

To: The Council

Date: DEC 06 2013

From: Mayor

Council District: 15

Proposed General Plan Amendment,
Zone Change, Specific Plan and Code Amendment on
Property Located at 26900 South Western Avenue within the
Wilmington-Harbor City Community Plan
(CPC-2012-2558-GPA-ZC-SP-CA)

I herewith concur with the City Planning Commission's action
approving the General Plan Amendment, Zone Change, Specific Plan
and Code Amendment, and transmit this matter for your consideration.



ERIC GARCETTI
Mayor

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

RENEE DAKE WILSON
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VICE-PRESIDENT

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INFORMATION
www.planning.lacity.org

Date: NOV 27 2013

City Plan Case No. CPC-2012-2558-
GPA-ZC-SP-CA
Council District No. 15

Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Councilmembers:

PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, SPECIFIC PLAN AND CODE AMENDMENT ON PROPERTY LOCATED AT 26900 SOUTH WESTERN AVENUE WITHIN THE WILMINGTON – HARBOR CITY COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the November 14, 2013 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Open Space and Low Residential to Low Medium II Residential within the Wilmington – Harbor City Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone Change from OS-1XL and R1-1XL to PVSP. The City Planning Commission also recommended approval of the Code Amendment and the establishment of the Ponte Vista at San Pedro Specific Plan.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

1. Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report ENV-2005-4516-EIR, SCH 2010101082 and Adopt the Statement of Overriding Considerations.
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property; and
4. Adopt by Resolution, the proposed Plan Amendment to the Wilmington – Harbor City Community Plan as set forth in the attached exhibits; and
5. Adopt the ordinance changing the zone to PVSP as set forth in the attached exhibit; and
6. Adopt the Code Amendment to add the ordinance establishing the Ponte Vista at San Pedro Specific Plan; and
7. Direct staff to revise the Community Plan Map in accordance with this action.

Very truly yours,

MICHAEL J. LOGRANDE
Director of Planning



Dan Scott
Principal City Planner

Attachments:

1. City Plan Case File
2. City Planning Commission action, including Findings
3. General Plan Amendment Maps
4. Zone change and Specific Plan ordinance maps

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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INFORMATION

www.planning.lacity.org

Date: NOV 27 2013

City Plan Case No. CPC-2012-2558-
GPA-ZC-SP-CA
Council District No. 15

Honorable Eric Garcetti, Mayor
City of Los Angeles
City Hall, Room 305
Los Angeles, CA 90012

Dear Mayor:

PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, SPECIFIC PLAN AND CODE AMENDMENT ON PROPERTY LOCATED AT 26900 SOUTH WESTERN AVENUE WITHIN THE WILMINGTON – HARBOR CITY COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the November 14, 2013 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Open Space and Low Residential to Low Medium II Residential within the Wilmington – Harbor City Community Plan ("Community Plan"). The City Planning Commission recommended approval of a concurrent Zone Change from OS-1XL and R1-1XL to PVSP. The City Planning Commission also recommended approval of the Code Amendment and the establishment of the Ponte Vista at San Pedro Specific Plan.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change, Code Amendment and Specific Plan will be transmitted to you following City Council's action.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

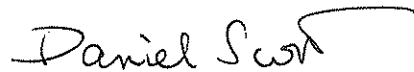
RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendment for the subject property; and
2. Recommend that the City Council Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and
3. Recommend that the Council Adopt, by Resolution, the Plan Amendment to the Wilmington – Harbor City Community Plan, as shown in the attached exhibit; and
4. Recommend that the City Council direct staff to revise the Community Plan in accordance with this action.

Very truly yours,

MICHAEL J. LOGRANDE
Director of Planning




Daniel Scott
Principal City Planner

Attachments:

