

CATEGORICAL EXEMPTION, ENVIRONMENTAL IMPACT REPORT (EIR), and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a Conditional Use Permit and a Site Plan Review joint appeal for property located at 2111-2139 South Pacific Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE that based on the whole of the administrative record, the project is exempt 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; and, FIND, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the San Pedro New Community Plan ENV-2009-1558-EIR (Program EIR), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as the Findings of the Council.
3. RESOLVE TO DENY THE JOINT APPEAL filed by Citizens Protecting 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, and THEREBY SUSTAIN 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 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

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:

Coastal San Pedro Neighborhood Council

Northwest San Pedro Neighborhood Council

SUMMARY

At a regular meeting held on August 2, 2022, the PLUM Committee considered a report from the LACPC, a Conditional Use Permit and a Site Plan Review joint appeal for the property located at 2111-2139 South Pacific Avenue. DCP staff provided an overview of the matter. A representative from Council District 15 provided comments in support of denying the appeal. After an opportunity for public comment, and presentation by the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and thereby sustain the LACPC's determination in approving a Conditional Use Permit and a Site Plan Review for the property located at 2111-2139 South Pacific Avenue. 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
LEE:	YES
RODRIGUEZ:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-