, with 12 non-protected palm trees on the subject site and ten (10) non-protected palm trees along the public right-of-way, all of which will be removed to clear the lot. The project proposes grading and export of 20,000 cubic yards of soil.

REQUESTED ACTION(S): *The Hearing Officer shall consider:*

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

REDEVELOPMENT PROJECT AREA

Effective Date: November 11, 2019

COUNCIL DISTRICTS: 1, 2, 4, 8, 9, 10, 13, 14, 15

BACKGROUND:

On September 30, 2019, under the authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325, transferring the land use authority from the CRA/LA, Designated Local Authority (CRA/LA-DLA) to the City of Los Angeles (City). The City is now responsible for implementing and enforcing the unexpired Redevelopment Plans¹ and associated Design for Development Guidelines and Development Guidelines (collectively known as “DFDs”).

COMMENTS:

The City is the presiding agency for all land use approvals within the Redevelopment Project Areas. All projects within a Redevelopment Project Area require review for compliance with the associated Redevelopment Plan and DFD by the City Planning Department.

Each Redevelopment Plan has an expiration date. Please refer to the specific Redevelopment Plan for the expiration date and required forms at Planning4LA.org.

INSTRUCTIONS:

1. Refer an applicant requesting any permit or discretionary land use approval that includes the issuance of a building, grading, demolition, sign or change of use permit to:

Development Services Center (DSC), Metro Counter
Redevelopment Plan Unit
201 N. Figueroa St., Suite 525, Los Angeles, CA 90012
Telephone: (213) 202-5456
Email: planning.redevelopment@lacity.org

2. Add the following Planning clearances:

- Redevelopment Project Area
- Historic Resource² Verification

Note: some properties may not be tagged on ZIMAS as “Yes” for Historic Preservation Review, therefore, the DSC Redevelopment Plan Unit must verify the Historic Resource status.

¹ As defined in [Ordinance No. 186,325](#)

² Historic Resource shall mean designated or surveyed resources including properties listed in or formally determined eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, locally designated Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs); and properties identified as significant per eligibility criteria in SurveyLA and the Community Redevelopment Agency surveys or any subsequent City sanctioned or accepted surveys.