



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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July 24, 2024

Vince Bertoni
Planning Director
City of Los Angeles
200 N. Spring Street, #395
Los Angeles, CA 90012-2601

Letter sent via email: vince.bertoni@lacity.org

Dear Mr. Bertoni,

The Coastal San Pedro Neighborhood Council is writing in strong support of expediting the entitlements for a critical San Pedro project--One San Pedro ("OSP"). We are deeply concerned about delays in the processing of the entitlements. The redevelopment of One San Pedro is vital in accelerating housing production in San Pedro. The project replaces aging affordable housing units with additional density in a mix of housing types and affordability levels and adds community amenities which will integrate the development into the surrounding neighborhoods. These residents deserve this new housing, and it seems that they are being denied due process.

The OSP Specific Plan document was submitted to the City Planning Department, Major Projects Unit, for review in early 2022. Other OSP submission dates were:

- Environmental Case filed: December 22, 2021
- City Planning Commission Case filed: February 8, 2023
- Tentative Vesting Tract Map Case filed: May 24, 2023

Now, years later, City Planning Staff has indicated to the Housing Authority of the City of Los Angeles (HACLA) that the OSP Specific Plan must be translated and modified to reflect the new zoning code framework and zoning system ("Recode"). It is our understanding that Recode may not be approved until 2025. It is very concerning that the Planning Department would undermine its own work and the work of HACLA and others on this important project in

this way. The Recode process will be time consuming and speculative; there is no way to predict what it will contain. Further, in every other case, a project proponent has been entitled to rely on and insist on existing law. It is an anomaly that all the work done on this project to date should be set aside. It hurts us all.

To date, more than \$4 million and four years of effort have been spent working with the community and the planning department on the Specific Plan and EIR/EIS for OSP. Modifying the Specific Plan at this late date will cost additional time and money. **This is especially unacceptable to us as Los Angeles is facing a deepening housing crisis.**

We ask that you move forward with the OSP Specific Plan that Environmental Impact Report relied upon and schedule a hearing for August 2024.

We truly appreciate your help in moving the OSP Specific Plan forward so our community can benefit from the construction of much needed housing and a new beautiful neighborhood for all to enjoy. We look forward to your response.

Sincerely,

A handwritten signature in cursive script that reads "Douglas Epperhart".

Doug Epperhart, President
On behalf of the Coastal San Pedro Neighborhood Council Board

CC: Mayor Karen Bass
Councilmember Tim McOsker
Kevin Keller, Office of Mayor Karen Bass
Will Lamborn, Office of Mayor Karen Bass
Milena Zasadzien, Principal City Planner
Mindy Nguyen, Senior City Planner
More Song, City Planner