

PICERNE LOMITA APARTMENT PROJECT

- In November of 2015 the Picerne Group submitted an application for a 5 story 223-unit apartment building.
 - Located at Lomita and Crenshaw Blvds.
 - Where A-1 Coast Rentals is located
 - Currently zoned:
General Commercial &
Light Manufacturing Commercial



PICERNE LOMITA APARTMENT PROJECT

- To get from A-1 Coast Rentals to a 5 story apartment project the applicant has requested the following entitlements:
 - A zone change
 - A general plan amendment
 - A zone text amendment (specific plan) creating development standards for the project.
 - A site plan review for the project
 - Development Agreement outlining the obligations of the Developer and the City in regards to the project

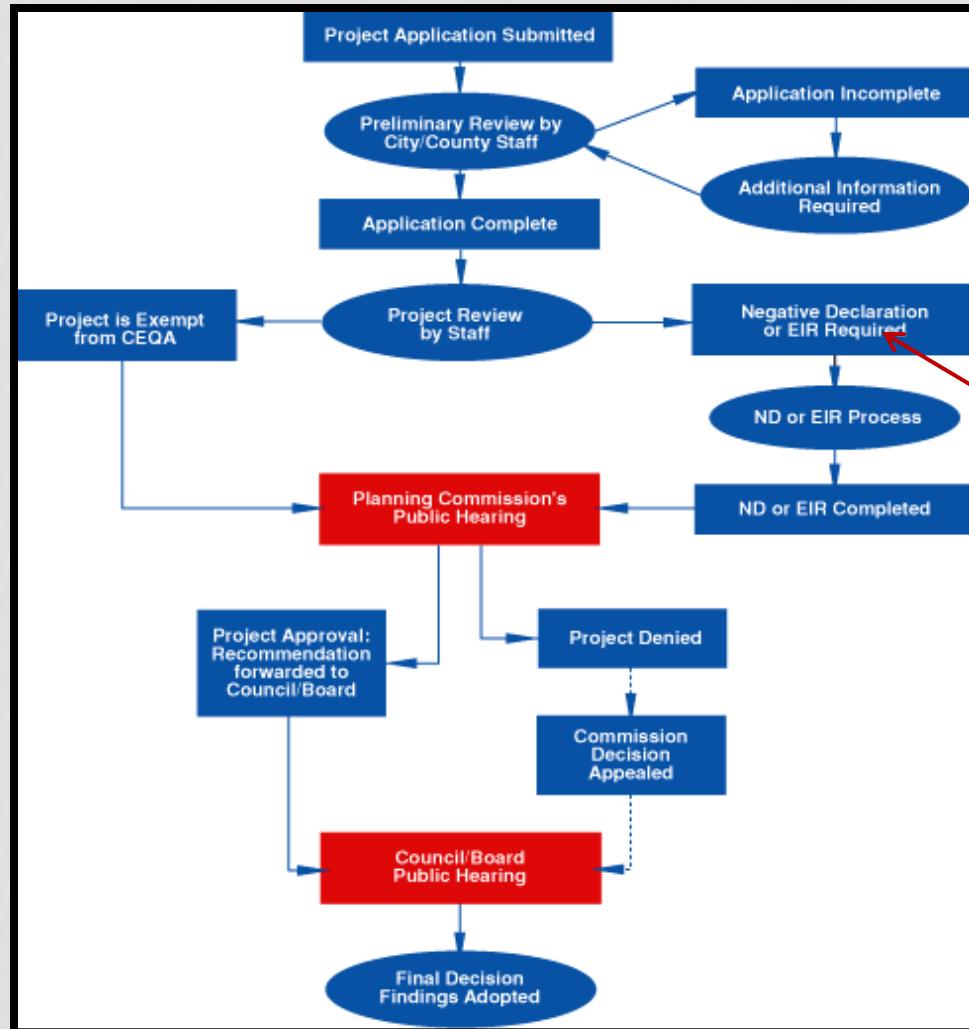
PICERNE LOMITA APARTMENT PROJECT

- Purpose of Tonight:
 - Discuss the entitlement review process
 - Highlight the current status of the project
 - Talk about next steps
- What cant we do
 - Ask specific questions about the project
 - Talk about opinions on the project
 - Prejudge the project before all the evidence is presented
- Why Not??

DUE PROCESS

- Due Process is a right of the applicant
- The PC and CC make decisions when all of the evidence is before them.
- Examples of evidence include:
 - Environmental documents
 - Staff reports
 - Public testimony
- Decisions are not rendered until all of the evidence is presented at a public hearing
- How do we get this “*evidence*”?

