

PROJECT DESCRIPTION
2111-2139 S. PACIFIC AVENUE

The subject site is a topographically-level, rectangularly-shaped plot of land in the San Pedro neighborhood of the City of Los Angeles occupying the entire block of land fronting the west side of Pacific Avenue between 21st and 22nd Streets. The subject site is an assemblage of six legal lots totaling approximately 24,337 square-feet in land area, with approximately 215-feet of frontage on Pacific Avenue and 100-feet of frontage on 21st and 22nd Street, respectively. The subject site is zoned C2-1XL-CPIO, has a General Plan land use designation of "Neighborhood Commercial," and is in the "Coastal Commercial Subarea A" of the San Pedro Community Plan Implementation Overlay.

The entirety of the subject site is improved with a 1,490 square-foot single-story, single tenant bar and an associated surface automobile parking lot. The proposed project includes demolition and clearing of all existing improvements to make way for a new, four-story, 101-unit (12-units reserved for Very Low Income tenants) mixed-use building, featuring approximately 1,800 square-feet of ground-floor neighborhood-serving retail space. Mixed-use buildings are allowed in both the C2 zone and "Coastal Commercial Subarea A" of the San Pedro CPIO. The project will be consistent with the mix of commercial and residential uses in the vicinity, including residential uses to the west and north, as well as the commercial uses to the south and east.

The entitlement request associated with this Planning Application is as follows:

- **Conditional Use (CU) pursuant to LAMC Section 12.24 U.26** – Request is for a Conditional Use approval to allow a 47.5% Density Bonus via the provision of additional dwelling units reserved for Very Low Income tenants, in lieu of the maximum Density Bonus allowable under LAMC Section 12.22 A.25.
- **Density Bonus (DB) pursuant to LAMC Section 12.22 A.25** – Request is for a Density Bonus along with an off-menu height increase of 15.5-feet and an off-menu FAR increase to 3.26.
- **Site Plan Review (SPR) pursuant to LAMC Section 16.05** – Request is for Site Plan Review for a project with greater than 50 dwelling units.
- **Categorical Exemption (CE) pursuant to CEQA Guidelines Section 15300** – Request is for a Class 32 "Urban Infill" Categorical Exemption for the project's required CEQA clearance.

Currently, the Pacific Avenue corridor is experiencing challenges with regard to lack of sufficient housing supply for all residents of San Pedro, and new housing opportunities (particularly affordable housing) will serve a pressing need of the community. The project fulfills this goal by developing new market-rate and affordable housing units, meeting diverse economic needs of residents of this commercial corridor. The 101-units proposed will be provided as studio, studio-loft, one-bedroom, and two-bedroom apartments, providing a variety of unit types to match different needs of residents of the project.

CONDITIONAL USE & DENSITY BONUS FINDINGS

2111-2139 S. PACIFIC AVENUE

Pursuant to LAMC Sections 12.22 A.25 and 12.24 U.26, the Applicant is requesting a 48% Density Bonus with one on-menu incentive and one off-menu incentive. The City Planning Commission must make the following findings for approval:

1. The façade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the façade is not a flat surface.

The project fulfills this objective by developing new housing, meeting diverse economic needs of residents of the community plan area, located within a building that has been designed to include a variety of materials changes, windows, and façade variation. The 101 proposed units will be provided as studio, one-bedroom, and two-bedroom apartments, providing a variety of unit types to match different needs of residents of the project. The project would develop 101 new apartment units along a commercial corridor, without encroaching on the multi-family residential neighborhood to the west. The building design, as shown by the renderings in the project plans, includes ample articulation both along the street frontage and along other outward-facing walls abutting adjacent properties.

2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations.

The project fulfills this objective by developing new housing, meeting diverse economic needs of residents of the community plan area, located within a building that has been designed to include a variety of materials changes, windows, and façade variation. The 101 proposed units will be provided as studio, one-bedroom, and two-bedroom apartments, providing a variety of unit types to match different needs of residents of the project. The project would develop 101 new apartment units along a commercial corridor, without encroaching on the multi-family residential neighborhood to the west. The building design, as shown by the renderings in the project plans, includes ample articulation both along the street frontage and along other outward-facing walls abutting adjacent properties.

