APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address[1] 505 S. Centre Street, San Pedro, CA 90731 Unit/Space Number _____

Legal Description[2] (Lot, Block, Tract) Lots 3 and 4, Block 41, Town of San Pedro

Assessor Parcel Number 7455-013-901 Total Lot Area 1.79 acres

2. PROJECT DESCRIPTION

Present Use County Courthouse Building

Proposed Use Mixed-Use Residential and Commercial

Project Name (if applicable) 505 Centre Street Mixed Use Project

Describe in detail the characteristics, scope and/or operation of the proposed project

See Attached Project Description

Additional information attached ☑ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)

☑ Site has existing buildings (provide copies of building permits)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site is located within 500 feet of a freeway or railroad

☑ Site is located within 500 feet of a sensitive use (e.g. school, park)

☑ Site has special designation (e.g. National Historic Register, Survey LA)

[1] Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
[2] Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☑ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☑ Grading
- ☑ Removal of any on-site tree
- ☑ Removal of any street tree
- ☐ Removal of protected trees on site or in the public right of way
- ☑ New construction: 336,514 square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☑ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)[3] 0 + Adding 300 = Total 300

Number of Affordable Units[4] Existing _____ – Demolish(ed) _____ + Adding _____ = Total 0

Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total 300

Mixed Use Projects, Amount of Non-Residential Floor Area: 25,479 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☑ YES ☐ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☐ NO

If so, what is/are your dedication requirement(s)? TBD ft.

If you have dedication requirements on multiple streets, please indicate: TBD

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☑ NO

Authorizing Code Section LAMC Sec. 16.05.C.1(b)

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: Site Plan Review for a development that results in the increase of 50 or more dwelling units.

Authorizing Code Section San Pedro CPIO Section I-7.C.2

Code Section from which relief is requested (if any):

Action Requested, Narrative: Projects within the San Pedro CPIO District must obtain an Administrative Clearance to demonstrate compliance with the San Pedro CPIO.

Additional Requests Attached ☐ YES ☑ NO

[3] Number of units to be demolished and/or which have been demolished within the last five (5) years.

[4] As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☑ NO

If YES, list all case number(s) N/A

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. N/A Ordinance No.: N/A

☐ Condition compliance review
☐ Modification of conditions
☐ Revision of approved plans
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use
☐ Clarification of Q (Qualified) classification
☐ Clarification of D (Development Limitations) classification
☐ Amendment to T (Tentative) classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☑ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☑ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form
b. Geographic Project Planning Referral
c. Citywide Design Guidelines Compliance Review Form
d. Affordable Housing Referral Form
e. Mello Form
f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form
g. HPOZ Authorization Form
h. Management Team Authorization
i. Expedite Fee Agreement
j. Department of Transportation (DOT) Referral Form
k. Preliminary Zoning Assessment Referral Form
l. SB330 Preliminary Application
m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF)
n. Order to Comply
o. Building Permits and Certificates of Occupancy
p. Hillside Referral Form (BOE)
q. Low Impact Development (LID) Referral Form (Storm water Mitigation)
r. SB330 Determination Letter from Housing and Community Investment Department
s. Are there any recorded Covenants, affidavits or easements on this property? ☑ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[5] name William Cockrum and Jonathan Genton

Company/Firm Genton Cockrum Partners

Address: 527 South Lake Ave. Unit/Space Number #240

City Pasadena State CA Zip Code: 91101

Telephone (310) 341-0600 E-mail: bcockrum@gentonproperty.com

Are you in escrow to purchase the subject property? ☐ YES ☑ NO

Property Owner of Record ☐ Same as applicant ☑ Different from applicant

Name (if different from applicant) County of Los Angeles, Real Estate Division

Address 222 South Hill Street, 3rd Floor Unit/Space Number

City Los Angeles State CA Zip Code: 90012

Telephone (213) 974-4300 E-mail: dlehman@ceo.lacounty.gov

Agent/Representative name Samantha Kim

Company/Firm Genton Cockrum Partners

Address: 527 South Lake Ave. Unit/Space Number #240

City Pasadena State CA Zip: 91101

Telephone (213) 706-0063 E-mail: skim@gentonproperty.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Environmental Consultant

