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May 15, 2018

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Dear Honorable Members:

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE UNDER PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR) No. ENV-2009-1558; REPORTS FROM THE LOS ANGELES CITY PLANNING COMMISSION AND CITY ATTORNEY AND ORDINANCES RELATIVE TO THE ADOPTION OF IMPLEMENTING ZONING ORDINANCES FOR THE SAN PEDRO COMMUNITY PLAN UPDATE (ADOPTED BY CITY COUNCIL ON OCTOBER 4, 2017) THAT EFFECT ZONE AND HEIGHT DISTRICT CHANGES IN THE SAN PEDRO COMMUNITY PLAN AREA, REPEAL THE DOWNTOWN SAN PEDRO COMMUNITY DESIGN OVERLAY DISTRICT AND BOUNDARIES (ORDINANCE NO. 179935), AND ESTABLISH THE SAN PEDRO COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT; CF 17-1044.**

Pursuant to your May 9, 2018 action regarding Motion 3-A, instructing the Planning Department to prepare and present a revised zone change ordinance map to expand geographical boundaries, and to clarify the allowable uses of Subarea 251 of the draft San Pedro Community Plan Update Zone and Height District Change Ordinance (Draft Ordinance), dated April 4, 2018, Attachments I, II and III are submitted as follows:

**Attachment I – Table Change**

Section 2-3 of Table for Section 2 – Zone and Height District Changes has been revised to reflect the changes as summarized below:

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT
251	[Q]C2-1XL [Q]C2-1XL-HPOZ	[Q]C2-1XL-CPIO [Q]C2-1XL-HPOZ

**Attachment II – Table Change**

Section 3-3 and Section 3-4 of Table for Section 3 -'Q' Conditions and 'D' Limitations has been revised to reflect the changes as summarized below:

SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
251	<u>[Q]C2-1XL-CPIO</u> <u>[Q]C2-1XL-HPOZ</u>	<u>[Q] QUALIFIED PERMANENT CONDITIONS OF APPROVAL</u>  1. <u>Limit future uses on the properties bounded by Palos Verdes Street, 9<sup>th</sup> Street, Beacon Street, and 10<sup>th</sup> Street, to the R3 (Multiple Dwelling) residential density, and to uses permitted within the underlying C2 (Commercial) zone.</u>  2. <u>For all other parcels, maintain</u> <del>Maintain</del> <u>existing [Q] as imposed by Ordinance 161,185.</u>

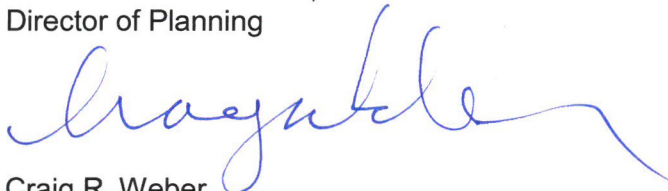
**Attachment III – Map Change**

Section 1 of the April 4, 2018 Draft Ordinance has been revised to reflect the boundary changes to Subarea Map (SA 251) to include the properties bounded by Palos Verdes Street, 9th Street, Beacon Street, and 10th Street, as delineated through Attachment III.

As a result of these changes, there would not be new significant impacts or more severe impacts than those previously disclosed in the Environmental Impact Report (EIR), ENV-2009-1558-EIR, for the San Pedro Community Plan Update. The EIR ENV-2009-1558 was certified by the City Council on October 4, 2017.

Sincerely,

VINCENT P. BERTONI, AICP  
 Director of Planning



Craig R. Weber  
 Principal City Planner

CRW:RNC:eea

Enclosures