

TO: Gardena Valley News
FROM: City of Gardena

DATE: February 4, 2019

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NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on **Tuesday, February 19, 2019, at 7:00 P.M.** the **Gardena Planning and Environmental Quality Commission** will hold a public hearing on the following:

1. General Plan Amendment #1-18; Zone Change #2-18; Tentative Tract Map #4-18; Site Plan Review #8-18; Variance #1-18

A request to develop a 63-townhome project on a 3.9 gross acre parcel. In order to develop the residential project, the following entitlements are required: General Plan Amendment changing the land use designation from General Commercial to High Density Residential; Zone Change to change the zoning from General Commercial (C-3) to High-Density Residential (R-4); Vesting Tract Map to create 63 townhome lots (VTTM 82263); Site Plan Review for the proposed project; and a Variance to approve the proposed wall for perimeter fencing along South Vermont Avenue which is eight feet on the South Vermont side and six feet on the Project side along South Vermont Avenue. 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 MND and MMP at the same time and approves those documents for the Tract, Map, Site Plan Review and Variance 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, Site Plan Review and Variance, subject to Council approval of the other items.

Project Location: 14031 South Vermont Avenue and 1017 West 141st Street

Applicant: KB Home Coastal, Inc.

The **Planning & Environmental Quality Commission public hearing** will be held in the Council Chambers of City Hall, 1700 W. 162nd Street, Gardena. 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: PlanningCommission@cityofgardena.org. This notice is dated this 7th day of February, 2019.

Raymond Barragan
Community Development Manager