Name Travic Cullen / Mitchel Morrison

Company/Firm Envicom

Address: 4164 E. Thousand Oaks Blvd. Unit/Space Number #290

City Westlake Village State Zip Code: 91362

Telephone (818) 879-4700 E-mail: mmorrison@envicomcorporation.com

Primary Contact for Project Information ***(select only one)***

☐ Owner ☐ Applicant

☑ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

[5] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

   - **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
   - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
   - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
   - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

   a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

   b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

   c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

   d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature _____ Date 6-18-2020

Print Name Jonathan A. Genton

Signature _____ Date 6-18-2020

Print Name William M. Cockrum, IV

Space Below For Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 18th 2020 before me, Marianna Link Notary Public
(Insert Name of Notary Public and Title)

personally appeared Jonathan A. Grenton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

MARIANNA LINK
COMM. # 2104698
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires APRIL 29, 2021

Space Below For Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 18th 2020 before me, Marianna Link Notary Public
(Insert Name of Notary Public and Title)

personally appeared William M. Cockrum IV, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below <u>does not</u> need to be notarized.

Signature: _____ Date: 6-18-2020

Print Name: Jonathan A. Genton

APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below <u>does not</u> need to be notarized.

Signature: _____ Date: 6-18-2020

Print Name: William M. Cocknum, IV

OPTIONAL

NEIGHBORHOOD CONTACT SHEET

9. SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

Refer to documents regarding public meetings and outreach efforts conducted in 2017 and 2019.
- San Pedro Community Survey Infographic
- San Pedro Courthouse Project Item 65-A Agenda of 12-13-16
- San Pedro Courthouse Redevelopment 2019 Public Outreach

5TH AND CENTRE STREET MIXED-USE PROJECT
PROJECT DESCRIPTION

Genton Cockrum Partners ("Applicant") proposes the 505 Centre Street Mixed-Use Project also known as the San Pedro Courthouse Redevelopment ("Project") consisting of the demolition of approximately 52,000 square feet ("SF") of building area and parking lot associated with an existing courthouse for the proposed construction, use, and maintenance of a new mixed-use building with residential and commercial components totaling approximately 336,514 SF of proposed floor area. In addition, the Project proposes customer, employee, and resident parking, resident amenities, approximately 6,267 square feet of publicly accessible open space, landscaping and security lighting.

PROJECT LOCATION, ZONING, AND DETAILS

The Project is located in the San Pedro Community Plan ("Community Plan") area of the City of Los Angeles ("City") in Council District 15 (Joe Buscaino). The Project is located along the west side of Centre Street between 5th Street and 6th Street. The San Pedro Community Plan land use designation is Regional Commercial and the Project Site is zoned C2-2D-CPIO (Commercial, Height District, Community Plan Implementation Overlay). The following summarizes the existing land uses surrounding the subject property.

- The property north of the Subject Property, across 5th Street, is designated Regional Commercial, zoned C2-2D-CPIO, and improved with an existing three-story commercial office building.
- Properties south of the Subject Property, across West 6th Street, are designated Regional Commercial, also zoned C2-2D-CPIO and improved with existing one-story, street-facing commercial businesses.
- Properties to the east of the Subject Property across Centre Street, are designated Regional Commercial, also zoned C2-2D-CPIO, and improved with (i) an existing three-story parking structure and adjacent 16 story residential building located side-by-side with (ii) an existing five-story parking structure and adjacent 11 story office building.
- The properties west of the Subject Property are designated Regional Commercial, also zoned C2-2D-CPIO, and improved with an existing one and two story commercial buildings.

Street addresses associated with the Project location are 339 W. 5th Street, 505 S Centre Street, and 314 W 6th Street ("Subject Property" or "Project Site"); the street address 505 Centre Street is used throughout the Project application and associated documents to refer to the Subject Property. The Subject Property encompasses approximately 1.79 gross acres (78,038 SF).

The Subject Property currently contains a vacant courthouse building as well as surface parking lot and landscaping. The courthouse has remained vacant since June 2013. The Project Site contains no protected trees, 10 trees located on-site, and 13 trees located off-site (street trees) for a total of 23

trees. Of the 23 trees on the Subject Property, all 23 are proposed for removal and replaced with 75 new trees.