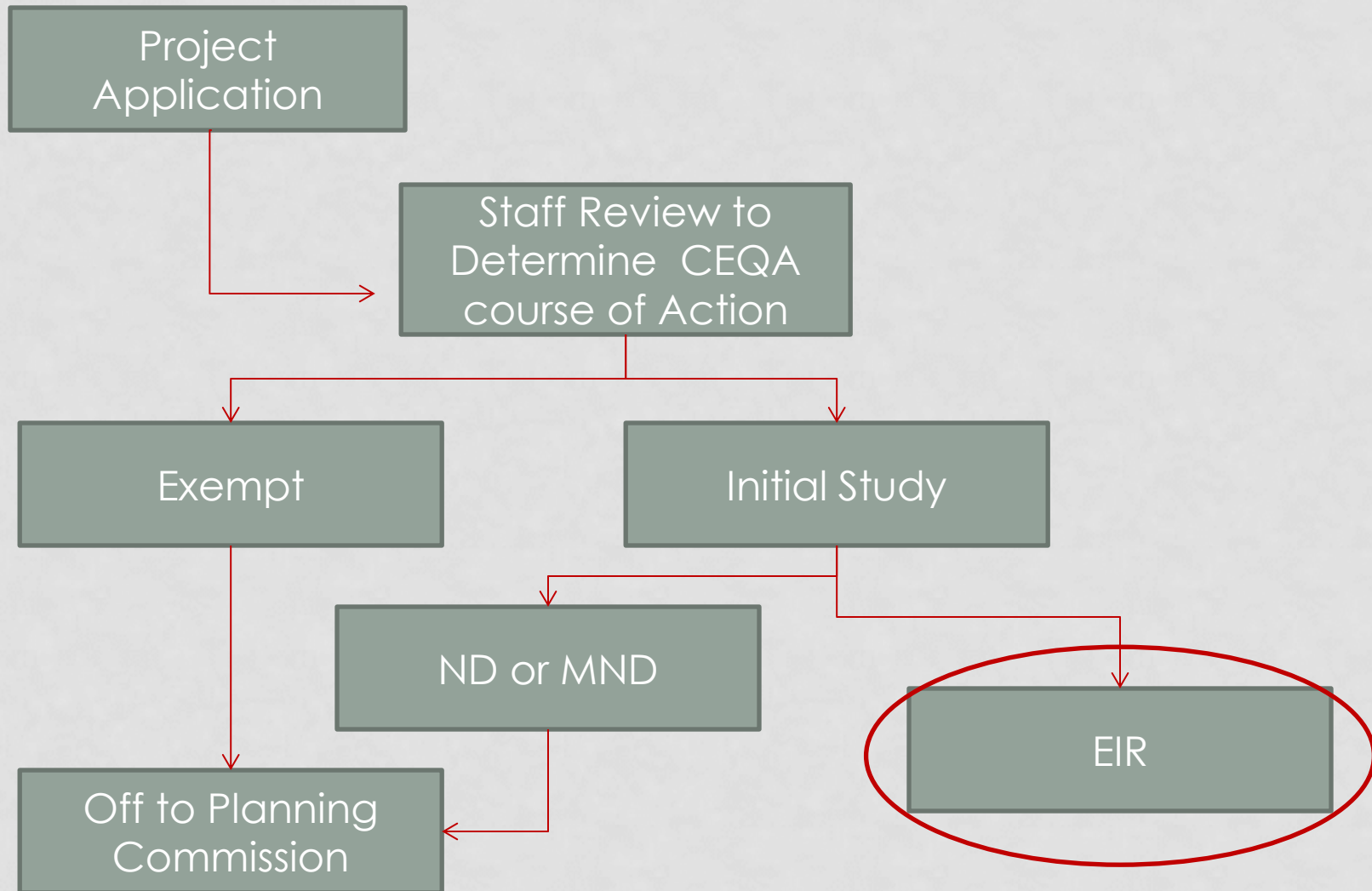
THROUGH THE ENTITLEMENT PROCESS



We are here

Yikes...

LETS BREAK THIS DOWN...



CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

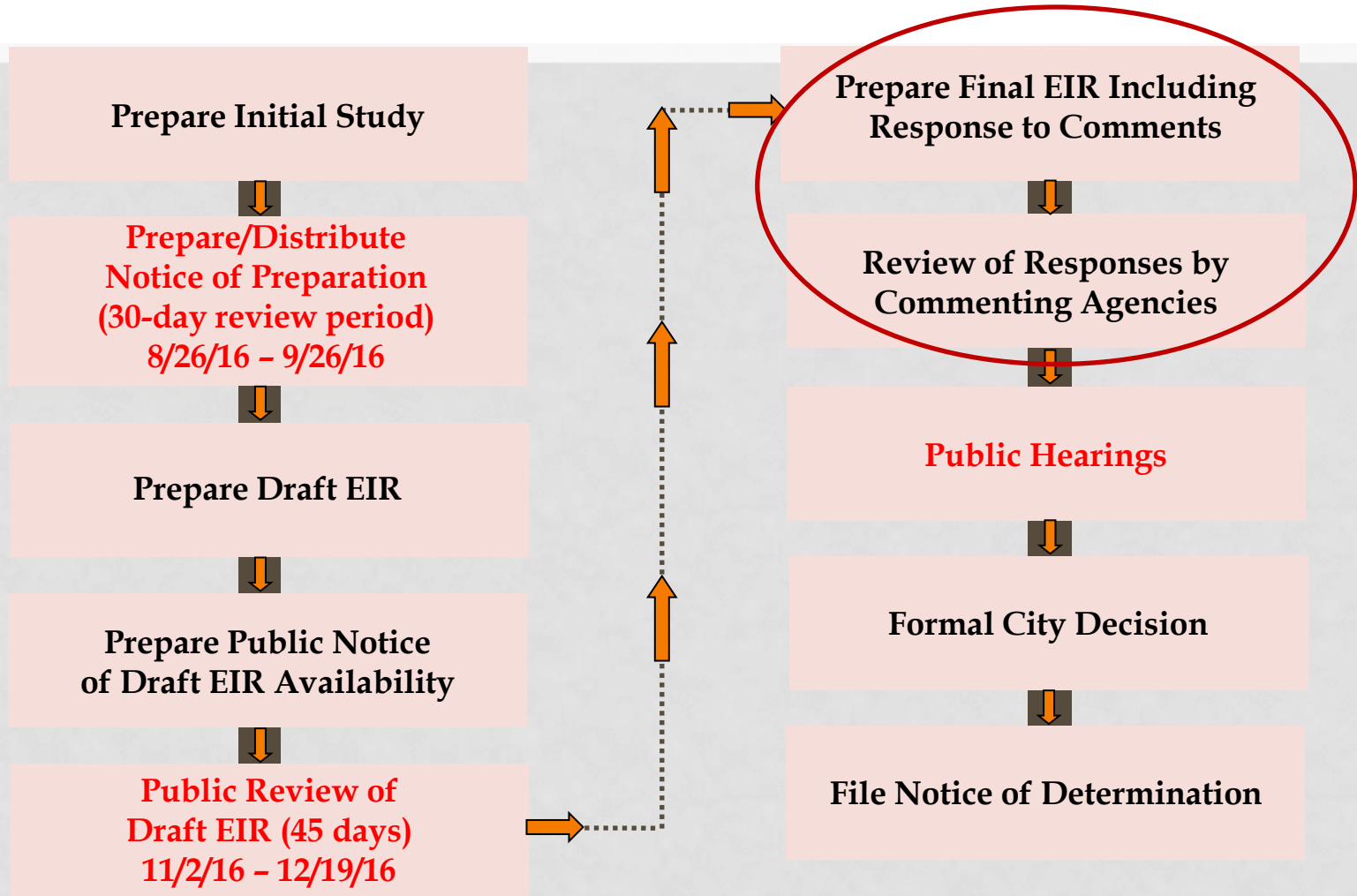
- Requires the City to consider the potential environmental impacts of a project before deciding whether to approve it.
- CEQA's purpose is to disclose the potential impacts of a project, suggest methods to minimize those impacts, and discuss alternatives to the project so that the City will have full information upon which to base its decision.



WHAT IS AN EIR?