1. City Plan Case File
2. Resolution
3. City Council Package

TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
CPC-2012-2558-GPA-ZC-SP-CA	HENRY CHU 213-978-1324	15
Items Appealable to Council:	Last Day to Appeal:	Appealed:
N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Location of Project (Include project titles, if any.)		
26900 S. WESTERN AVENUE		
Name(s), Applicant / Representative, Address, and Phone Number.		
SFI BRIDGEVIEW, LLC/ ISTAR FINANCIAL STEVEN MAGEE 4350 VON KARMAN AVE. 225 NEWPORT BEACH, CA 92660	DAVID P. WAITE COX, CASTLE & NICHOLSON 2049 CENTURY PK EAST 2800 LOS ANGELES, CA 90067 310-284-2218	
Name(s), Appellant / Representative, Address, and Phone Number.		
N/A		
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)		
<p>Establishment of a Specific Plan for approximately 61.5 gross acres to allow for the demolition and removal of 245 residential units, a community center, and commercial building (all a part of former U.S. Navy housing) for the new construction of up to 700 residential units and a 2.42 acre public park.</p>		
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No. ENV-2005-4516-EIR, SCH-2010101082
		Commission Vote: 6 - 0
 JAMES WILLIAMS, Commission Executive Assistant II		NOV 27 2013 Date: _____



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: NOV 27 2013

CASE NO.: CPC-2012-2558-GPA-ZC-SP-CA
CEQA: ENV-2005-4516-EIR (SCH. No. 2010101082)

Location: 26900 S. Western Avenue
Council District: 15 – Buscaino
Plan Area: Wilmington-Harbor City
Request(s): General Plan Amendment, Zone Change, Specific plan, Code Amendment

Applicant: SFI Bridgeview, LLC
Representative: David P. Waite, Cox Castle & Nicholson, LLP

At its meeting on November 14, 2013, the following action was taken by the City Planning Commission:

1. **Approved a General Plan Amendment** to the Wilmington – Harbor City Community Plan map to:
 - a. Change the land use designation from Open Space and Low Residential to **Low Medium II Residential** land use designation.
 - b. Amend Footnote No. 2 to read "Maximum height of 30 feet from adjacent grade except for the PVSP zone."
 - c. Add a footnote establishing the proposed Ponte Vista at San Pedro (PVSP) Specific Plan as the land use regulatory document for the project and provide correspondence of the Low Medium II residential land use designation with the PVSP zone.
2. **Approved a Zone Change** from R1-1XL and OS-1XL to the proposed **PVSP zone**.
3. **Approved a Code Amendment** to add the ordinance establishing the **Ponte Vista at San Pedro Specific Plan**.
4. **Approved** the establishment of the **Ponte Vista at San Pedro Specific Plan**.
5. **Certified** that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Supplemental Analysis, Environmental Clearance No. **ENV-2005-4516-EIR**, (SCH. No. 2010101082).
 - a. Adopted the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
 - b. Adopted the Mitigation Monitoring and Reporting Program and adopt the related Environmental Findings.
6. **Advised** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
7. **Advised** the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

RECOMMENDATIONS TO CITY COUNCIL:

1. **Recommend** that the City Council **Approve a General Plan Amendment** to the Wilmington – Harbor City Community Plan map to:
 - a. Change the land use designation from Open Space and Low Residential to **Low Medium II Residential** land use designation.
 - b. Amend Footnote No. 2 to read "Maximum height of 30 feet from adjacent grade except for the PVSP zone."
 - c. Add a footnote establishing the proposed Ponte Vista at San Pedro (PVSP) Specific Plan as the land use regulatory document for the project and provide correspondence of the Low Medium II residential land use designation with the PVSP zone.
2. **Recommend** that the City Council **Approve a Zone Change** from R1-1XL and OS-1XL to the proposed PVSP zone.
Recommend that the City Council **Approve a Code Amendment** to add the ordinance establishing the **Ponte Vista at San Pedro Specific Plan**.
3. **Recommend** that the City Council **Approve** the establishment of the **Ponte Vista at San Pedro Specific Plan**.
4. **Recommend** that the City Council **Certify** that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Supplemental Analysis, Environmental Clearance No. **ENV-2005-4516-EIR**, (SCH. No. 2010101082).

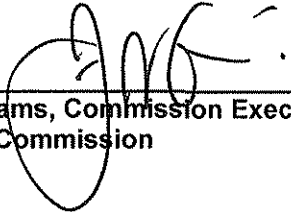
- a. Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
- b. Adopt the Mitigation Monitoring and Reporting Program and adopt the related Environmental Findings.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Dake-Wilson
Seconded: Segura
Ayes: Ahn, Choe, Katz, Perlman
Absent: Ambroz, Mack

Vote: 6 - 0



James K. Williams, Commission Executive Assistant II
City Planning Commission

Effective Date: The decision of the City Planning Commission is effective upon the mailing date of the determination letter and is final.

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.

Attachments: Ordinances, Maps, Findings, Resolution
City Planner: Henry Chu