The Project consists of the demolition and removal of an existing approximately 52,000 SF courthouse building and surface paving lot and development of a new mixed use building with residential and commercial components totaling approximately 336,514 SF of proposed floor area. The proposed building will be oriented in an M-shaped layout with ground floor/level 1 and level 2 commercial uses serving the Project Site boundary along Centre Street, 6th Street, and 5th Street. The proposed building would reach a height of approximately 92' to the top of the parapet (excluding rooftop equipment). Demolition of approximately 52,000 SF of floor area and construction of approximately 336,514 SF of floor area would result in a net increase of approximately 284,514 SF. The commercial uses would employ approximately 50 employees, operate from approximately 9:00 AM to 10:00 PM, and feature security cameras throughout the building. Residential areas would be secured with locked doors accessible with a key/keycard for security.

Two ingress/egress driveways will provide vehicular access to two levels of subterranean parking and two levels of at grade parking on ground floor/level 1 on Centre Street and level 2 on 5th Street (due to elevation change on Project Site of approximately 21 feet). Driveways from 5th Street and Centre Street will allow residents, guests and retail customers access to the parking garage. Pedestrian access will be provided from the sidewalk along 6th Street, Centre Street, and 5th Street directly to commercial customers and through entrances on the south, east and north sides of the building.

The Project proposes 555 automobile parking spaces of the required 555 automobile parking spaces, including 57 spaces for Electric Vehicle ("EV") Charging. In addition, the Project provides a total of 24 bicycle parking spaces for the commercial uses and 166 bicycle parking spaces for the residential use in compliance with the Los Angeles Municipal Code ("LAMC").

The Project would demolish all existing structures and associated improvements and remove the existing parking lot consisting of asphalt concrete pavement. Demolition and construction are estimated to begin on or before April of 2021 subject to timing to entitle. Demolition and construction will require off-road earth moving equipment such as, bulldozers (dozers), skid steers or "Bobcats," forklifts, and tractors equipped with front-end loaders and backhoes. Construction also involves trucks for material and supplies delivery, as well as powered hand tools including concrete saws. The Subject Property has sufficient space for temporary construction crew parking and equipment staging to take place on site during all phases of construction, thereby minimizing the interference of construction vehicles with existing vehicle circulation. Construction crews are expected to access the site by Interstate 110, proceed south along Gaffey Street, then proceed east on 6th Street to the Project Site. The grading phase of construction would result in cut/export of 114,840 cubic yards ("CY") of soil, which includes a twenty percent contingency. The exported soil would to be sent to Azusa Land Reclamation Landfill at 2401 Delaware Avenue in Azusa, California.

COUNTY OF LOS ANGELES

The Subject Property is owned by the County of Los Angeles ("County"). In 2016, the County purchased the Subject Property, issued a public Request for Proposals to redevelop, and entered into an Exclusive Negotiating Agreement (ENA) with a prior developer. In 2017, the County in collaboration with the prior developer completed eight stakeholder meetings, two community meetings and a community survey (County report dated March 15, 2017 and summary of survey results attached). ENA with prior developer expired without reaching an agreement. In 2018, the County issued a second public Request for Proposal to redevelop and selected Applicant. In 2019, the County entered into an ENA with Applicant, completed three stakeholder meetings in collaboration with Applicant (summary of 2019 community outreach attached), and entered into a memorandum of understanding with Applicant to redevelop the Subject Property consistent with the proposed Project.

San Pedro Courthouse Site Redevelopment Survey Results

677 Survey Respondents

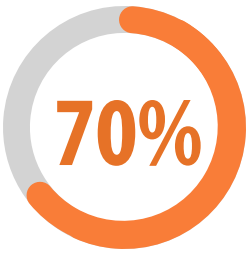


2 Community Meetings

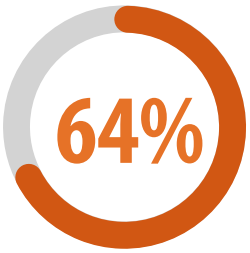
127 Attendees

8 Stakeholder Meetings





Ranked **Entertainment**, **Commercial**, and **Cultural** use as their top choice!



Like **Mixed-Use** (Residential/Commercial)

What we heard...

