

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2009-1557-CPU, CPC-2009-1557-CPU-M1, CPC-2009-1557-CPU-M2	ENV-2009-1558-EIR; SCH#2008021004	15 - Buscaino
PROJECT ADDRESS:		
<p>The project area is the San Pedro Community Plan area, located adjacent to the Port of Los Angeles, the Pacific Ocean, and the City of Rancho Palos Verdes. It is generally bounded by: Taper Avenue on the north; John S. Gibson Boulevard, Harbor Boulevard, the West Channel of the Port of Los Angeles, and Cabrillo Beach on the east; the Pacific Ocean on the south; and the western border of Los Angeles with the City of Rancho Palos Verdes.</p>		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
City of Los Angeles <input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Conni Pallini-Tipton Priya Mehendale Esther Amaya		conni.pallini-tipton@lacity.org priya.mehendale@lacity.org esther.amaya@lacity.org
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Conni Pallini-Tipton	213-978-1179	conni.pallini-tipton@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
N/A		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:** Letter of Determination Categorical Exemption Findings of Fact Negative Declaration Staff Recommendation Report Mitigated Negative Declaration Conditions of Approval Environmental Impact Report Ordinance Mitigation Monitoring Program Zone Change Map Other _____ GPA Resolution Land Use Map Exhibit A - Site Plan Mailing List Land Use Other _____**NOTES / INSTRUCTION(S):**

List of Exhibits:

Exhibit A Overview and Staff Recommendation Report

Exhibit B City Charter, LAMC, and General Plan Findings

Exhibit C General Plan Amendment Resolution

Exhibit D Zone and Height District Ordinance

Exhibit E Change Area Matrices and Mapping

Exhibit F Ordinance to Repeal Existing Downtown San Pedro Community Design Overlay (Ordinance No. 179,935)

Exhibit G Community Plan Implementation Overlay District (CPIO)

Exhibit H Environmental Impact Report, Technical Appendices and CEQA Findings

FISCAL IMPACT STATEMENT: Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:	
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
August 10, 2017 October 13, 2016 March 14, 2013	9-0 6-0 8-0
LAST DAY TO APPEAL:	APPEALED:
N/A	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams	September 11, 2017



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: SEP 11 2017

Case No.: CPC-2009-1557-CPU, CPC-2009-1557-CPU-M1,
CPC-2009-1557-CPU-M2

Council District: 15 - Buscaino

CEQA: ENV-2009-1558-EIR, SCH No. 2008021004

Plan Area: San Pedro

PROJECT AREA:

The project area is the San Pedro Community Plan area, located adjacent to the Port of Los Angeles, the Pacific Ocean, and the City of Rancho Palos Verdes. It is generally bounded by: Taper Avenue on the north; John S. Gibson Boulevard, Harbor Boulevard, the West Channel of the Port of Los Angeles, and Cabrillo Beach on the east; the Pacific Ocean on the south; and the western border of Los Angeles with the City of Rancho Palos Verdes.

At its meetings on March 14, 2013, October 13, 2016, and August 10, 2017, the Los Angeles City Planning Commission took the actions below in conjunction with the following:

Amended the policy document and the land use map of the San Pedro Community Plan. The project will also adopt two zoning ordinances to implement the update to the community plan, including changes for certain portions of the Community Plan Area to allow specific uses, development standards (including height, Floor Area Ratio, and massing) and design standards. These two zoning ordinances included amendments to the Zoning Map for zone and height district changes pursuant to LAMC Section 12.32 and the creation of the Community Plan Implementation Overlay (CPIO) District pursuant to LAMC Section 13.14. The project will adopt an ordinance to repeal the existing Downtown San Pedro Community Design Overlay (CDO) (Ordinance No. 179,935). Also, to ensure consistency between the updated community plan and the other City plans and ordinances, the project will include amendments to the Circulation Element of the General Plan as necessary.

1. **Approved** the March 14, 2013, October 13, 2016, and August 10, 2017 Staff Recommendation Reports as the Commission Report, and thereby approving the Proposed Plan in its entirety and including those additional modifications enumerated in Attachment 1;
2. **Approved** the San Pedro Community Plan Resolution, the San Pedro Community Plan Text changes (Policy Document), and map amendments to the City's General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes, amending the San Pedro Community Plan as part of the General Plan of the City of Los Angeles, as modified;
3. **Approved** the proposed changes of zone and height district as identified in the Land Use and Zone Change Subarea Map, the Land Use and Zone Change Subarea Matrix and the proposed San Pedro CPIO District, as modified;
4. **Instructed** the Department of City Planning to finalize the necessary General Plan land use designation maps, zone and height district change ordinances, including the San Pedro CPIO District, to be presented to the City Council, and make technical corrections to do any of the following:
 - a. Make non-substantive alterations necessary to correct typographical errors or word processing errors or omissions, including spelling, grammar, number, punctuation, transposed words or numbers, and duplicate words or numbers that do not result in

materially or substantially altered contents, requirements, rights, responsibilities, conditions or prescriptions contained in the original text of the Proposed Plan;

