



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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February 24, 2020

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Councilmember Joe Buscaino

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Dear Representatives:

Please be advised that at a regular public meeting of the Coastal San Pedro Neighborhood Council Board held February 18, 2020, the Board approved and adopted the following Resolution:

Motion regarding proposed development at 2111 Pacific Ave.

Whereas the transit requirements for the parking requirement reduction allowed under AB 744 (a successor law to the State's Density Bonus Act) are not met, and as a result the applicant has materially changed the entitlement requests for the project, shifting the request for a 50% parking requirement reduction from a ministerial request under AB 744 to a discretionary request under the City's Density Bonus Ordinance for off-menu items,

Whereas the City's initial Public hearing did not provide members of the Public reasonable notice of this material discretionary entitlement request and a reasonable opportunity to be heard thereon,

Whereas under the 5th and 14th amendments to the U.S. Constitution and Article 1, Section 7 of the State Constitution, stakeholders have due process rights when local agencies hold hearings for the purpose of making land use decisions,

Whereas under the California Environmental Quality Act (CEQA) a project description is supposed to be fairly complete, accurate and consistent.

Therefore the Coastal San Pedro Neighborhood Council demands that the City conduct a local re-hearing of the project so that the Public can provide testimony related to this significant new discretionary request.

Please contact Robin Rudisill, Chair of the CSPNC Planning Committee, at 310-721-2343 should you have any questions related to this letter.

Sincerely,

Doug Epperhart, President

On behalf of the Coastal San Pedro Neighborhood Council Board