3. The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.

The proposed project does not include the demolition of a contributing historical structure, and is not located in a Historic Preservation Overlay Zone. Therefore, this section is not applicable.

4. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of the Municipal Code.

The proposed project is not located within a Hillside Area or in a Very High Fire Hazard Severity Zone. Therefore, this section is not applicable.

5. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The subject site is currently improved with a 1,490 square-foot, single-story, single-tenant bar ("The Spot") and an associated surface parking lot. The proposed project includes the demolition of this building and surface parking lots to make way for a four-story, 101-unit apartment building (12-units reserved for VLI tenants) with a subterranean parking garage with vehicular ingress and egress via 21st Street.

Citywide, Los Angeles is experiencing a chronic housing supply shortage. The proposed project is an opportunity to develop a new 101-unit apartment complex on an underutilized site, replacing an aging commercial building. Situating a project like the subject proposal along a commercial corridor allows an increase of density without encroaching on the low to mid density residential neighborhood to the west. Rather, providing multi-family residential on Pacific Avenue preserves this existing lower density multi-family residential uses to the west. Therefore, the project both enhances the built environment in the neighborhood and provides greatly-needed housing units, an essential service for both the community and the greater Southern California region.

6. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The scale of the building is compatible with other developments in the surrounding area. The building immediately to the north of the project is a three-story residential development. Buildings on the east side of Pacific Avenue range from one to three stories. The low and mid density residential neighborhood to the west are separated by a 20-foot alley. The project requests, as one of its incentives, an off-menu height increase of 15.5-feet. The property's western lot line abuts the RD1.5-1XL-CPIO zone to the west, which imposes transitional height requirements per the CPIO. The project as-designed complies with these transitional height standards, which were implemented to regulate the impact of excessive building massing on residential developments in proximity to commercial corridors. Therefore, the project will not be excessive in height, bulk, or setbacks and will be compatible with existing and future development on adjacent properties and neighboring properties.

The project provides bicycle storage, drought tolerant landscaping, private balconies, a ground-floor lobby and recreation room, a podium-level courtyard, and a gym, all which will improve habitability for the project's residents. The planned open space and common areas provide opportunities for indoor and outdoor recreation, both passive and active. This reduces the need for residents to go outside of the building for exercise and recreation. The project will provide vitality and efficiency, which will improve habitability for its residents and minimize the impacts on neighboring properties.

7. The project substantially conforms with the purpose, intent and provision of the General Plan, the applicable community plan, and any applicable specific plan.

The Property is currently zoned C2-1XL-CPIO (Commercial Zone – Height District 1XL – Community Plan Implementation Overlay). The site's General Plan land use designation is "Neighborhood Commercial" and the site's San Pedro CPIO designation is "Coastal Commercial – Subarea A." The proposed project is a four-story, 101-unit (12-units reserved for Very Low Income tenants) mixed-use building occupying the full block on the western side of Pacific Avenue between 21st and 22nd Streets. Multi-family residential uses are allowed in the C2 zone and the project will be consistent with the mix of commercial and residential uses in the vicinity, including residential uses to the west and south, as well as the commercial uses to the north and east.

The San Pedro Community Plan governs the property and has established the following goals and policies related to "Neighborhood Commercial" parcels located on Pacific Avenue:

Goal LU6 *Attractive, pedestrian-friendly Neighborhood Districts that serve surrounding neighborhoods and businesses as local gathering places where people shop and socialize.*

The proposed project is a four-story, 101-unit (12-units reserved for Very Low Income tenants) residential apartment complex. Currently, the Pacific Avenue corridor is experiencing a challenge specifically regarding lack of sufficient housing supply for all residents of San Pedro, and new housing opportunities (particularly affordable housing) will serve a pressing need of the community. The project fulfills this goal by developing new market-rate and affordable housing units, meeting diverse economic needs of residents of this commercial corridor. The 101-units proposed will be provided as studio, studio-loft, one-bedroom, and two-bedroom apartments, providing a variety of unit types to match different needs of residents of the project. The project also provides approximately 1,800 square-feet of neighborhood-serving commercial space on the ground floor.

