

ENVIRONMENTAL IMPACT REPORT, ERRATA, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCES FIRST CONSIDERATION relative to the Ponte Vista at San Pedro Specific Plan at 26900 South Western Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. CERTIFY that the final Environmental Impact Report (EIR), (EIR No. ENV-2005-4516-EIR; State Clearing House No. 2010101082), including all errata, has been completed in compliance with the California Environmental Quality Act (CEQA), that the final EIR was presented to the City Council and the City Council has reviewed and considered the information contained in the final EIR, that the final EIR reflects the independent judgment and analysis of the lead agency City of Los Angeles, and that the documents constituting the record of proceedings on which the City Council's decision is based are located in Council File No.13-1646 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section.
2. ADOPT the FINDINGS recommended by the Director of Planning, on behalf of the Los Angeles City Planning Commission (LACPC) in the November 27, 2013 transmittal as updated on February 18, 2014, including the Environmental Findings, pursuant to Public Resources Code Section 21081 as the CEQA Findings of the City Council.
3. ADOPT the Mitigation Monitoring and Reporting Program.
4. ADOPT the Statement of Overriding Considerations prepared by the DCP.
5. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning on behalf of the LACPC, to change the zone from R1-1XL and OS-1XL to Ponte Vista at San Pedro (PVSP) zone, for the construction of up to 700 residential units and a 2.42 acre public park at 26900 South Western Avenue, bordered by the United States Navy's Defense Fuel Support Point to the north, Mary Star of the Sea High School to the east, Fitness Drive and multi-family residential developments to the south, and Western Avenue to the west.

Applicant: SFI Bridgeview, LLC

Representative: David P. Waite, Cox Castle and Nicholson, LLP

Case No. CPC-2012-2558-GPA-ZC-SP-CA

6. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning on behalf of the LACPC, to amend the Los Angeles Municipal Code Sections 12.04 and 12.16.9 to establish the PVSP Specific Plan.
7. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning on behalf of the LACPC, to establish the PVSP Specific Plan.
8. ADOPT the accompanying RESOLUTION, approved by the Mayor, the Director of Planning on behalf of the LACPC, APPROVING 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.
  - b. Amend Footnote No. Two to read "Maximum height of 30 feet from adjacent grade except for the PVSP zone."
  - c. Add a footnote establishing the proposed 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.
9. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
  10. ADVISE 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.
  11. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - MARCH 5, 2014**

**(LAST DAY FOR COUNCIL ACTION – MARCH 5, 2014)**

### Summary

At a public hearings held on December 17, 2013 and February 25, 2014, the Planning and Land Use Management (PLUM) Committee considered reports from the Mayor, the DCP and the City Attorney, Resolution and Ordinances relative to the PVSP Specific Plan. Staff from the DCP and the City Attorney's Office gave the Committee background information on the matter. Members of the public, the Applicant's Representative, and staff from the Council Office also spoke.

After an opportunity for public comment, the Committee recommended that Council approve: the reports from the Mayor, Director of Planning, the City Attorney, and the LACPC regarding the EIR, the Mitigation Monitoring and Reporting Program, the Statement of Overriding Considerations, the Resolution, and the Ordinances for the PVSP Specific Plan. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

SG  
CF 13-1646  
2/26/14

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	ABSENT

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**