

MOTION

Charter Sections 555 and 558, and Municipal Code Sections 11.5.6., 11.5.7, 13.14 and 12.32 provide that the Council, City Planning Commission, or the Director of Planning may initiate consideration of a proposed General Plan Amendment, creation of a Specific Plan or an amendment of the boundary of the Community Plan Implementation Overlay District for a site.

The property located at 275 W. First Street (See Exhibit A for site), Los Angeles, CA 90731 is publicly owned by the Housing Authority of the City of Los Angeles (HACLA) and contains a public housing community, known as the *Rancho San Pedro*, with 478 units and community facilities within 60 two-story buildings over the approximately 19.96-acre site. The City of Los Angeles (Recreation and Parks Department) owns an approximately .4 acres (or 2%) of the site, as depicted in Exhibit A.

The multi-block property is located within the San Pedro Community Plan area with frontage along W. First Street, W. Second Street, Third Street, Mesa Street, Center Street, W. Santa Cruz Street, N. Beacon Street, S. Beacon Street, N. Palos Verdes Street, and N. Harbor Boulevard and is located west of the Port of Los Angeles.

The current General Plan land use designation for the site is Low Medium II Residential and Community Commercial, and the current zoning is RD1.5-1XL-CPIO and C2-2D-CPIO. The San Pedro Community Plan identifies the Rancho San Pedro housing facility as an opportunity area for future improvements. Improving Rancho San Pedro would promote Goal LU4, or the revitalization of transitioning, distressed, and/or under-utilized residential developments. The implementation of the One San Pedro Specific Plan would facilitate the redevelopment of Rancho San Pedro to be consistent with Policy LU4.1. The zoning and development standards are designed to provide a mix of housing types for all range of incomes; planned with an appropriate mix of rental and for-sale units; open and integrated into the community; and developed with accessible public open space and recreational space.

The existing buildings at the site are more than 80 years old, with many of the systems having reached the end of their useful life. The Rancho San Pedro community is one of the oldest remaining developments in HACLA's portfolio. With the changes happening at the LA Waterfront and Port of Los Angeles, there is an opportunity to re-imagine Rancho San Pedro into a new modern community that provides a higher quality of life for existing residents and provides much needed affordable housing opportunities for new residents.

Within this context, HACLA undertook a competitive process and selected the TRG San Pedro Collaborative Member, LLC (the "One San Pedro Collaborative") to serve as the developer for the property in August 2018. Together with HACLA, the One San Pedro Collaborative is leading a multiyear community planning process with robust stakeholder involvement to implement a Transformation Plan for the property and surrounding neighborhood. The Transformation Plan, together with the draft One San Pedro Specific Plan underway, serve as guides for future development and envisions a "modern mixed-income, mixed use community with new amenities" including parks, space for neighborhood serving retail, and a youth sports facility.

A General Plan Amendment to extend the Community Commercial land-use designation currently east of Palos Verdes Street to include the entirety of the Rancho San Pedro site will facilitate the redevelopment of the site with a mixed-use community including affordable and market rate dwelling units, neighborhood-oriented commercial uses, services, amenities, administration uses, and open space and parks.

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A General Plan Amendment is also required to modify certain street designations to further transform the site into an integrated neighborhood. A redesignation of First Street from an Avenue II to a Collector Street is being sought. The General Plan Amendment would also include the vacation of portions of Beacon Street between First and Third Streets, and Second Street between Palos Verdes Street and Harbor Boulevard to create the pedestrian-oriented Harbor Plaza and integrate the Port of Los Angeles Boys and Girls Club promenade into this larger pedestrian-oriented space.

Future adoption and implementation of a One San Pedro Specific Plan would implement the vision of the Transformation Plan and facilitate the redevelopment of Rancho San Pedro into a vibrant neighborhood where people can live, work and play. The Specific Plan would contain zoning and development standards, controls, and incentives for the systematic and incremental implementation of the Transformation Plan. The Specific Plan would also provide a comprehensive, consistent, and clear process for the site's redevelopment to occur in an orderly manner.

Implementation of the Transformation Plan also requires an amendment to the boundary of the San Pedro Community Plan Implementation Ordinance to eliminate any potentially conflicting regulations.

I THEREFORE MOVE that the Council initiate consideration of the following land use actions for the **property located at 275 W. First Street, Los Angeles, CA 90731**, and thereby instruct the Planning Department to prepare the following: **(1)** a General Plan Amendment to modify the Land Use designations to Community Commercial to permit the redevelopment of the approximately 19.96-acre site, as depicted in the attached 'Exhibit A', and consistent with the community and stakeholder proposed Transformation Plan for the property and surrounding neighborhood; and **(2)** with the assistance of the Transportation Department recommend any necessary modifications to the Street Standards of surrounding streets; **(3)** preparation of a Specific Plan to facilitate the redevelopment of the site; and **(4)** an amendment to the San Pedro Community Plan Implementation Overlay District boundary.

I FURTHER MOVE that the Council instruct the Planning Department, with the assistance of the City Attorney, and in consultation with the Housing Authority of the City of Los Angeles, to prepare and present the required ordinances and environmental clearance.

PRESENTED BY:



JOE BUSCAINO
Councilmember, 15th District

SECONDED BY:



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EXHIBIT A
RANCHO SAN PEDRO
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