Policy LU6.1 *Neighborhood services. Encourage the retention of existing and the development of new commercial uses that are primarily oriented to the residents of adjacent*

neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms).

The proposed project includes the demolition of an existing 1,490 square-foot bar and associated surface parking lot. The entire site is comprised of six legal lots. The existing bar is situated on the southernmost lot. The remainder of the site is either occupied by surface automobile parking lots or is vacant land. The proposed project includes the addition of approximately 1,800 square-feet of ground floor neighborhood-serving retail space. The replacement of an existing bar with commercial tenants catering to neighborhood-serving uses meets the intent of this Policy.

Policy LU6.2 Mix of uses. Encourage the vertical and horizontal integration of a complementary mix of commercial, service and other non-residential uses that address the needs of households living in urban neighborhoods. Such uses may include retail and services, entertainment, childcare facilities, daycare and school facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity.

As stated above, the proposed project includes the demolition of an existing 1,490 square-foot bar and associated surface parking lot. The entire site is comprised of six legal lots. The existing bar is situated on the southernmost lot. The remainder of the site is either occupied by surface automobile parking lots or is vacant land. The proposed project includes the addition of approximately 1,800 square-feet of ground floor neighborhood-serving retail space. The replacement of an existing bar with commercial tenants catering to neighborhood-serving uses meets the intent of this Policy.

Policy LU6.3 Promote neighborhood activity centers. Encourage the owners of existing commercial shopping centers that contain chain grocery or drug stores to include additional uses, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity.

The subject site includes a 1,490 square-foot bar and a surface parking lot. The subject site is therefore not a commercial center that this Policy applies to.

Policy LU6.4 Protect neighborhood uses. Compatible "non-conforming uses" that are a recognized part of a neighborhood (e.g., "Mom and Pop" neighborhood stores), should be allowed to continue in accordance with applicable provisions of the Municipal Code.

As stated above, the proposed project includes the demolition of an existing 1,490 square-foot bar and associated surface parking lot. The entire site is comprised of six legal lots. The existing bar is situated on the southernmost lot. The remainder of the site is either occupied by surface automobile parking lots or is vacant land. The proposed project includes the addition of approximately 1,800 square-feet of ground floor neighborhood-serving retail space. The replacement of an existing bar with commercial tenants catering to neighborhood-serving uses meets the intent of this Policy.

Policy LU6.5 Limit new stand-alone residential uses. Discourage new residential only uses in Neighborhood Commercial designated areas to maintain an adequate level of neighborhood commercial services.

Primarily derived from the newly updated San Pedro Community Plan, the San Pedro CPIO and its supplemental development regulations are intended to implement the programs, policies, and design guidelines of the Community Plan. The proposed project is located in the "Coastal Commercial" designation of the CPIO. The CPIO divides this designation into two subareas – Subarea A and Subarea B. The subject site is located in Subarea A. The proposed project includes the demolition of a 1,490 square-foot bar and surface parking lot to make way for the construction of a new, four-story, 101-unit mixed-use building featuring approximately 1,800 square-feet of ground-floor neighborhood-serving retail uses. The provision of additional floor area devoted to community-oriented commercial uses fulfills the intent of this Policy.

8. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

The proposed project includes the construction of 89 market rate housing units and 12-units reserved for Very Low Income tenants. The project totals 101-units, which is broken down to 24 studios, 20 studio lofts, 36 one-bedroom, and 21 two-bedroom units. The provision of multiple affordability levels and blend of unit types accomplishes the following goals, objectives, and policies of the Housing Element of the General Plan:

- **Goal 4A** – An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.
- **Objective 4.1** – Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.
- **Policy 4.1.1** – Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs
- **Policy 4.1.2** – Minimize the overconcentration of very low- and low-income housing developments in City subregions by providing incentives for scattered site development citywide.
- **Policy 4.1.5** – Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.
- **Policy 4.1.6** – Create incentives and give priorities in permit processing for low- and very-low income housing developments throughout the City.

