



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 2111-2139 S. Pacific Avenue, San Pedro Unit/Space Number _____

Legal Description² (Lot, Block, Tract) FR of Lots 10, 11, 12, 13, 14, 15, Block 6, Peck's Subdivision of Blocks 6, 7, 8, and 9 of the Carolina Tract

Assessor Parcel Number 7462-030-028, -029, -030, -031 Total Lot Area 24,336 (per ZIMAS)

2. PROJECT DESCRIPTION

Present Use Bar, Surface Parking, Vacant Land

Proposed Use Mixed-use (Residential Apartments & Commercial)

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project Demolition of (E) 1,490 S.F. bar and associated surface parking lot. Construction of (N) four-story, 100-unit (11 reserved for VLI tenants) mixed-use building including 1,800 S.F. of ground-floor retail and a subterranean parking garage.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 77,945 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units:	Existing <u>0</u>	- Demolish(ed) ³ <u>0</u>	+ Adding <u>100</u>	= Total <u>100</u>
Number of Affordable Units ⁴	Existing <u>0</u>	- Demolish(ed) <u>0</u>	+ Adding <u>11</u>	= Total <u>11</u>
Number of Market Rate Units	Existing <u>0</u>	- Demolish(ed) <u>0</u>	+ Adding <u>89</u>	= Total <u>89</u>
Mixed Use Projects, Amount of <u>Non-Residential</u> Floor Area:	<u>1,800</u> square feet			

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? 0 ft.

If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 12.24 U.26

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Conditional Use for a Density Bonus Greater Than LAMC Section 12.22 A.25.

Authorizing Code Section 12.22 A.25

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Density Bonus project compliance review.

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

REQUESTED ENTITLEMENTS
2111-2139 S. PACIFIC AVENUE

1. **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.
2. **Density Bonus (DB) pursuant to LAMC Section 12.22 A.25** – Request is for a Density Bonus along with three off-menu incentives and one waiver of development standard:
 - a. Height increase from two-stories and 30-feet to four-stories and 45.5-feet
 - b. FAR increase from 1.5 to 3.26
 - c. Residential automobile parking requirement reduction from 121-stalls to 80-stalls
 - d. Waive LAMC Section 12.21 C.6 (b) to allow a commercial loading zone to be provided within a subterranean parking garage rather than at-grade abutting an alley
3. **Site Plan Review (SPR) pursuant to LAMC Section 16.05** – Request is for Site Plan Review for a 100-unit density bonus project with a base density greater than 50 dwelling units.
4. **Redevelopment Plan Project Compliance (RDP) pursuant to LAMC Section 11.5.14** – Request is for a Redevelopment Plan Project Compliance for a project located within the Pacific Corridor Redevelopment Plan.
5. **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.

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____ CP-2150
- b. Geographic Project Planning Referral _____ Included.
- c. Citywide Urban Design Guidelines Checklist _____ Included.
- d. Affordable Housing Referral Form _____ Included.
- e. Mello Form _____ N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____ N/A
- g. HPOZ Authorization Form _____ N/A
- h. Management Team Authorization _____ N/A
- i. Expedite Fee Agreement _____ N/A
- j. Department of Transportation (DOT) Referral Form _____ Included.
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____ Included.
- l. Order to Comply _____ N/A
- m. Building Permits and Certificates of Occupancy _____ Included.
- n. Hillside Referral Form _____ N/A
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____ Included.
- p. Proof of Filing with the Housing and Community Investment Department _____ Included.
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____
Company/Firm RKD 2111 PACIFIC, LLC
Address: 1601 N. Sepulveda Blvd. Unit/Space Number #798
City Manhattan Beach State CA Zip Code: 90266
Telephone _____ E-mail: _____
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name Jonathan Lonner, Kristen Lonner, Josh Guyer, Dave Zohn
Company/Firm Burns & Bouchard, Inc.
Address: 9619 National Blvd. Unit/Space Number _____
City Los Angeles State CA Zip: 90034
Telephone 310-802-4261 E-mail: jlonner@burnsbouchard.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(*select only one*) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On July 15, 2019 before me, Bryan Philip Palmer, Notary Public,
(Insert Name of Notary Public and Title)

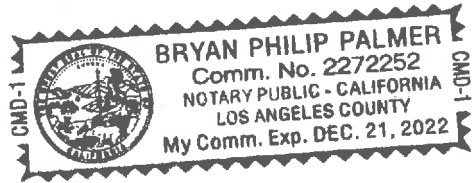
personally appeared ADAM O'Neill who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Bryan Philip Palmer
Signature

(Seal)



APPLICANT

- 8. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

ADAM ONEIL

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).