

CITY OF LOS ANGELES
CALIFORNIA

HOLLY L. WOLCOTT
Interim City Clerk



ERIC GARCETTI
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPES
Council and Public Services
Division

www.cityclerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No.

March 12, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 13-1646,
at its meeting held March 4, 2014.

City Clerk
io

TIME LIMIT FILES
ORDINANCES

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2014 MAR -5 PM 2:13
CITY OF LOS ANGELES

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2014 MAR -5 PM 2:12
CITY CLERK
BY _____
DEPUTY

COUNCIL FILE NUMBER 13-1646 COUNCIL DISTRICT 15
COUNCIL APPROVAL DATE MARCH 4, 2014 LAST DAY FOR MAYOR TO ACT MAR 17 2014
ORDINANCE TYPE: Ord of Intent Zoning Personnel General
 Improvement LAMC LAAC CU or Var Appeals - CPC No. _____

SUBJECT MATTER: THE PONTE VISTA AT SAN PEDRO SPECIFIC PLAN AT 26900 SOUTH WESTERN AVENUE

182937; Code Amendment

182938; Zone Change

182939;
Specific Plan

PLANNING COMMISSION
DIRECTOR OF PLANNING
CITY ATTORNEY
CITY ADMINISTRATIVE OFFICER
OTHER

| | | | |
|----------|-------------|----------------------------------|--|
| APPROVED | DISAPPROVED | BY _____ CITY CLERK DEPUTY | 2014 MAR 11 AM 9:47 RECEIVED CITY CLERK'S OFFICE |
| _____ | _____ | | |
| X | _____ | | |
| _____ | _____ | | |
| X | _____ | | |
| _____ | _____ | | |

MAR 10 2014

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO MAR 10 2014
(*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c))

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR MAR 11 2014 ORDINANCE NO.'s See above
DATE PUBLISHED _____ DATE POSTED MAR 12 2014 EFFECTIVE DATE APR 21 2014
ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____
ORDINANCE FOR DISTRIBUTION: YES NO

9

3/4/14

File No. 13-1646

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.

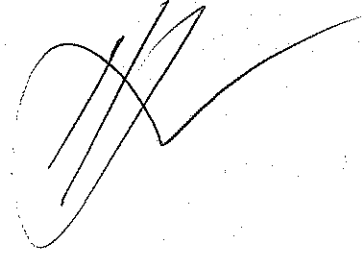
After an opportunity for public comment, the Committee recommended that Council approve: the reports from the Mayor, Director of Planning, the City Attorney, and the LACPC regarding the EIR, the Mitigation Monitoring and Reporting Program, the Statement of Overriding Considerations, the Resolution, and 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-

ADOPTED

MAR 4 2014

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH

RESOLUTION

WHEREAS, the subject property is located within the area covered by the Wilmington-Harbor City Community Plan (“Community Plan”), which was adopted by the City Council on July 14, 1999; and

WHEREAS, the applicant is proposing to revitalize a blighted, abandoned residential property that previously was used for Naval housing by constructing a 700 unit residential project along Western Avenue that will meet the housing needs of community members of varying income levels; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment to (a) change the land use designation for the subject property from Low Residential and Open Space to Low Medium II Residential within the Wilmington-Harbor City Community Plan; (b) amend the General Plan Generalized Land Use Map for the Community Plan area to modify footnote 2 to exclude the PVSP zone from the maximum height of 30 feet from the adjacent grade; and (c) amend the General Plan Generalized Land Use Map for the Community Plan area to include a footnote establishing the Ponte Vista at San Pedro Specific Plan as the land use regulatory document for the Project Site, and to designate the Ponte Vista at San Pedro Specific Plan area on the Community Plan Specific Plan Area Map and provide for correspondence of Low Medium II Residential designation with the Ponte Vista at San Pedro Specific Plan zoning designation; and

WHEREAS, the City Planning Commission at its meeting of November 14, 2013, approved the foregoing General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Wilmington-Harbor City Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

WHEREAS, the project has been reviewed by Environmental Impact Report, SCH No. 2010101082, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act ("CEQA") by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.

BE IT RESOLVED that the Community Plan shall be amended by modifying footnote 2 to the General Plan Land Use Map as follows:

"Maximum height of 30 feet from adjacent grade except for the PVSP zone."

BE IT FURTHER RESOLVED that the Community Plan shall be amended by adding footnote 26 to the General Plan Land Use Map as follows:

"The Ponte Vista at San Pedro Specific Plan Zone (PVSP) shall be a corresponding zone with respect to the Low Medium II Residential land use designation and, notwithstanding the above footnotes, the FAR, height, and other development standards within the Ponte Vista at San Pedro Specific Plan area zoned PVSP shall be those set forth in the Ponte Vista at San Pedro Specific Plan."

