



agenda

**COASTAL
SAN PEDRO
NEIGHBORHOOD COUNCIL**

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CSPNC | Planning, Land Use & Transportation Committee Meeting MINUTES

Saturday October 10, 2020 2:30 p.m.

- 1) The meeting was called to order at 2:36 pm.
- 2) Committee members in attendance:
 - Robin Rudisill, Chair
 - Greg Ellis
 - Noel Gould
 - Adele Healy
 - Andrea Herman
 - John Kopczynski
- 3) The Minutes for the September 12th meeting were approved unanimously
- 4) Announcements
- 5) Public Comment on Non-Agenda Items
- 6) Chair Update – update provided on new & current projects and land use policy issues.
- 7) Committee member training required by December 16, 2020 – Project Planning 101 <https://planning.lacity.org/planning-101-series>
- 8) State Housing Legislation – update
- 9) 1309 Pacific appeal & additional entitlement request for Pacific Corridor Redevelopment Plan – the following motion was approved (5-0):

Request for Information Related to New Application for 1309 Pacific Project

Whereas a new application was filed on August 25, 2020 for the project at 1309 Pacific that states “proposed mixed use development in the commercial designated area of the Pacific Corridor Redevelopment Plan Area;”

Whereas the detail of the new application submitted for the project refers to the project as both mixed use and residential;

Whereas without a clear, correct definition of the project and which entitlements are being requested, the planning process, including the pending appeal to the City Council, must be put on hold until the project description is clarified;

Therefore be it Resolved, that the Coastal San Pedro Neighborhood Council requests, by no later than October 26, 2020:

1. all detailed information and documents reviewed by City Planning in conjunction with the new application, including documents showing review and compliance with the Pacific Corridor Redevelopment Plan requirements,
2. all information and written documentation on changes, if any, to the long-standing Redevelopment Plan compliance process, and

3. confirmation that while the Pacific Corridor Redevelopment Plan, the San Pedro Community Plan, and the San Pedro Community Plan Implementation Overlay District have been designed to work synergistically for the good of the community, when one is more restrictive than the others, the more restrictive plan governs, and

4. an explanation and clarification, along with a correction of all hearing notices and application documents, regarding whether the project is mixed use or residential.

Council file 20-0680

10) 2111 Pacific changes to project and new hearing-- the following motions were approved (6-0):

Recommendation for Continued Strong Opposition to 2111 Pacific Project

Whereas the Coastal San Pedro Neighborhood Council (CSPNC) passed a motion on November 18, 2019, which was sent to the Department of City Planning and the Council Office, recommending denial of the project for 2111 Pacific, as proposed, but offering support if:

- * the project provides one parking space for each bedroom
- * the project is limited to three stories not exceeding 30 feet
- * the affordable housing for the project is increased to 24 units
- * the project is LEED certified
- * the project incorporates native plants into the landscape plan as per the San Pedro Urban Greening Plan
- * the design for the project is changed to a building design that would be compatible with the surrounding neighborhood (as opposed to being similar to comparable projects downtown);

Whereas none of the conditions under which the CSPNC would offer support of the project have been addressed;

Whereas a City hearing notice has been issued for a new hearing of the project on October 28, 2020 that includes some modifications to the original project;

Whereas the applicant has added only 9 parking spaces, which is insufficient because the project is not on a major public transit line and does not qualify for TOC status due to insufficient public transportation;

Whereas the retail space has been reduced;

Whereas the applicant has added a request to waive the loading area requirement, which would cause further congestion on the street and hazards to pedestrians;

Whereas the applicant has added a requested entitlement/action, pursuant to LAMC Section 11.5.14.D.5, for a Redevelopment Plan Project Compliance to permit a residential mixed-use development in a Commercial Area in the Pacific Corridor Redevelopment Plan;

Whereas the applicant for 2111 Pacific has not provided the information requested by the Chair of the CSPNC Planning, Land Use and Transportation Committee regarding the differences in the project description and entitlement requests heard on March 12, 2020 vs. the project description and entitlement requests to be heard on October 28, 2020;

Whereas a Categorical Exemption from the California Environmental Quality Act (CEQA) must be denied because the project is not "consistent with the applicable general

plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;"

Whereas a Categorical Exemption from CEQA must also be denied because the developer is "piecemealing" the cumulative impacts analyses: their two Pacific Corridor projects are being processed simultaneously, encompassing a whole action, and they must be reviewed as a package; and

Whereas a Categorical Exemption from CEQA must also be denied because due to San Pedro's overwhelming and well-documented Port-related environmental hazards there are "unusual circumstances" creating the reasonable possibility of significant effects; *Therefore be it Resolved*, that the Coastal San Pedro Neighborhood Council affirms its strong opposition to the project as revised and requests Council Office support of our opposition.

Recommendation for Street Widening for the 2111 Pacific project

Whereas the project proposed at 2111 Pacific is within the City's high injury network; *Whereas* street widening would be required at the intersection of 22nd and Pacific in order to mitigate the substandard traffic conditions and the unsafe bus turning radius; *Whereas* any street widening would impact the overall square footage of the project; *Therefore be it Resolved*, that the Coastal San Pedro Neighborhood Council asks that the Bureau of Engineering and the Department of Transportation require street widening at this location in conjunction with the review and approval of the project.

Request for detail on Air Quality and Traffic Studies for 2111 Pacific CEQA analysis

Whereas the applicant and the City have not provided the detailed information necessary in order to adequately perform the air quality and traffic studies for purposes of CEQA analysis, and the information on cubic yards of grading has actually been removed from the project description in the new hearing notice; *Therefore be it Resolved*, that the Coastal San Pedro Neighborhood Council requests that the applicant provide the detailed information for grading, soil export and hauling routes and update the air quality and traffic studies for further CEQA analysis.

- 11) 2275 W. 25th Street/remodel of Golf Clubhouse – continued
- 12) 3011 Carolina – continued
- 13) Point Fermin Lighthouse Historic Cultural Monument application – continued
- 14) 1482 Hamilton – continued
- 15) 1486 Hamilton – continued
- 16) 557 Shepard – Noel to follow up, continued
- 17) 2105 Paseo del Mar – continued
- 18) 1221 W. 27th St – Noel to follow up, continued
- 19) 4015 Pacific – reviewed and committee does not wish to pursue the need for ADU parking
- 20) 2611 Patton – continued
- 21) Repair of Slurry Coating Roadwork – continued
- 22) New power poles on Parker St. – continued

- 23) Joint Northwest, Central, & Coastal San Pedro NC's Planning & Land Use Committee--Update
- 24) Public Comment on Non-Agenda Items
- 25) The meeting was adjourned at 5:09 p.m.