9. The project contains the requisite number of affordable and/or senior citizen units as set forth in California Government Code Section 65915(b).

Pursuant to LAMC Section 12.24 U.26 (a)(2), a project seeking a 47.5% density bonus must set aside 16% of the base density for Very Low Income tenants. In this instance, given a site 24,337 square-feet in land area, a ½ alley area of 2,550 square-feet, and a zoning designation of C2, the base density is 68-units. The proposed project provides 12 VLI units, which is equivalent to the requisite number of affordable units required to achieve this Density Bonus.

10. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.

The proposed project and its associated Planning Application are in compliance with all procedures and requirements of the Affordable Housing Incentives Guidelines.

SITE PLAN REVIEW FINDINGS
2111-2139 S. PACIFIC AVENUE

Pursuant to LAMC Section 16.05, in granting Site Plan Review approval, the Director of Planning shall find:

I. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The Property is currently zoned C2-1XL-CPIO (Commercial Zone – Height District 1XL – Community Plan Implementation Overlay). The site’s General Plan land use designation is “Neighborhood Commercial” and the site’s San Pedro CPIO designation is “Coastal Commercial – Subarea A.” The proposed project is a 101-unit (12-units reserved for Very Low Income tenants) mixed-use building featuring approximately 1,800 square-feet of ground-floor neighborhood-serving commercial floor area. The project as proposed occupies the block on the west side of Pacific Avenue between 21st and 22nd Street. Mixed-use residential and commercial buildings are allowed in the C2 zone and the project will be consistent with the mix of commercial and residential uses in the vicinity, including residential uses to the west and commercial uses to the north, east, and south.

The San Pedro Community Plan governs the property and has established the following goals and policies related to “Neighborhood Commercial” parcels located on Pacific Avenue:

Goal LU6 *Attractive, pedestrian-friendly Neighborhood Districts that serve surrounding neighborhoods and businesses as local gathering places where people shop and socialize.*

The proposed project is a 101-unit (12-units reserved for Very Low Income tenants) mixed-use building featuring approximately 1,800 square-feet of ground-floor neighborhood-serving commercial floor area. Currently, Pacific Avenue experiences persistent challenges with regard to adequately housing all residents of San Pedro, and new housing opportunities (particularly affordable housing) serves a pressing need of the community. The project fulfills this goal by developing new market-rate and affordable housing units, meeting diverse economic needs of residents of this commercial corridor. The 101-units proposed will be provided as studio, one-bedroom, and two-bedroom apartments, providing a variety of unit types to match different needs of residents of the project.

Policy LU6.1 *Neighborhood services. Encourage the retention of existing and the development of new commercial uses that are primarily oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms).*

The project is proposed to occupy a block along the west side of Pacific Avenue that is comprised of vacant lots, a 1,490 square-foot single-use, single-tenant bar, and a surface parking lot. The demolition and clearing of the site to make way for the proposed project provides a community-serving use on an underutilized site. The provision of twelve (12) units reserved for VLI tenants provides much needed affordable housing opportunities for this commercial corridor, where homelessness has been a persistent challenge for the community.

Policy LU6.2 Mix of uses. Encourage the vertical and horizontal integration of a complementary mix of commercial, service and other non-residential uses that address the needs of households living in urban neighborhoods. Such uses may include retail and services, entertainment, childcare facilities, daycare and school facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity.

As stated above, the project is proposed to occupy a block along the west side of Pacific Avenue that is comprised of vacant lots, a 1,490 square-foot single-use, single-tenant bar, and a surface parking lot. The demolition and clearing of the entire site to make way for the proposed project provides a community-serving use on an underutilized site. The provision of twelve (12) units reserved for VLI tenants provides much needed affordable housing opportunities for this commercial corridor, where homelessness has been a persistent challenge for the community.

Policy LU6.3 Promote neighborhood activity centers. Encourage the owners of existing commercial shopping centers that contain chain grocery or drug stores to include additional uses, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity.

The subject site includes a mix of vacant land, an aging bar, and a surface parking lot. The subject site is therefore not a commercial center that this Policy applies to.