5. **Approved** the amended Circulation System Map of the Circulation Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the San Pedro Community Plan as shown on the Street Reclassification Matrix;
6. **Authorized** the Director of Planning to present the Resolution, Community Plan and General Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter;
7. **Found** that in accordance with Los Angeles Municipal Code Section 13.14 C.5, the proposed supplemental development regulations of the Community Plan Implementation Overlay (CPIO) District are consistent with, and necessary to implement, the programs, policies, and design guidelines of the San Pedro Community Plan;
8. **Approved** an Ordinance repealing the existing Downtown San Pedro Community Design Overlay (CDO) District and boundaries (Ordinance No. 179,935);
9. **Approved** the establishment of the boundaries for the area containing the existing Vinegar Hill Historic Preservation Overlay Zone (HPOZ) and the Vinegar Hill expansion area as a merged area;
10. **Found** that the boundaries of the Vinegar Hill HPOZ are appropriate and that the Historic Preservation Overlay Zone meets one or more of the required criteria pursuant to Los Angeles Municipal Code Section 12.20.3 F 3 (c);
11. **Approved** the amended Vinegar Hill Preservation Plan to include the addition of guidelines for commercial rehabilitation and infill development;
12. **Reviewed** and **Considered** the Draft Environmental Impact Report ENV-2009-1558-EIR (State Clearinghouse No. 2008021004) in its determination approving the Proposed Plan, and recommended transmitting the EIR to the City Council for certification; and
13. **Approved** the attached Findings, and directed staff to prepare additional environmental findings for City Council consideration.

RECOMMENDATIONS:

1. **Recommended** that the Mayor **approve** the Resolution approving the General Plan amendments in the San Pedro Community Plan Update, as modified by the City Planning Commission, including amendments to the land use map and policy text of the San Pedro Community Plan, and the Citywide General Plan Circulation System Map of the Circulation Element (Mobility Plan 2035).
2. **Recommended** that the City Council **adopt** the Resolution that does the following:
 - a. City Council **certifies**, based on its independent judgment, after consideration of the entire administrative record, the Environmental Impact Report ENV-2009-1558-EIR (State Clearinghouse No. 2008021004); adopts environmental findings, adopts a Statement of Overriding Consideration, and adopts the Mitigation Monitoring Program (MMP);
 - b. Approves the General Plan amendments of the San Pedro Community Plan Update, which include amendments to the land use map and policy text of the San Pedro Community Plan, and the Citywide General Plan Circulation System Map of the Circulation Element (Mobility Plan 2035);
3. **Recommended** that the City Council **adopt** the zone and height district changes as identified in the Land Use and Zone Change Subarea Map and the Land Use and Zone Change Subarea Matrix; and
4. **Recommended** that the City Council **adopt** the San Pedro Community Plan Implementation Overlay (CPIO) District; and
5. **Recommended** that the City Council **adopt** an Ordinance repealing the existing Downtown San Pedro Community Design Overlay (CDO) District and boundaries (Ordinance No. 179,935); and
6. **Recommended** that the City Council **adopt** the attached Findings.

The votes were as follows:

March 14, 2013, related to CPC-2009-1557-CPU

Moved: Roschen
Seconded: Freer
Ayes: Burton, Cardoso, Eng, Hovaguimian, Lessin, Perlman
Absent: Romero

Vote: 8 - 0

October 13, 2016, related to CPC-2009-1557-CPU-M1

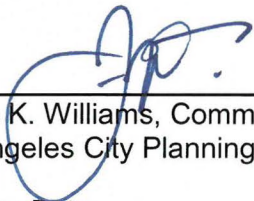
Moved: Perlman
Seconded: Mack
Ayes: Ambroz, Katz, Millman, Dake Wilson
Absent: Ahn, Choe, Padilla-Campos

Vote: 6 - 0

August 10, 2017, related to CPC-2009-1557-CPU-M2

Moved: Padilla-Campos
Seconded: Millman
Ayes: Ambroz, Choe, Katz, Mack, Mitchell, Perlman, Dake Wilson

Vote: 9 - 0



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

Effective Date:

The Commission's determination is final as of the mailing date of this determination and is not appealable.

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.

Attachment 1: Includes March 14, 2013, October 12, 2016, and August 10, 2017 Modifications

Exhibits: (If you are accessing this letter on-line, please click on each link below to view the exhibits, or visit <https://planning.lacity.org/pdiscaseinfo>, and enter the Case Number (CPC-2009-1557-CPU), to access this letter and its attachments electronically).

