


NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012		COUNCIL DISTRICT 15 – McOsker
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) One San Pedro Project	CASE NOS. VTT-83500-HCA; ENV-2021-10633-EIR RELATED CASE NO. CPC-2023-372-GPAJ-VZCJ-HD-SP-CPIOA-HCA	
PROJECT APPLICANT Housing Authority of the City of Los Angeles		
PROJECT DESCRIPTION AND LOCATION The One San Pedro Project (Project) would establish the One San Pedro Specific Plan (Specific Plan) to allow for the phased redevelopment of the existing Rancho San Pedro public housing development, which occupies nine city blocks encompassing approximately 19.5 acres (Project Site). The Specific Plan would establish standards to regulate land use, development, and design and would permit a maximum of 1,553 dwelling units (including approximately 1,090 units set aside as restricted affordable units) and 130,000 square feet of commercial space. The Project would also incorporate approximately 5.3 acres of publicly accessible open space and provide circulation and public right-of-way improvements. The Project Site is 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, and 7455-027-930), Los Angeles, CA 90731.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON More Song	STATE CLEARING HOUSE NUMBER 2021010117	TELEPHONE NUMBER (213) 978-1319
This is to advise that on November 15, 2024 the Advisory Agency took the following actions: (1) FOUND AND DETERMINED, pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15096(e) and (f), after consideration of the whole of the administrative record, that the Project was adequately assessed in the EIR, Case No. ENV-2021-10633-EIR (SCH No. 2021010117), for the above-referenced project, previously certified by HACLA on November 30, 2023; (2) ADOPTED, pursuant to CEQA Guidelines Section 15096(g), the Mitigation Measures and Mitigation Monitoring Program, dated November 30, 2023; Pursuant to CEQA Guidelines Section 15091, the related and prepared environmental findings required by CEQA Guidelines; and Pursuant to CEQA Guidelines Sections 15096(h) and 15093, the Statement of Overriding Considerations required by CEQA Guidelines; and (3) APPROVED Vesting Tentative Tract Map No. 83500-HCA (stamped map dated May 26, 2023) for the merger and re-subdivision of the 19.5-acre Project Site and various public right-of-way areas into nine ground lots, a maximum of 400 airspace lots, and a maximum of 550 residential condominium units; and a Haul Route for the export of up to 378,645 cubic yards of soil.		
SIGNIFICANT EFFECT	<input checked="" type="checkbox"/> Project will have a significant effect on the environment. <input type="checkbox"/> Project will not have a significant effect on the environment.	
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	<input checked="" type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.*	

	<input type="checkbox"/> An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	<input type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency)	TITLE	DATE OF PREPARATION
	CITY PLANNER	December 5, 2024
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE
DISTRIBUTION: Part 1 - County Clerk Part 2 - Administrative Record Part 4 - Responsible State Agency (if applicable) Part 5 - Office of Planning and Research (if applicable)		