

**NOTICE OF AVAILABILITY**  
**FINAL ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT**  
**AND**  
**NOTICE OF PUBLIC HEARING**

**October 27, 2023**

<b>STATE CLEARINGHOUSE NO.:</b>	2021010117
<b>PROJECT NAME:</b>	One San Pedro Specific Plan
<b>CEQA LEAD AGENCY:</b>	Housing Authority of the City of Los Angeles (HACLA)
<b>NEPA LEAD AGENCY:</b>	City of Los Angeles Housing Department (LAHD) acting as a Responsible Entity for the United States Department of Housing and Urban Development (HUD)
<b>APPLICANT:</b>	One San Pedro Collaborative
<b>PROJECT ADDRESS:</b>	275 West 1st Street and 319-327 North Harbor Boulevard, Los Angeles, California 90731. See Project Site Location Map below.
<b>COMMUNITY PLAN AREA:</b>	San Pedro
<b>LA COUNCIL DISTRICT:</b>	15 – McOsker
<b>FINAL EIS PUBLIC REVIEW PERIOD:</b>	<b>October 27, 2023 – November 27, 2023</b>
<b>HACLA FINAL EIR BOARD HEARING:</b>	9:00 a.m., Thursday, November 16, 2023. See below for additional information.

**SUMMARY:**

The Housing Authority of the City of Los Angeles (HACLA), as Lead Agency under the California Environmental Quality Act (CEQA), and the City of Los Angeles Housing Department (LAHD), as the Lead Agency under the National Environmental Policy Act (NEPA), have prepared a joint Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS) consistent with CEQA and NEPA for the proposed One San Pedro Specific Plan (project).

A description of the project is provided in the **SUPPLEMENTARY INFORMATION** section below.

The Draft EIR/EIS was prepared and circulated for public review from June 23, 2023 to August 21, 2023. In response to the comments received on the Draft EIR/EIS, HACLA and LAHD has prepared a Final EIR/EIS. The Final EIR/EIS summarizes the public involvement, identifies the comments received, provides written responses to the comments, describes revisions to the Draft EIR/EIS, and provides a Mitigation Monitoring and Reporting Program.

**AVAILABILITY OF THE FINAL EIR/EIS:** The Final EIR/EIS is available for public review and comment. The Final EIR/EIS has been made available to the public in multiple ways:

- On HUD’s website: [www.hudexchange.info/programs/environmental-review/environmental-impact-statements](http://www.hudexchange.info/programs/environmental-review/environmental-impact-statements)
- On HACLA’s website: <https://www.hacla.org/en/about-us/public-documents>

- On LAHD's website: <https://housing.lacity.org/partners/nepa-review>

If you are unable to access digital copies of the Final EIR/EIS, HACLA and LAHD will make reasonable arrangements to supply printed materials upon request. Requests should be submitted to:

- Zoe Kranemann, Development Officer, Housing Authority of the City of Los Angeles, 2600 Wilshire Boulevard, Los Angeles, California 90057, [revitalizersp@hacla.org](mailto:revitalizersp@hacla.org), 213-252-3170; and/or
- Jinderpal Bhandal, Environmental Affairs Officer, City of Los Angeles Housing Department, 1200 West 7th Street, 8th Floor, Los Angeles, California 90017, [Jinderpal.Bhandal@lacity.org](mailto:Jinderpal.Bhandal@lacity.org), 213-808-8558.

For individuals with visual disabilities, this document can be made available in Braille, in large print, on audiocassette, or on computer disk. To obtain a copy in one of these alternate formats, please call or write to Zoe Kranemann and/or Jinderpal Bhandal (contact information supplied above).

If you are unable to access project materials or wish to schedule an appointment, please contact Zoe Kranemann, Development Officer at HACLA at [revitalizersp@hacla.org](mailto:revitalizersp@hacla.org) or 213-252-3170, or Jinderpal Bhandal, Environmental Affairs Officer at LAHD at [Jinderpal.Bhandal@lacity.org](mailto:Jinderpal.Bhandal@lacity.org) or 213-808-8558.

