

TO: Gardena Valley News
FROM: City of Gardena

DATE: August 29, 2019

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CITY OF GARDENA
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, September 17, 2019 at 7:00 P.M., the Planning and Environmental Quality Commission of the City of Gardena will conduct a public hearing on the following:

1. General Plan Amendment #2-18, Zone Change #3-18, Tentative Tract Map #6-18, Site Plan Review #11-18, and Environmental Assessment #20-18

A request to develop a 114-townhome project on a 5.6 gross acre property. In order to develop the residential project, the following entitlements are required: General Plan Amendment changing the land use designation of the property from Industrial with a Mixed Use Overlay to High Density Residential; Zone Change changing the zoning of the property from General Industrial (M-2) with a Mixed Use Overlay (MUO) to High Density Multiple-Family Residential (R-4); Tentative Tract Map dividing the property for 114 condominium units and a Site Plan Review for the proposed project. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) have been prepared to address the environmental impacts and will have to be approved and adopted prior to the project approvals. The Commission will consider the MND and MMP at the same time and approves those documents for the Tentative Tract Map and Site Plan Review and recommend the City Council adopt the same for the General Plan Amendment and Zone Change. The Planning Commission will be making a recommendation to the City Council on the General Plan Amendment and Zone Change and approving the Tract Map, and Site Plan Review, subject to Council approval of the other items

2. Site Plan Review #5-18

The applicant requests a Site Plan Review for construction of a new 22,143 square foot, 12-unit mixed-use housing development in the Commercial-Residential (C-R) zone per Gardena Municipal Code Section 18.20.025 and direction to staff to file a Notice of Exemption as an In-fill project.

Project Location: 1112 West Gardena Boulevard (APN: 6111-0004-032)

Applicant: Zhen Xiang Zhou

The **Planning & Environmental Quality Commission public hearing** will be held in the Council Chambers of City Hall, 1700 W. 162nd Street, Gardena, CA. The related materials are on file and open for public inspection in the Community Development Department, 1700 W. 162nd Street, Room 101, in City Hall. All interested persons may appear at said public hearing and present any testimony or evidence which they may care to offer. If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Community Development Department, Planning Division, at (310) 217-9524. You may also e-mail your comments to the Planning Commission at: CDDPlanningandZoning@cityofgardena.org.

This notice is dated this 5th day of September, 2019.

Amanda Acuna
Planning Assistant