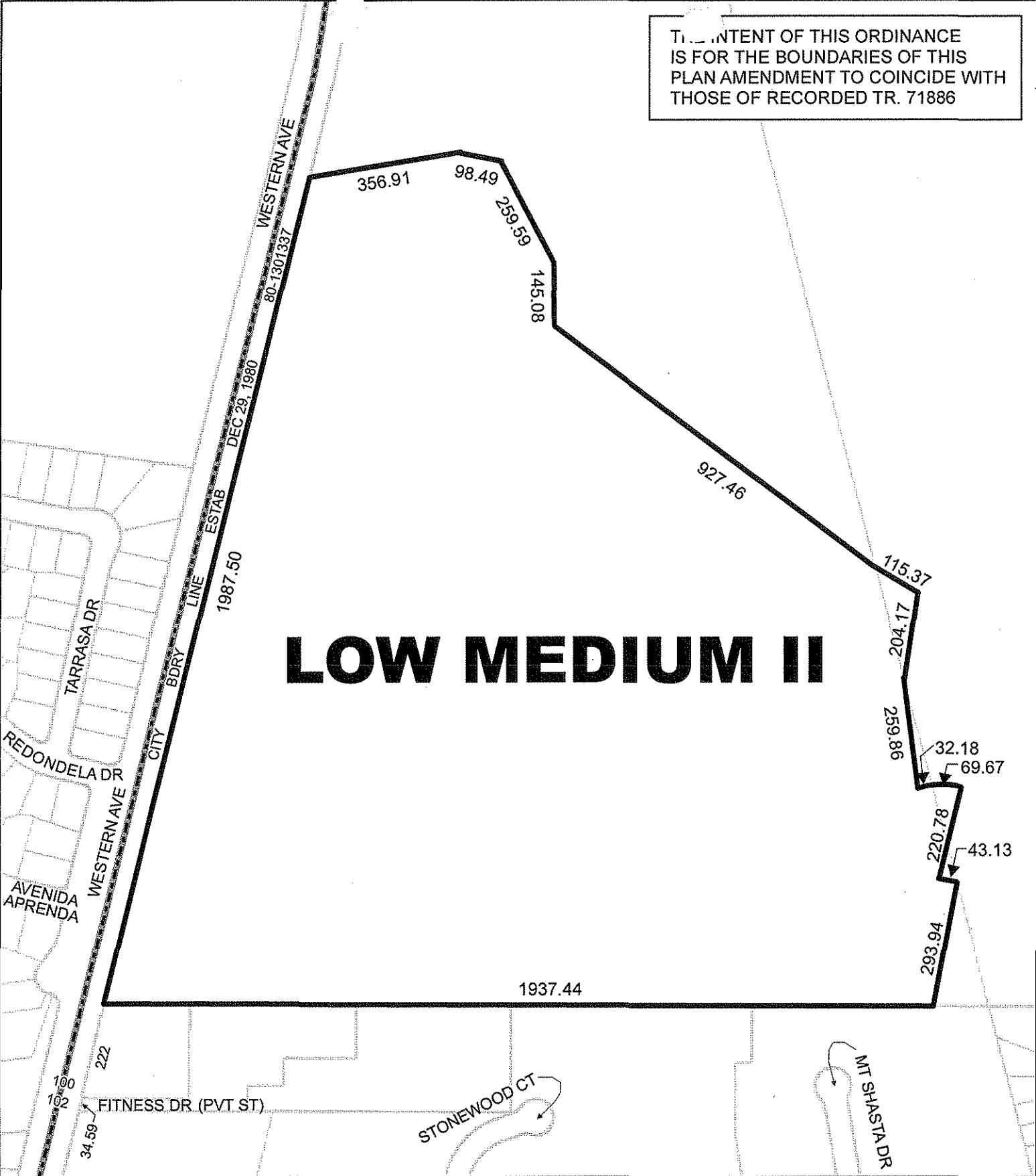
I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF MAR 4 2014
BY A MAJORITY OF ALL ITS MEMBERS.



HOLLY L. WOLCOTT
INTERIM CITY CLERK

BY _____
DEPUTY

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS PLAN AMENDMENT TO COINCIDE WITH THOSE OF RECORDED TR. 71886



LOW MEDIUM II

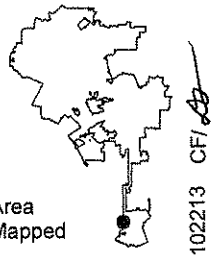
PONTE VISTA SPECIFIC PLAN

— Pointe Vista Specific Plan Boundary



C.M. 027 B 193 | CPC-2012-2558-GPA-ZC-SP-CA

WILMINGTON - HARBOR CITY



Area Mapped



Data Sources: Department of City Planning, Bureau of Engineering

102213 CF/22