



CITY OF LOS ANGELES
 DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

The meeting's agenda will be provided no later than 72 hours before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Site:	2111 – 2139 South Pacific Avenue <i>new</i>	Council No:	15 – Buscaino
Case No.:	CPC-2019-4884-CU-DB-SPR-RDP	Related Cases:	None
CEQA No.:	ENV-2019-4885-CE	Plan Area	San Pedro
Hearing Held By:	Hearing Officer on behalf of the City Planning Commission	Zone:	C2-1XL-CPIO
Date:	Wednesday, October 28, 2020	Plan Overlay:	San Pedro CPIO (Coastal Commercial A), Pacific Corridor RPA
Time:	9:30 A.M.	Applicant:	RKD 2111 Pacific, LLC
Place:	In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Public Hearing will be conducted remotely at the following link: https://planning-lacity-org.zoom.us/j/99260783731 Meeting ID: 992 6078 3731 Passcode: 287550	Representative:	Jonathan Lonner, Kristen Lonner, Josh Guyer, and Dave Zohn, Burns & Bouchard, Inc.
	Participants may also dial by phone: (669) 900-9128 or (213) 338-8477 When prompted, enter the Meeting ID of: 992 6078 3731#	Staff Contact:	<u>Connie Chauv</u> , City Planner 200 N. Spring Street, Room 720 Los Angeles, CA 90012 Connie.Chauv@lacity.org (213) 978-0016

NEW

PROPOSED PROJECT:

The project is the development of a new 4-story, 45-foot and 5-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 2 subterranean parking levels, and 75 long-term and 8 short-term bicycle parking spaces. The project will be 77,945 square feet in floor area and have a Floor Area Ratio ("FAR") 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 (10) 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.

REQUESTED ACTION(S): *The Hearing Officer shall consider:*

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to 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

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2. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 100 units, reserving 11 units for Very Low Income Household occupancy for a period of 55 years, with the following requested Off-Menu Incentives:
 - a. A Floor Area Ratio ("FAR") of 3.26:1 in lieu of 1.5:1 as otherwise permitted in the C2-1XL-CPIO zone and San Pedro Community Plan Implementation Overlay ("CPIO") Section IV-2.B.
 - b. A reduction in parking to allow 80 residential parking spaces in lieu of the 121 spaces required by Density Bonus Parking Option 1 and LAMC Section 12.22 A.25(d)(1).
 - c. An elimination of loading space requirements of LAMC Section 12.21 C.6.
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the following one (1) Waiver of Development Standard:
 - a. A 15.5-foot increase in the maximum building height to allow 45 feet 5 inches and four stories in lieu of 30 feet and two stories as otherwise permitted in the C2-1XL-CPIO zone and CPIO Section IV-2.A.2.
4. Pursuant to LAMC Section 12.24 U.26, 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 LAMC Section 12.22 A.25.
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase in 50 or more dwelling units.
6. Pursuant to LAMC Section 11.5.14.D.5, a Redevelopment Plan Project Compliance to permit a residential mixed-use development in a Commercial Area in the Pacific Corridor Redevelopment Plan.

New

3

6

New

Moved from off-menu

GENERAL INFORMATION

FILE REVIEW - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

NOTIFICATION REQUIREMENT

TO OWNERS:	AND OCCUPANTS:	AND INTERESTED PARTIES
Within a 500-foot Radius	Within a 500-foot Radius	<input checked="" type="checkbox"/>

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planning4la.org



CITY OF LOS ANGELES
 DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

- To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site
- And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Interested Parties/Others
- And:

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.** This notice is for a second public hearing for this project. The notice includes modifications to the project's requested actions and project description as underlined below.

Project Site: 2111 – 2139 S. Pacific Avenue

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

CEQA No. ENV-2019-4885-CE

Held By: City Planning Commission

Date: March 12, 2020

Time: After 8:30 a.m.

Place: Los Angeles City Hall
 Council Chambers, Room 340
 200 N. Spring St., Los Angeles, CA 90012
 (Please use the 201 N. Main St. entrance)

Staff Contact: Shannon Ryan, City Planner
 200 N. Spring Street, Room 720
 Los Angeles, CA 90012
 Shannon.Ryan@lacity.org
 (213) 978-1322

Council District: 15 - Buscaino

Related Cases: None

Plan Area: San Pedro

Zone: C2-1XL-CPIO

Plan Overlay: San Pedro CPIO: Coastal Commercial A

Land Use: Neighborhood Commercial

Applicant: RKD 2111 Pacific, LLC

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

OLD

PROPOSED PROJECT:

Demolition and removal of all existing uses on the Project Site, and the development of a new 4-story, 45-foot and 5-inch tall mixed-use building comprised of 100 dwelling units (including 11 units restricted to Very Low Income Households) with two retail spaces (994 sq. ft. and 1,003 sq. ft.). The project will provide 75 parking spaces in 2 subterranean levels and 75 long term and 8 short term bicycle parking spaces. The project will be 77,945 square feet in floor area and have a Floor Area Ratio (FAR) of 3.26:1. The project will cover an entire block face and is separated by adjacent residential uses via an alley. The site is currently improved with a 1,490 sq. ft. single tenant bar, surface parking lot, and vacant lot, with 10 trees on the subject site and 11 trees along the public right-of-way, all of which will be removed to clear the lot. The project proposes 20,000 cubic yards of grading and the export of 20,000 cubic yards of soil.

removed

removed

REQUESTED ACTION(S): The Hearing Officer shall consider:

- Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
- Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code, a Density Bonus/Affordable Housing Incentive Program Review to permit the following Off-Menu Incentives for a Housing Development Project totaling 100 units, reserving 11 units for Very Low Income Households for a period of 55 years:
 - A 15.5-foot increase in the maximum building height to allow 45 feet 5 inches and four stories in lieu of 30 feet and two stories as otherwise permitted in the C2-1XL-CPIO zone and San Pedro Community Plan Implementation Overlay ("CPIO") Section IV-2.A.2.
 - A Floor Area Ratio (FAR) of 3.26:1 in lieu of 1.5:1 as otherwise permitted in the C2-1XL-CPIO zone and San Pedro Community Plan Implementation Overlay ("CPIO") Section IV-2.B.
 - A reduction in parking to allow 61 residential parking spaces in lieu of the 121 spaces required by parking Option 1 and LAMC Section 12.22 A.25(d)(1).

3. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code, a Conditional Use Permit for Density Bonus of 47.5% in lieu of the 35% Density Bonus allowable under LAMC Section 12.22 A.25.
4. Pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a project resulting in an increase in 50 or more dwelling units.

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GENERAL INFORMATION

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TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email). Materials must be presented on letter size (8 1/2" x 11") or legal size (8 1/2" x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agerized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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