**DATES AND PUBLIC COMMENT FOR FINAL EIS:** The public review period on the Final EIS begins on **Friday, October 27, 2023** and closes at **5:00 p.m. on Monday, November 27, 2023**. Any person wishing to comment on the Final EIS may do so. Comments and related material must be submitted on or before **Monday, November 27, 2023 at 5:00 p.m.** using one of the methods in the **ADDRESSES** section below.

**ADDRESSES:** You may submit comments using any one of the methods provided below. To avoid duplication, please use only one of these methods. Comments need not be repeated to each lead agency.

- Email: [revitalizersp@hacla.org](mailto:revitalizersp@hacla.org)
- Email: [Jinderpal.Bhandal@lacity.org](mailto:Jinderpal.Bhandal@lacity.org)
- Mail: Zoe Kranemann, Development Officer, Housing Authority of the City of Los Angeles, 2600 Wilshire Boulevard, Los Angeles, California 90057
- Mail: Jinderpal Bhandal, Environmental Affairs Officer, City of Los Angeles Housing Department, 1200 West 7th Street, 8th Floor, Los Angeles, California 90017
- Hand delivery: Same as mailing addresses above (between 8:00 a.m. and 4:00 p.m., Monday through Friday, except federal holidays, for the Housing Authority of the City of Los Angeles, and between 8:30 a.m. and 4:30 p.m., Monday through Friday, except federal holidays, for the City of Los Angeles Housing Department)
- Either orally or in writing at the public hearing (see **NOTICE OF PUBLIC HEARING** section below)

**FOR FURTHER INFORMATION:** If you have questions regarding this notice, please contact Zoe Kranemann or Jinderpal Bhandal.

In an effort to broaden community outreach, this notice has been translated into Spanish and is available on HACLA's website at [www.hacla.org](http://www.hacla.org). **Puede obtener información en español sobre esta reunión llamando a Zoe Kranemann al 213-760-9040.** In the event of any inconsistency between this notice in English and a translated notice, this notice shall prevail.

**NOTICE OF PUBLIC HEARING FOR FINAL EIR:** The HACLA Board of Commissioners (Board) will hold a hearing on Thursday, November 16, 2023 at 9:00 a.m. at 2600 Wilshire Boulevard, Los Angeles, California 90057. At this meeting, HACLA will give a presentation on the proposed project and the potential

environmental impacts associated with implementation of the project based on the analyses in the Final EIR/EIS. During this meeting, the Board will determine whether to certify the Final EIR, adopt environmental findings of fact and a statement of overriding considerations, adopt the mitigation monitoring and reporting program, and approve the project.

**SUPPLEMENTARY INFORMATION:**

**Project Location:** The project site is located on the Palos Verdes Peninsula, approximately 0.5 mile southeast of the southern terminus of SR-110, on the west side of Harbor Boulevard. The project site consists of two locations in the community of San Pedro in the southwestern-most portion of the city of Los Angeles: One San Pedro Specific Plan Site (OSP Specific Plan Site) and 327 Harbor Site. The approximately 20-acre OSP Specific Plan Site encompasses approximately nine city blocks bounded by Santa Cruz Street on the north, Harbor Boulevard on the east, 3rd Street on the south, and Mesa Street on the west. The OSP Specific Plan Site is currently developed with the Rancho San Pedro public housing complex (Rancho San Pedro), a 478-unit public housing community with approximately 8,000 square feet (sf) of amenities, services, and administration within 60 buildings. Rancho San Pedro is considered eligible for listing in the in the National Register of Historic Places, the California Register of Historic Place, and as a City Historic Cultural Monument. The approximately 0.6-acre 327 Harbor Site is located one block to the north of the OSP Specific Plan Site at 319-327 North Harbor Boulevard and is currently vacant and undeveloped. See **Project Site Location Map** below for the boundaries of the project site.

