

# Notice of Determination

<b>To:</b> <input checked="" type="checkbox"/> Governor's Office of Land Use and Climate Innovation P.O. BOX 3044 1400 Tenth Street, Room 222 Sacramento, CA 95812-3044	<b>From:</b> <b>Public Agency</b> Los Angeles County Chief Executive Office, Real Estate Division 555 W. 5 <sup>th</sup> Street, 36 <sup>th</sup> Floor Los Angeles, CA 90013 <b>Lead Agency</b> Community Development Department City of Long Beach 411 West Ocean Boulevard Long Beach, CA 90802
<input checked="" type="checkbox"/> County Clerk, County of Los Angeles 12400 E. Imperial Highway, Rm 2001 Los Angeles, CA 90605	CDFW Filing Fee not required since it was previously paid for two referenced EIRs. No additional fee needed.

**Subject: Filing of Notice of Determination in compliance with 21152 of the Public Resources Code.**

<b>Project Name:</b>	1101 to 1157 Long Beach Boulevard, Land Acquisition, Permanent Affordable Housing; Land Bank Pilot Program Site #1; within the Long Beach Downtown Plan planning area within the City of Long Beach	<b>Applicant:</b> County of Los Angeles
<b>State Clearinghouse Nos.:</b> Long Beach Downtown Plan EIR 2009071006 Land Use and Urban Design Elements EIR, 2015051054	<b>Lead Agency Contact Person and Telephone No.:</b> Christopher Koontz, Planning Director 562-570-5223	<b>Public Agency Contact Person and Telephone No</b> Helena Dedic, Manager, CEO-RED 213-974-4300

**Project Location:** 1101 to 1157 Long Beach Boulevard, Long Beach CA 90813; Los Angeles County

**Project Description:** On November 18, 2025 and December 16, 2025, the Los Angeles County Board of Supervisors (Board), approved and authorized the Chief Executive Officer (CEO), or her designee, to execute a Purchase Sale Agreement (PSA) for the 28,568-square-foot (0.65-acre) property located at 1101 to 1157 Long Beach Boulevard in the Downtown area of the City of Long Beach and to establish and approve an affordable housing project as discussed below (this is the current project). The Metro A-Line (formerly Blue line) light rail runs along Long Beach Boulevard adjacent to the site with a stop 150 feet to the north). The purchase is part of the CEO-HI (CEO-Homeless Initiative) Land Bank Pilot Program. The Board established the Pilot Program on June 14, 2022, to create new opportunities for affordable housing in areas experiencing and set to experience rapid gentrification and displacement. The project would include an approximately 90-foot-tall affordable housing development with up to 160 units, up to 5:1 FAR and parking in accordance with code; the project could also include 2,800 square feet of community-serving commercial space and an approximately 3,000-square-foot community room and/or amenity space primarily to serve project residents. The property would include minor landscaping and low-level security lighting. The site is currently an unpaved graded vacant lot. (The site was previously occupied by a variety of residential and commercial uses through about 2020.) Subsurface parking is not anticipated. The proposed building foundation design and construction method have not been identified but could include localized foundation piles extending to some depth. However, the quantity of earth that would be disturbed is anticipated to be relatively minor. Construction is anticipated to take about 24 months. The project would be consistent with the Housing Element, the Land Use Element and the Downtown Plan. The current project would not increase impacts as compared to those evaluated in the Downtown Plan EIR and the Land Use and Urban Design Element EIR.

This is to advise that Los Angeles County, has approved the above-described project on **November 18, and December 16, 2025** and has made the following determinations regarding the above-described project:

1. The current project will not have a significant effect on the environment and will not increase impacts as compared to those evaluated in the Downtown Plan EIR and Land Use and Urban Design Element EIR.
2. Environmental Impact Reports were prepared for the Downtown Plan and Land Use and Urban Design Elements pursuant to the provisions of CEQA (Downtown Plan approved November 2011; NOD filed for Land Use and Urban Design Elements, December 4, 2019).
3. Mitigation measures were made conditions of the approval of both the Downtown Plan and Land Use and Urban Design Elements but none apply to the current project (1101 to 1157 Long Beach Boulevard) because no significant impacts were identified.
4. Mitigation Monitoring and Reporting Plans were adopted for the Downtown Plan and Land Use and Urban Design Elements but as noted in 3 neither apply to the current project as no significant impacts were identified for the current project.
5. Statement of Overriding Considerations were adopted for both the Downtown Plan and Land Use and Urban Design Elements.
6. Findings regarding the Downtown Plan and Land Use and Urban Design Elements were made pursuant to the provisions of CEQA.

This is to certify that the Long Beach Downtown Plan and Land Use and Urban Design Elements **Environmental Impact Reports** and record of project approval may be examined upon request at the Los Angeles County, Chief Executive Office (CEO) Real Estate Division (RED) by calling 213-974-4300.

*Helena Dedic*

Name/Title: Helena Dedic, Manager, CEO-RED

Date 01/29/2026