Policy LU6.4 Protect neighborhood uses. Compatible "non-conforming uses" that are a recognized part of a neighborhood (e.g., "Mom and Pop" neighborhood stores), should be allowed to continue in accordance with applicable provisions of the Municipal Code.

As stated above, the project is proposed to occupy a block along the west side of Pacific Avenue that is comprised of vacant lots, a 1,490 square-foot single-use, single-tenant bar, and a surface parking lot. The demolition and clearing of the entire site to make way for the proposed project provides a community-serving use on an underutilized site. The provision of twelve (12) units reserved for VLI tenants provides much needed affordable housing opportunities for this commercial corridor, where homelessness has been a persistent challenge for the community.

Policy LU6.5 Limit new stand-alone residential uses. Discourage new residential only uses in Neighborhood Commercial designated areas to maintain an adequate level of neighborhood commercial services.

The proposed project includes the demolition of an existing 1,490 square-foot bar and associated surface parking lot. The entire site is comprised of six legal lots. The existing bar is situated on the southernmost lot. The remainder of the site is either occupied by surface automobile parking lots or is vacant land. The proposed project includes the addition of approximately 1,800 square-feet of ground floor neighborhood-serving retail space. The replacement of an existing bar with commercial tenants catering to neighborhood-serving uses meets the intent of this Policy.