**Project Description:** The proposed project involves the development and occupation of 47 residential units on the 327 Harbor Site, the adoption of the OSP Specific Plan to guide redevelopment of the OSP Specific Plan Site, the phased demolition of existing structures on the OSP Specific Plan Site, and the construction of up to 1,553 residential units on the OSP Specific Plan Site, as well as 85,000 sf of Neighborhood Serving Uses and 45,000 sf of commercial retail uses on the OSP Specific Plan Site. The 85,000 sf of Neighborhood Serving Uses would be primarily for the benefit of the residents of the proposed project and/or residents of the immediate neighborhood and are typically required for the needs of the future residents. These uses include, but are not limited to, a property management office, community rooms, social service offices, social hall, workforce development office, health clinic, wellness center, business incubator, nonprofit offices, and municipal offices. Neighborhood Serving Uses also would include small-scale retail not exceeding 3,000 sf in size that would provide goods and services to future residents to meet typical needs, such as dry cleaners, flower shops, small convenience stores, and bakeries. The 45,000-sf commercial retail component of the proposed project would include businesses larger than 3,000 sf such as restaurants, grocery stores, and pharmacies. In addition, the proposed project would include a variety of public open space amenities, including a linear park along Palos Verdes Street, a community center, a youth sports field, a pedestrian street along 2nd Street from Palos Verdes Street to Harbor Boulevard, and several courtyards and plazas interspersed throughout the proposed buildings. In total, approximately 5.3 acres of public open space would be provided on the OSP Specific Plan Site. Parking on the site would include a mix of street parking and one- to two-level underground parking structures beneath the proposed buildings.

Construction of the OSP Specific Plan includes three Phases and four Subareas. The phasing of the proposed project is planned to minimize disturbance to current residents on the OSP Specific Plan Site. The proposed project would pursue a build-first approach. When residents must be relocated, HACLA would adhere to all requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Resident relocation would be guided by the One San Pedro Relocation Plan, which, once adopted by the HACLA Board of Commissioners, would set forth procedures to assure the fair, uniform, and equitable treatment of persons displaced from their homes when development occurs.

**Required Approvals:** The proposed project would require the following actions and approvals, in no particular order:

- Adoption of Master Development Agreement, Disposition and Development Agreements, Ground Leases, and Relocation Plan by HACLA
- NEPA Part 58 compliance necessary for Demolition/Disposition and Rental Assistance Demonstration (RAD) Conversion of the existing Rancho San Pedro development from HUD and potential federal funding for the project
- Certification of the EIR by HACLA Board of Commissioners and publication of the Record of Decision in the Federal Register by HUD
- Adoption of the OSP Specific Plan, General Plan Amendments, Amendment of the Community Plan Implementation Overlay boundaries, and Zone and Height District change by the City of Los Angeles
- Adoption of a Phased Vesting Tentative Tract Map (VTTM) by the City of Los Angeles. The Phased VTTM is consistent with applicable regulations within the OSP Specific Plan. The Phased VTTM consists of nine ground lots and a Final Map will be filed for each subsequent development phase.
- Haul Route Approval from the Los Angeles Department of Building and Safety
- Permit for removal of street trees

Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, demolition of structure and landscaping including street trees, temporary street closure permits, grading permits, Haul Route permits, excavation permits, foundation permits, building permits, and sign permits to execute and implement the project.

**Anticipated Significant Environmental Impacts Pursuant to CEQA:** Based on Section 4, Environmental Impact Analysis, of the Draft EIR/EIS, implementation of the proposed project would result in significant environmental impacts that cannot be mitigated to less than significant levels with respect to historical resources, construction and operational noise, and construction groundborne vibration. Cumulative impacts associated with historical resources and on-site construction and operational noise would also be significant and unavoidable. All other potential environmental impacts would be less than significant or less than significant with mitigation incorporated.

**Anticipated Significant Environmental Effects Pursuant to NEPA:** Based on Section 7, Environmental Impact Statement, of the Draft EIR/EIS, implementation of the proposed project would result in potentially significant and unavoidable impacts with respect to construction-related noise and vibration, operational noise, and historic resources. Cumulative impacts associated with on-site construction and operational noise, as well as transportation and circulation (specifically related to intersection queuing), would also be significant and unavoidable. All other potential environmental effects pursuant to NEPA would be less than significant or less than significant with mitigation incorporated.

**Government Code 65962.5:** The project site is not listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5 (Cortese List).



