

ORIGINAL FILED

NOV 30 2023

LOS ANGELES COUNTY CLERK

NOTICE OF DETERMINATION


TO:	<input checked="" type="checkbox"/> Los Angeles County Clerk 12400 E. Imperial Highway Norwalk, CA 90650	FROM:	Housing Authority of the City of Los Angeles 2600 Wilshire Blvd. Los Angeles, CA 90057 Telephone: (213) 252-3170 (Lead Agency)
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TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2021010117		
Project Title: One San Pedro Specific Plan		
Project Applicant: Housing Authority of the City of Los Angeles (HACLA)		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name): 275 West 1 st Street in San Pedro, in the southwestern-most portion of the City of Los Angeles, and 319-327 North Harbor Boulevard in San Pedro		
General Project Location (City and/or County): San Pedro, Los Angeles County, CA 90731		
<p>Project Description: On November 30, 2023, HACLA’s Board of Commissioners certified an Environmental Impact Report for the One San Pedro (“OSP”) Specific Plan Project (“Project”), adopted Environmental Findings of Fact under the California Environmental Quality Act, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program; and approved the Project. The Board of Commissioners also authorized the President and CEO, or designee, to accept \$3,579,250 in funding from the City of Los Angeles for use in the acquisition of the 327 N. Harbor Blvd. site and enter into Amendment No. 3 to the First Amended and Restated Exclusive Negotiating Rights Agreement between HACLA and the Richman Group of Companies, Century Housing Corporation, and National Community Renaissance of California (collectively, the “Developer”), authorizing HACLA to enter into an Option Agreement to purchase a site located at 327 North Harbor Boulevard for an amount not to exceed \$3,579,250 as well as to lend \$3,579,250 to the Developer for the initial purchase of 327 North Harbor.</p> <p>The project involves the development and occupation of 47 residential units at 327 N. Harbor Blvd., the adoption of the OSP Specific Plan to guide redevelopment of the Rancho San Pedro property, the phased demolition of existing Rancho San Pedro structures, and the construction of up to 1,553 residential units, 85,000 sf of Neighborhood Serving Uses and 45,000 sf of commercial retail uses on the Rancho San Pedro property.</p> <p>Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.</p> <p>Richman Group of Companies, Century Housing Corporation, National Community Renaissance of California</p>		

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on November 30, 2023 and has made the following determinations regarding the above described project:

1. <input checked="" type="checkbox"/>	The project will have a significant effect on the environment.	
<input type="checkbox"/>	The project will NOT have a significant effect on the environment	
2. <input checked="" type="checkbox"/>	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. <input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the project.	
<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.	
4. <input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this project.	
<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.	
5. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.	
<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project	
6. <input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.	
<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.	
This is to certify that the Final EIR with comments and responses and record of project approval is available to General Public at: 2600 Wilshire Boulevard, Los Angeles, California 90057.		
Custodian: Chief Strategic Development Officer, Housing Authority of the City of Los Angeles		Location: 2600 Wilshire Blvd. Los Angeles, CA 90057
Date: <u>11/30/2023</u>	 Signature _____ Name: <u>DOUGLAS GUTHRIE</u> Title: <u>PRESIDENT & CEO</u>	
Date Received for Filing: _____		

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.