Given the subject site's location within Subarea A of the "Coastal Commercial" designation, the proposed project is subject to additional development regulations of the CPIO. The proposed project complies with these regulations. No CPIO Adjustments or CPIO Exceptions are requested by the Applicant.

II. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

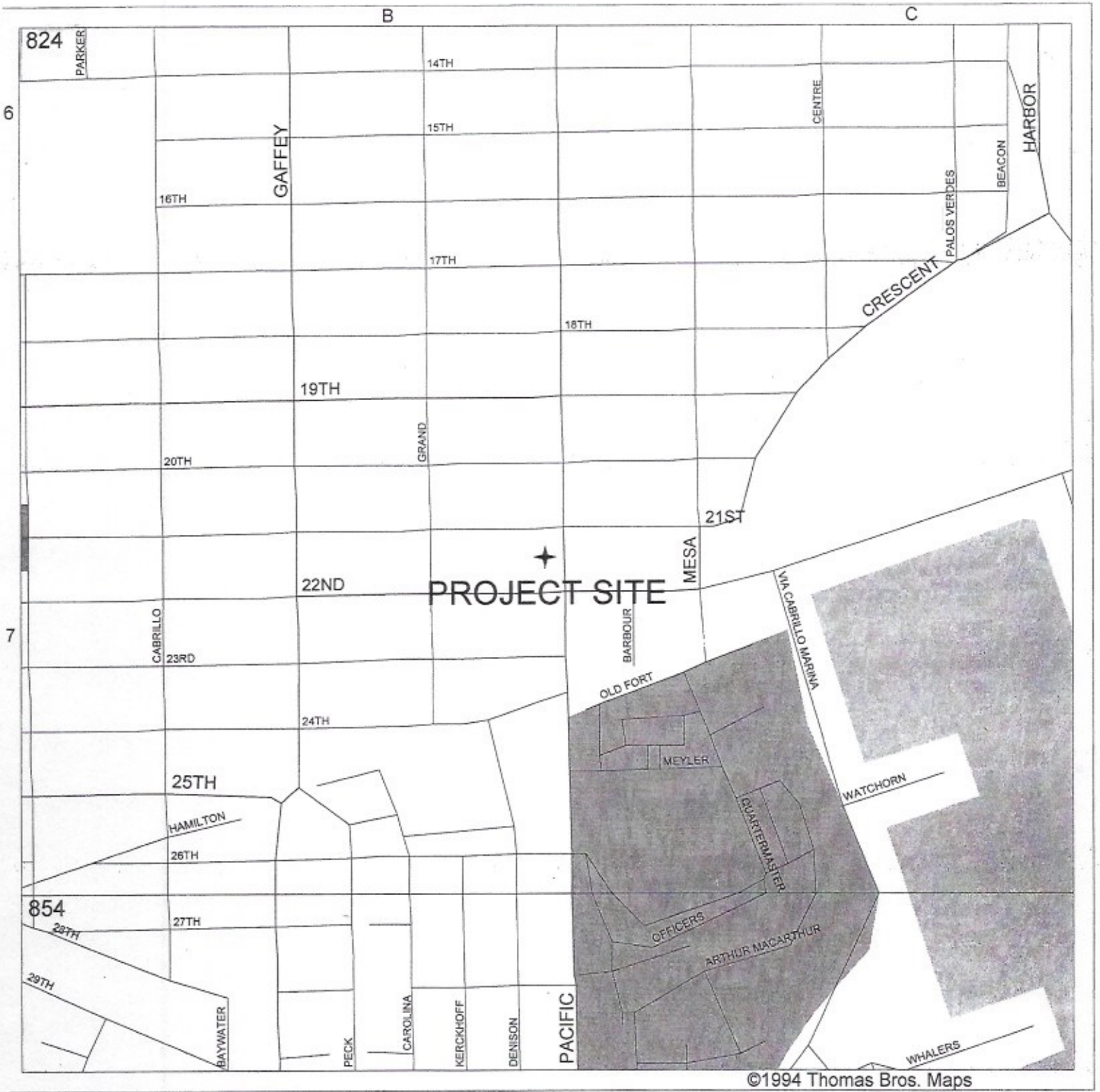
The scale of the building is compatible with other developments in the surrounding area. The building immediately to the north of the project is a three-story residential development. Buildings on the east side of Pacific Avenue range from one to three stories. The low and mid density residential neighborhood to the west are separated by a 20-foot alley. The project requests, as one of its SB1818 incentives, an off-menu height increase of 15.5-feet. The property's western lot line abuts the RD1.5-1XL-CPIO zone to the west, which imposes transitional height requirements per the CPIO. The project as-designed complies with these transitional height standards, which were implemented to regulate the impact of excessive building massing on residential developments in proximity to commercial corridors. Therefore, the project will not be excessive in height, bulk, or setbacks and will be compatible with existing and future development on adjacent properties and neighboring properties.

