

To: The Council

Date: 02/11/2025

From: Mayor

Council District(s): 15

PROPOSED GENERAL PLAN AMENDMENTS, VESTING ZONE CHANGE AND  
HEIGHT DISTRICT CHANGE, CODE AMENDMENT, SPECIFIC PLAN, AND  
COMMUNITY PLAN IMPLEMENTATION OVERLAY AMENDMENT FOR  
PROPERTIES LOCATED AT 275 WEST 1ST STREET

I herewith approve the City Planning Commission's action and  
transmit this matter for your consideration.



KAREN BASS  
Mayor

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE  
PRESIDENT

MICHAEL R. NEWHOUSE  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
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VINCENT P. BERTONI, AICP  
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SHANA M.M. BONSTIN  
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HAYDEE URITA-LOPEZ  
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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

January 16, 2025

The Honorable Karen Bass  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Bass:

**PROPOSED GENERAL PLAN AMENDMENTS, VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE, CODE AMENDMENT, SPECIFIC PLAN, AND COMMUNITY PLAN IMPLEMENTATION OVERLAY AMENDMENT FOR PROPERTIES LOCATED AT 275 WEST 1ST STREET (APNS 7449-017-900, 7449-017-901, 7449-017-902, 7449-018-900, 7449-018-901, 7449-018-902, 7455-017-900, 7455-027-929, 7455-027-930, AND 7455-027-931) WITHIN THE SAN PEDRO COMMUNITY PLAN; CASE NO. CPC-2023-372-GPAJ-VZCJ-HD-SP-CPIOA-HCA; COUNCIL DISTRICT NO. 15**

Pursuant to the provisions of Section 555 of the City Charter, transmitted herewith is the December 12, 2024 action of the City Planning Commission recommending approval of proposed General Plan Amendments to the San Pedro Community Plan (Community Plan) to change the land use designation from Low Medium II Residential to Community Commercial for a portion of the Project Site and to add the One San Pedro (OSP) Zone as a corresponding zone to the Community Commercial land use designation, and to the Transportation Element of the General Plan (Mobility Plan 2035) to reclassify First Street from Harbor Boulevard to Mesa Street from an Avenue II to a Collector Street. The City Planning Commission also recommended approval of a concurrent Vesting Zone Change and Height District Change from RD1.5-1XL-CPIO and C2-2D-CPIO to the OSP Zone; a corresponding Code Amendment to establish the OSP Zone as a Special Zone in a new Section 8.3.5 of Chapter 1A of the LAMC; the establishment of the OSP Specific Plan to regulate development within the Project Site; and a Community Plan Implementation Overlay (CPIO) Amendment to the San Pedro CPIO to remove the Project Site from the San Pedro CPIO boundary.

The proposed General Plan Amendments are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change, Height District Change, Code Amendment, Specific Plan, and CPIO Amendment will be transmitted to you following City Council's action.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendments will conform to the City's General Plan, will be compatible with adjacent land uses, and are appropriate for the site.

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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# CITY OF LOS ANGELES CALIFORNIA



KAREN BASS  
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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

January 16, 2025

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

Dear Honorable Members:

**PROPOSED GENERAL PLAN AMENDMENTS, VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE, CODE AMENDMENT, SPECIFIC PLAN, AND COMMUNITY PLAN IMPLEMENTATION OVERLAY AMENDMENT FOR PROPERTIES LOCATED AT 275 WEST 1ST STREET (APNS 7449-017-900, 7449-017-901, 7449-017-902, 7449-018-900, 7449-018-901, 7449-018-902, 7455-017-900, 7455-027-929, 7455-027-930, AND 7455-027-931) WITHIN THE SAN PEDRO COMMUNITY PLAN; CASE NO. CPC-2023-372-GPAJ-VZCJ-HD-SP-CPIOA-HCA; COUNCIL DISTRICT NO. 15**

Pursuant to the provisions of Section 555 of the City Charter, transmitted herewith is the December 12, 2024 action of the City Planning Commission recommending approval of proposed General Plan Amendments to the San Pedro Community Plan (Community Plan) to change the land use designation from Low Medium II Residential to Community Commercial for a portion of the Project Site and to add the One San Pedro (OSP) Zone as a corresponding zone to the Community Commercial land use designation, and to the Transportation Element of the General Plan (Mobility Plan 2035) to reclassify First Street from Harbor Boulevard to Mesa Street from an Avenue II to a Collector Street. The City Planning Commission also recommended approval of a concurrent Vesting Zone Change and Height District Change from RD1.5-1XL-CPIO and C2-2D-CPIO to the OSP Zone; a corresponding Code Amendment to establish the OSP Zone as a Special Zone in a new Section 8.3.5 of Chapter 1A of the LAMC; the establishment of the OSP Specific Plan to regulate development within the Project Site; and a Community Plan Implementation Overlay (CPIO) Amendment to the San Pedro CPIO to remove the Project Site from the San Pedro CPIO boundary.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendments will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendments were submitted to the Mayor, whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

## RECOMMENDATION

That the City Council:

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the previously certified EIR, Case No. ENV-2021-10633-EIR (SCH No. 2021010117), certified on November 30, 2023; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendments; and
4. Adopt, by Resolution, the proposed General Plan Amendments to the San Pedro Community Plan to change the land use designation from Low Medium II Residential to Community Commercial for a portion of the Project Site; and to add the OSP Zone as a corresponding zone to the Community Commercial land use designation; and to the Transportation Element of the General Plan (Mobility Plan 2035) to reclassify First Street from Harbor Boulevard to Mesa Street from an Avenue II to a Collector Street;
5. Adopt the ordinance for the Vesting Zone Change and Height District Change to the OSP Zone, as set forth in the attached exhibit, and a corresponding Code Amendment to establish the OSP Zone as a Special Zone in a new Section 8.3.5 of Chapter 1A of the LAMC;
6. Adopt the ordinance for the establishment of the One San Pedro Specific Plan;
7. Adopt the ordinance for the Amendment to the San Pedro Community Plan Implementation Overlay; and
8. Direct staff to revise the San Pedro Community Plan Map and the Mobility Plan 2035, and update the appropriate maps in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Mindy Nguyen  
Senior City Planner

VPB:MZ:MN:MS

Enclosures

1. City Planning Case File
2. City Planning Commission action, including Findings
3. Resolution Amending the Community Plan and Mobility Plan 2035
4. Zone and Height District Change Ordinance

## RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendments for the subject properties; and
2. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendments; and
3. Recommend that the City Council adopt, by Resolution, the General Plan Amendments to the San Pedro Community Plan and Mobility Plan 2035, as shown in the attached exhibits; and
4. Recommend that the City Council direct staff to revise the San Pedro Community Plan and Mobility Plan 2035 in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Mindy Nguyen  
Senior City Planner

VPB:MZ:MN:MS

Enclosures

1. City Planning Case File
2. City Planning Commission action, including Findings
3. Resolution Amending the Community Plan and Mobility 2035 Plan
4. City Council Package