

7/25/22

Dear Los Angeles City Council District 15, and
Planning and Land Use Management Committee LA City Counsel

I am writing in regard to Case CPC-2019-4884-CU-DB-SPR-1A,
Environmental No. ENV-2019-4884-CE
Public hearing Tuesday August 2, 2022, about 2:00.

I own a property in the vicinity of said proposed project. My property is a Triplex
with 9 parking spaces on my property.

The proposed site increase to 100 dwellings with only 84 parking spaces for the
complex which I believe includes parking for the retail space, is entirely
unacceptable.

That is less than one spot per unit, and as we all know, each unit will probably
have at least 2 drivers per unit. The impact on the neighboring streets will be
overwhelming. Street parking is already at a premium, this proposed density needs
to be able to address all its own parking on site, which this plan does not.

Please do not impact the city with a project that is based on personal greed with
little concern for the city and its residence.

Monica W Davis, Owner
434 W 22nd St,
San Pedro Ca 90732
monicawdavis@gmail.com

A handwritten signature in black ink that reads "Monica W DAVIS". The signature is stylized with a large, looped "M" and "W", and the last name "DAVIS" is written in all caps.

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

July 8, 2022

CPC-2019-4884-CU-DB-SPR-1A
Council District 15

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND
INTERESTED PARTIES WITHIN A 500-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 **telephonically** on **Tuesday, August 2, 2022** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Categorical Exemption and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and a joint Appeal filed by Citizens Protection San Pedro (Representative: Noel Gould) and Anthony Lopez, Anthony Marsh, Danial Nord, Doug Pearsall, Fran Siegel, Kathryn Rinde, Lorena Luzuriaga, Luis Escobar, Myung Jin Kim, Rock Bilodeau, and Sebastian Rinde, from the determination of the LACPC in approving a Conditional Use Permit for a 46 percent increase in density over the project site, in lieu of the otherwise permitted 35 percent increase in density allowable under the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, and approving a Site Plan Review for a development project resulting in an increase in 50 or more dwelling units, for a development of a new four-story, 45-foot and five-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 two subterranean parking levels, and 75 long-term and eight short-term bicycle parking spaces, the project will be 77,945 square feet in floor area and have a Floor Area Ratio 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 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, for the property located at 2111-2139 South Pacific Avenue, subject to Modified Conditions of Approval.

Applicant: RKD 2111 Pacific, LLC

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

Case No. CPC-2019-4884-CU-DB-SPR-1A

Environmental No. ENV-2019-4885-CE

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. 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). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

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/guides/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 through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **21-1269** 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:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales

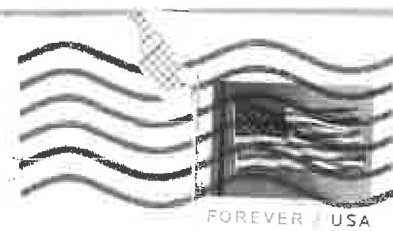
Deputy City Clerk, Planning and Land Use Management Committee

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.

Monica Davis
1412 E Maple Ave
El Segundo CA
90245

LOS ANGELES CA 900

26 JUL 2022 PM 8 L



City Clerk Rm 395, City Hall
200 North Spring St
Los Angeles CA 90012

PLUM Committee

CASE # CPC-2019-4884-CV-DB-SRK-1A

90012-322426