Performing Arts Big Box Retailer
Community Center Improve safety
Art Gallery Bowling Alley Cultural Space Farmers Market
Movie Theater Commercial Affordable Housing
Parking Local Worker Hire No Bike Lanes Mall
Transit LACMA
Courthouse Outdoor Seating
Outdoor Dining Open Space Restaurant
Outdoor Seating Tech Lab
Mixed-Use Museum Night Activities
Iconic Element Retail Pedestrian Friendly Historical Architecture
High-Rise No Housing Open Plaza Residential
Remove Homeless Traffic Planning Youth Center
Market Place Entertainment Family-Friendly
Grocery Store Increased Police Development Coordination

County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

SACHI A. HAMAI
Chief Executive Officer

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

March 15, 2017

TO: Supervisor Mark Ridley-Thomas, Chairman
Supervisor Hilda L. Solis
Supervisor Sheila Kuehl
Supervisor Janice Hahn
Supervisor Kathryn Barger

FROM: Sachi A. Hamai
Chief Executive Officer

REPORT BACK ON COMMUNITY ENGAGEMENT PROCESS OF THE SAN PEDRO COURTHOUSE REDEVELOPMENT PROJECT (ITEM NO. 65-A, AGENDA OF DECEMBER 13, 2016)

On December 13, 2016, the Board of Supervisors (Board) directed the Chief Executive Officer (CEO), in consultation with the Department of Public Works (DPW), to report back to the Board on a comprehensive plan to work with the developer, Holland Partner Group (HPG), in close partnership with key stakeholders, to create a transparent, robust community engagement process around the redevelopment of the San Pedro Courthouse property located at 505 S. Centre Street, Los Angeles (Property).

As background, on June 14, 2016, the Board authorized the CEO to purchase the Property, and directed the CEO and DPW to issue a Request for Proposals (RFP) for the redevelopment of this Property. On November 22, 2016, the Board authorized the CEO and DPW to negotiate an Exclusive Negotiated Agreement (ENA) with the selected developer, HPG. The acquisition was consummated on December 23, 2016.

Project Community Engagement Plan

DPW and the Chief Executive Office, in collaboration with HPG, have developed the following community engagement plan that will solicit input from the community and other stakeholders in developing the final scope of work for this unique community redevelopment project.

- Two community meetings, open to the public, are scheduled to occur in April 2017.
- Meetings with the Land Use Sub-committees for each of the three San Pedro Neighborhood Councils are scheduled to occur in April 2017.

- A meeting with the San Pedro Historic Business Improvement District is scheduled to occur in April 2017.
- A meeting with the Northwest San Pedro Neighborhood Council is scheduled to occur in May 2017.
- A meeting with the Central San Pedro Neighborhood Council is scheduled to occur in May 2017.
- A meeting with the Coastal San Pedro Neighborhood Council is scheduled to occur in May 2017.
- A meeting with the Port of Los Angeles Commission is scheduled to occur in May 2017.
- A meeting with the San Pedro Chamber of Commerce is scheduled to occur in May 2017.
- A final community meeting open to the public is scheduled to occur in June 2017.

In addition to the proposed meetings, DPW will also create a website in April 2017 to solicit feedback from the community utilizing an online survey, and to keep the community informed of upcoming meetings and events. Furthermore, DPW will send out a mailer to the community to advertise the upcoming meetings and website.

If you have any questions, please call me or your staff may contact Christopher Montana at (213) 974-4200 or e-mail at cmontana@ceo.lacounty.gov.

SAH:DPH:CMM
VY:CLG:KW:vmg

c: Executive Office, Board of Supervisors
County Counsel
Public Works

SP BOS Agenda Item 65-A Brdmemo

5TH AND CENTRE STREET MIXED-USE PROJECT
SUMMARY OF 2019 PUBLIC OUTREACH

In 2019, the County of Los Angeles ("County") in collaboration with Genton Cockrum Partners ("Applicant") completed three stakeholder meetings. County representatives included individuals from the County Supervisor office (Janice Hahn), Chief Executive Officer (CEO) office, and Department of Public Works (DPW). Applicant representatives included Jonathan Genton and William Cockrum. The meetings included a presentation by applicant of the proposed development including approximate building size, number of units, ground floor commercial including space for full-service food market, parking, public open space, public art fees to the County and general project timelines.

- A meeting with the San Pedro Chamber of Commerce occurred in April 2019
- A meeting with the San Pedro Joint Northwest, Central and Coastal Neighborhood Councils Planning & Land Use Committees occurred in April 2019
- A meeting with the San Pedro Historic Business Improvement District occurred in June 2019