

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a joint Appeal filed for a Density Bonus Compliance Review and a Site Plan Review, for the properties located at 1309-1331 South Pacific Avenue.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Sections 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. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed jointly 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, and THEREBY SUSTAIN the determination of the LACPC in approving a Density Bonus Compliance Review, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), 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 an On-Menu Incentive of 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, 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; the project will be 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; the project will also involve 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

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes.

For (Support of Appeal):
Coastal San Pedro Neighborhood Council
Northwest San Pedro Neighborhood Council
Central San Pedro Neighborhood Council

Summary:

At a regular meeting held on June 1, 2021, the PLUM Committee considered a report from the DCP and joint appeal filed for a Density Compliance Review and Site Plan Review, for the properties located at 1309-1331 South Pacific Avenue. DCP staff provided an overview of the matter. A Representative of Council District 15 provided comments in support of the project and denial of the appeal. After an opportunity for public comment, and presentation from the Appellant's Representative, the Committee recommended to deny the appeal and sustain the determination of the LACPC in approving the Density Bonus Compliance Review with the On-Menu Incentive, and the Site Plan Review. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
20-0680_rpt_PLUM_06-01-21