- A document which discloses potential environmental impacts of projects to decision makers and the public.
- It only provides information to the decision makers i.e: *evidence*
- The State has created a list of categories which are subject to review (traffic, air quality, water quality, etc.)
- Other categories are not *environmental impacts* but are still impacts that the decision making body can consider (views, parking, shade). These are not part of an EIR

General Overview of CEQA EIR Process



 = Opportunities for Public Input

CONCURRENT TO THE EIR

- City Planning Staff is starting to prepare the other necessary documents to provide to the public
 - Staff Reports
 - Presentations
 - Draft Resolutions and Ordinances
 - Draft Development Agreement

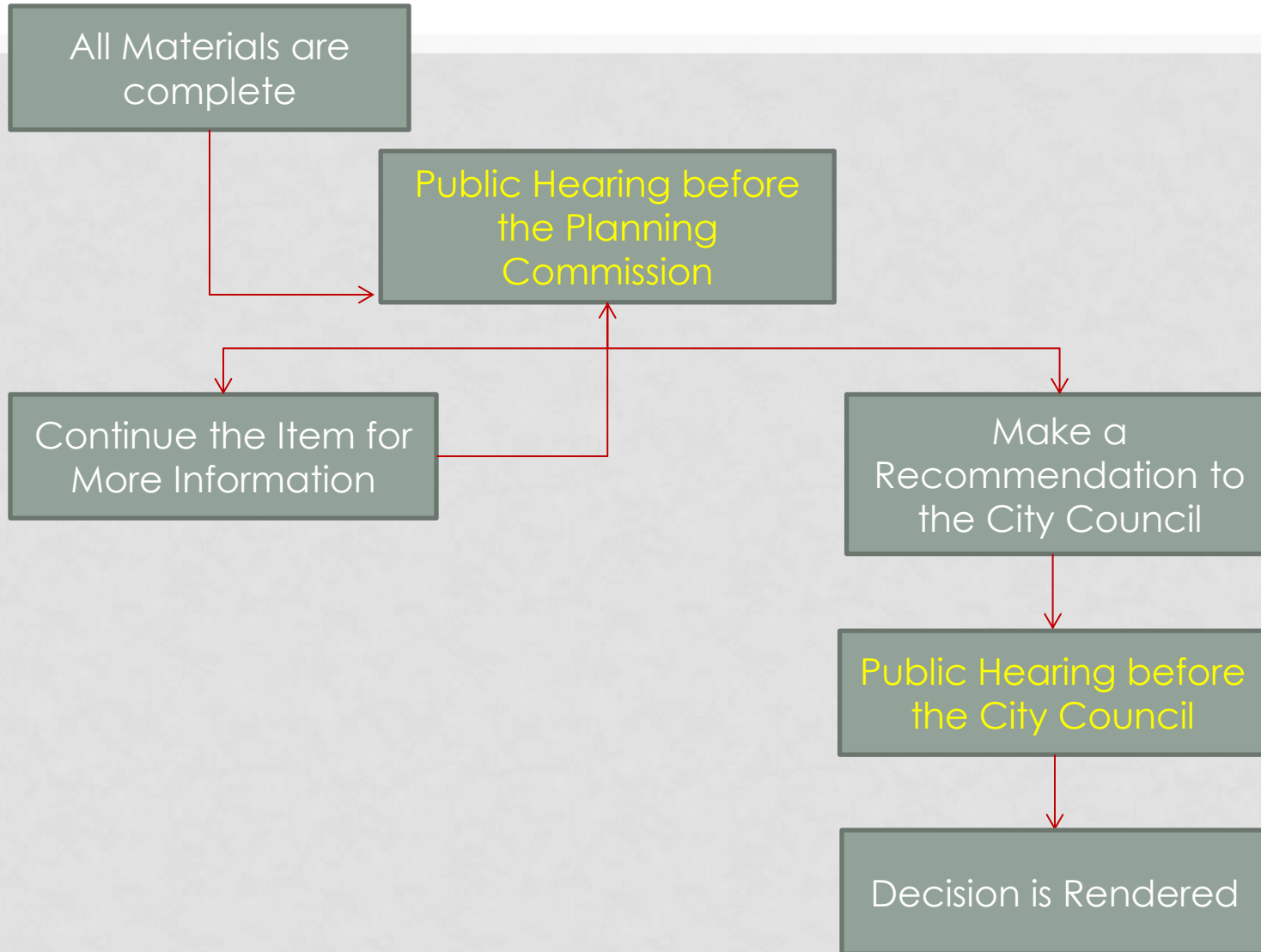
CURRENT STATUS OF THE PROJECT

- The City's EIR consultant is wrapping up the final EIR to be published
 - In the meantime the Draft EIR is on the City's website available for public review
- City staff is beginning to prepare the project staff reports and draft development agreement

NEXT STEPS

- All of this information being compiled is to analyze all the aspects of the project and provide the information to the public and the decision making bodies for their consideration
- This information plus *public testimony* constitutes the evidence in which the City Council will decide the project.

GOING BACK TO THE FLOW CHART



QUESTIONS?