- Exhibit A: [Overview and Staff Recommendation Report](#)
- Exhibit B: [City Charter, LAMC and General Plan Findings](#)
- Exhibit C: [General Plan Amendment Resolution](#)
- Exhibit D: [Zone and Height District Ordinance – Proposed Ordinance](#)
- Exhibit E: [Change Area Matrices and Mapping](#)
- Exhibit F: [Ordinance to Repeal Existing Downtown San Pedro Community Design Overlay \(Ordinance No. 179,935\)](#)
- Exhibit G: [Community Plan Implementation Overlay District \(CPIO\) – Proposed Ordinance](#)
- Exhibit H: [Environmental Impact Report, Technical Appendices and CEQA Findings](#)

cc: Craig Weber, Principal City Planner
Conni Pallini-Tipton, Senior City Planner
Priya Mehendale, City Planner
Esther Amaya, Project Manager, City Planning Associate

Attachment 1

MODIFICATIONS TO THE SAN PEDRO COMMUNITY PLAN BY THE CITY PLANNING COMMISSION ON MARCH 14, 2013 CPC-2009-1557-CPU

1. Incorporate additional residential areas into the Community Plan Implementation Overlay (CPIO) for design guidance and make corresponding additions to the CPIO regulations.
2. Modify Policy LU4.5 to remove the phrase “compatible with a Low Medium density designation”, which concerns the proposed Ponte Vista development at the former naval housing site on Western Avenue.
3. Retain the existing CM zoning for Subarea 40 in the North Gaffey Street Industrial District and prohibit residential uses as set forth in the San Pedro CPIO.
4. Clarify and make technical corrections related to street designation and corresponding designated bikeways as follows:
 - a. Redesignate Centre Street from a Secondary classification to a Collector classification between 1st and 7th Streets to support pedestrian improvements (Figure 4-1 Circulation System);
 - b. Summerland Avenue as a Bicycle Priority Street and remove 1st Street as a Bicycle Priority Street (Figure 4-3 Priority Streets);
 - c. Summerland Avenue from Western Avenue to Gaffey Street, 9th Street from Gaffey Street to Western Avenue terminus, and Gaffey Street from north of Summerland Avenue as Class II Bicycle Lanes, and Gaffey Street from 23rd Street to 24th Street as a Bicycle Friendly Street (Figure 4-4 Priority Bicycle Streets).
5. Add a program to study Subareas 5 and 10 in the North Gaffey Street Industrial District that addresses clarifications to the threshold for expansion of existing uses and linking future changes to upgrades for safety, with limitations on increased storage capacity in collaboration with LAFD and LADBS.
6. Add a program to partner with the Port of Los Angeles to revitalize and better link Downtown San Pedro and the Waterfront, including evaluation of physical improvements such as streetscape beautification, economic partnerships, parking districts, trolley or Red Car connections, and health and wellness programs.
7. Add a program to promote the use of development agreements and consider the incorporation of affordable housing as a public benefit.
8. Finalize the necessary zone change ordinances to be presented to City Council and make other technical changes as necessary.
9. Incorporate the Downtown San Pedro Community Design Overlay (CDO) Guidelines and Standards into the San Pedro CPIO, and add design guidelines for multi-family residential development into the San Pedro CPIO.

MODIFICATIONS TO THE SAN PEDRO COMMUNITY PLAN BY THE CITY PLANNING COMMISSION ON OCTOBER 13, 2016 CPC-2009-1557-CPU-M1

1. Include the supplemental modifications presented to Commissioners and identified as Exhibit H(a).
2. Revise recommendation for Subarea 612 to change the zone from OS-1XL and C2-1 to C2-1XL-CPIO.
3. Create a “Multi-Family” CPIO District Subarea and make technical corrections to reflect boundary changes to the CPIO District including expansion of the Central Commercial E

Subarea, Coastal Commercial A Subarea, Coastal Commercial B Subarea, and Industrial D Subarea.

**MODIFICATIONS TO THE SAN PEDRO COMMUNITY PLAN
BY THE CITY PLANNING COMMISSION ON AUGUST 10, 2017
CPC-2009-1557-CPU-M2**

1. Modifications presented to the Commissioners as detailed in the Modifications to the Staff Report (Agenda Item No. 13) dated August 10, 2017, which included a modification to Section III-1, Table III-1 of the San Pedro CPIO that added the following clarification language:
 - a. Commercial uses are not required in Central Commercial A, between the freeway terminus and 1st Street.

Note: These modifications listed above are in addition to any changes included in the draft documents that were presented to the City Planning Commission on March 14, 2013, October 13, 2016 and August 10, 2017.