Citywide, Los Angeles is experiencing a chronic housing supply shortage. The proposed project would develop a new 101-unit apartment complex along a commercial corridor, without encroaching on the low to mid density residential neighborhood to the west. Rather, providing multi-family residential on the commercial corridor of Pacific Avenue preserves the existing lower density multi-family residential uses to the west and prevents encroachment of higher density into the lower-density zone west of the site.

The project provides parking spaces pursuant to AB744 on two subterranean levels. The Project will also provide bicycle parking per standard LAMC. This complies with the LAMC and the San Pedro Community Plan. The project will ensure that loading areas, lighting, landscaping, trash collection, and other improvements will conform to the requirements of LAMC. Therefore, the project will be compatible with existing and future development of neighboring properties in terms of height, size and setbacks, off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements.

III. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project provides bicycle storage, drought tolerant landscaping, private balconies, a ground-floor lobby and recreation room, a podium-level courtyard, and a gym, all which will improve habitability for the project's residents. The planned open space and common areas provide opportunities for indoor and outdoor recreation, both passive and active. This reduces the need for residents to go outside of the building for exercise and recreation. The project will provide vitality and efficiency, which will improve habitability for its residents and minimize the impacts on neighboring properties.

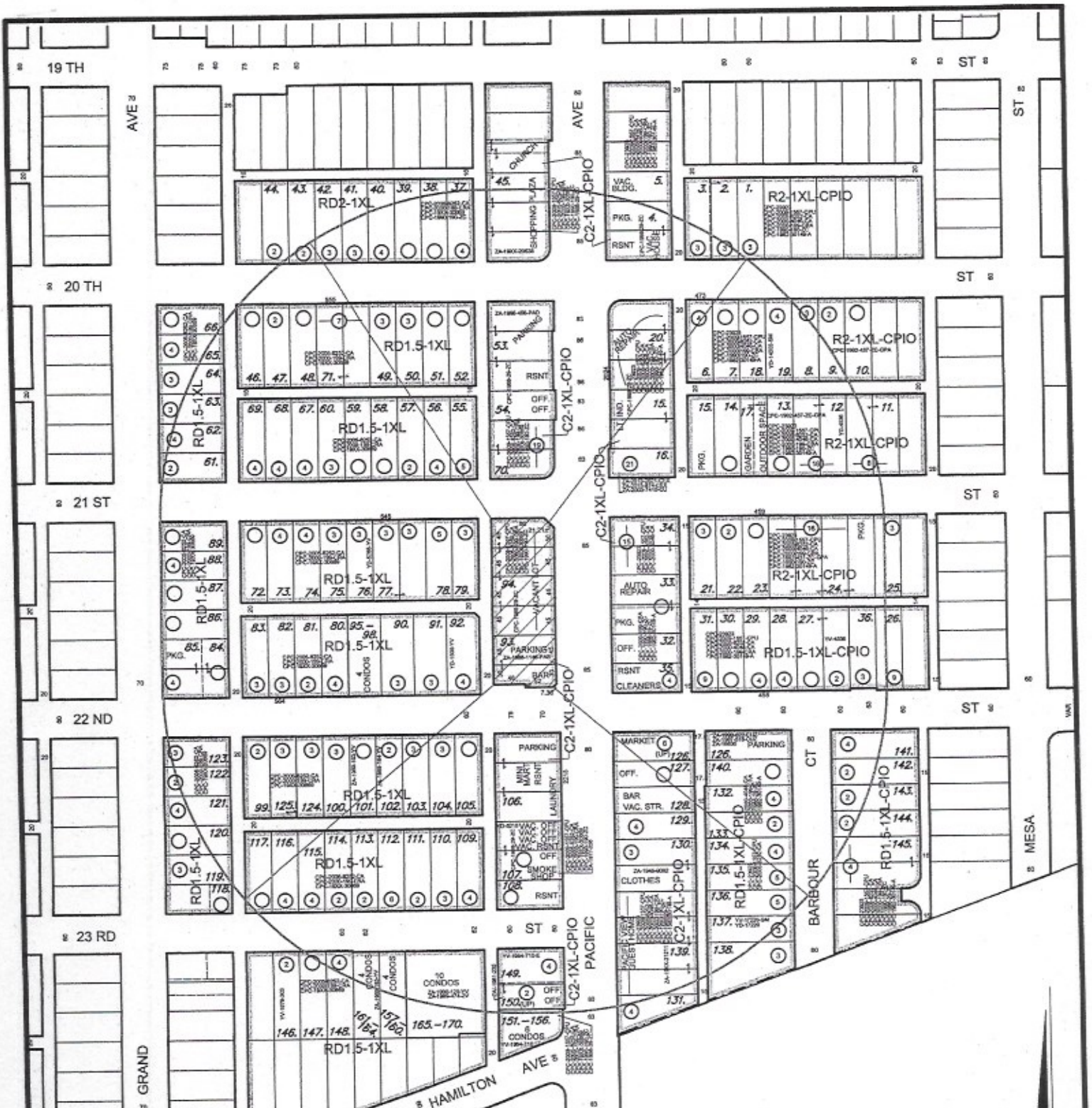


VICINITY MAP

SITE : 2111-2139 S. PACIFIC AVENUE

GC MAPPING SERVICE, INC.

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 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM



LEGAL: LOTS 10 TO 15, BLOCK 6, PECK'S SUBDIVISION OF
 BLOCKS 6, 7, 8 AND 9 OF THE CAROLINA TRACT, M.B. 2-68
DENSITY BONUS
SITE PLAN REVIEW
CONDITIONAL USE PERMIT

C.D. 15
 C.T. 2972.01
 P.A. SAN PEDRO



GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850

SITE: 2111 S. PACIFIC AVE.

CASE NO.
 DATE: 07-03-2019
 SCALE: 1" = 100'
 USES FIELD
 D.M. 012 B 197
 T.B. PAGE: 824 GRID: B-7

0.56 NET AC.