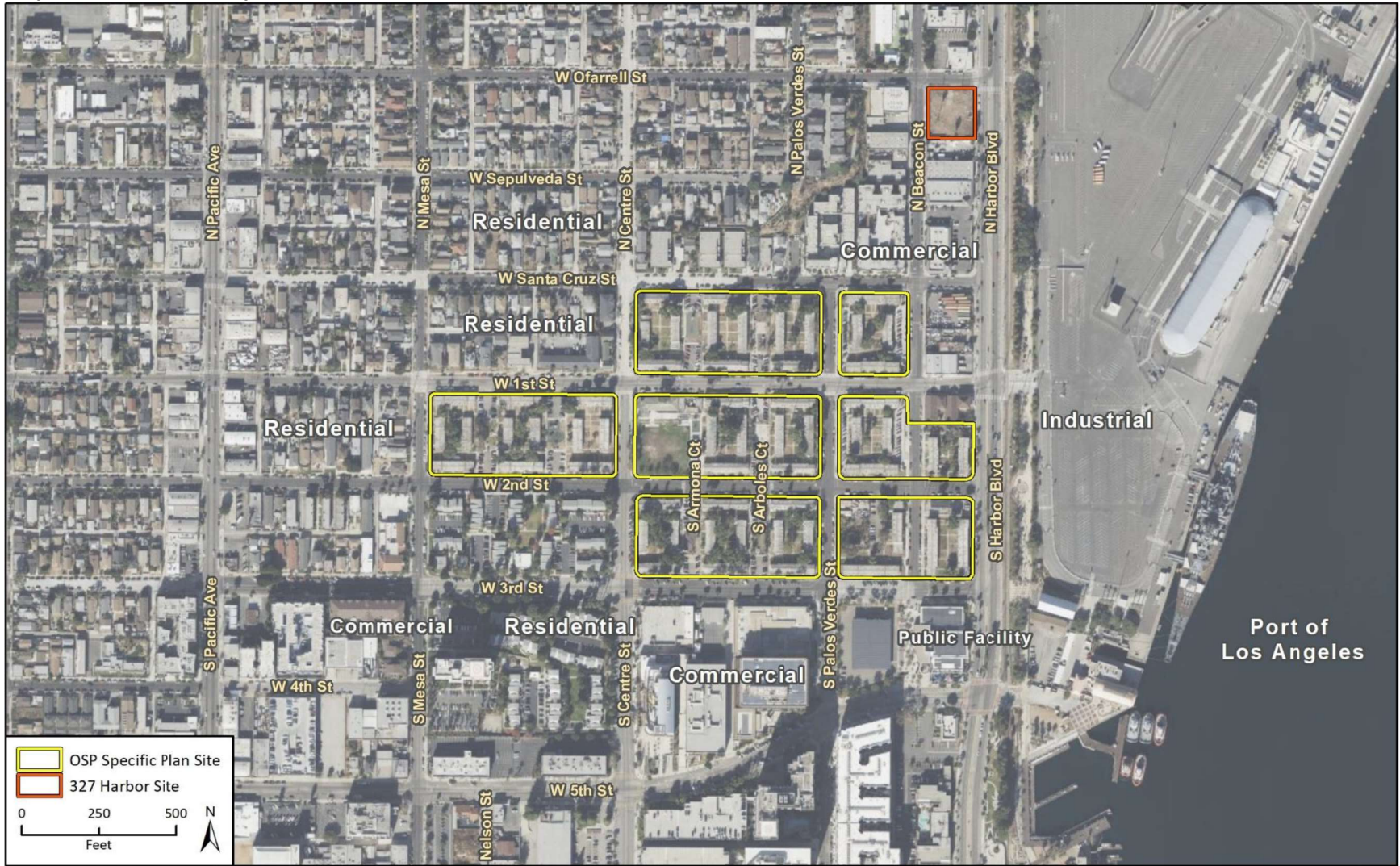
Douglas Guthrie, President and Chief Executive Officer  
Housing Authority of the City of Los Angeles



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Arceneaux  
Date: 2023.10.17  
12:20:50 -07'00'

Craig Arceneaux, Director of Housing  
City of Los Angeles Housing Department

**Project Site Location Map**



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Fig 2-2 Project Location 20220624