



DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

**NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
MELIA 178TH STREET TOWNHOMES PROJECT**

TO: Responsible and Interested Parties –
Distribution List

FROM: City of Gardena
Community Development Department
1700 West 162nd Street
Gardena, CA 90247

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Gardena (City) (as Lead Agency) has prepared a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to evaluate the environmental effects associated with the proposed Melia 178th Street Townhomes Project (Environmental Assessment #20-18), which consists of: General Plan Amendment #2-18 to change the land use designation from Industrial with a Mixed-Use Overlay to High Density Residential; Zone Change #3-18 to change the zoning from General Industrial with a Mixed Use Overlay to High Density Residential (R-4), Tentative Tract Map #82390 to divide the 5.63 acre property into 114 airspace condominium lots, and Site Plan Review #11-18 to develop the 114 dwelling unit Project described below (the “Project Approvals”).

In accordance with State CEQA Guidelines § 15072, Government Code §§ 65090 and 65091, and applicable Gardena Municipal Code provisions, the City has prepared this Notice of a Public Hearing Commission and Notice of Intent to Adopt a Mitigated Negative Declaration to provide responsible and interested parties with information concerning the Project, public review period, public meeting, and document availability.

PROJECT TITLE: Melia 178th Street Townhomes Project

PROJECT APPLICANT: Melia Homes

PROJECT LOCATION: 1515 West 178th Street, City of Gardena, County of Los Angeles

PROJECT DESCRIPTION:

The Melia 178th Street Townhomes Project proposes to remove all existing onsite improvements, including the warehouse, associated surface parking lot, and storage (approximately 105,036 square feet (SF)) and construct 114 attached townhomes in 22 buildings (approximately 191,348 SF), with between four and six dwelling units per building. The Project proposes a total of approximately 48,727 SF of common open space including a central recreational area with a swimming pool, paseos, a pocket park, and trail. Approximately 21,279 SF of private open space is proposed, including approximately 14,059 SF within private patios and approximately 7,220 SF within private balconies. Approximately 22,500 SF of landscaping is proposed throughout. A total of 287 parking spaces are proposed. Vehicular access to the Project is proposed via a two-way driveway at the southern boundary at West 178th Street.

GOVERNMENT

CODE § 65962.5: The Project site is not included on a list of hazardous materials sites.

DOCUMENT AVAILABILITY:

Copies of the Draft IS/MND are available for public review at the following locations:

- City of Gardena Website: <http://www.cityofgardena.org/>
- Gardena Mayme Dear Library: 1731 West Gardena Boulevard, Gardena, CA 90247
- City of Gardena Community Development Department, 1700 West 162nd Street Gardena, CA 90247

PUBLIC REVIEW OF A DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION:

The 20-day public review period for the Draft IS/MND will occur as follows:

Beginning: August 15, 2019

Ending: September 3, 2019

Written comments on the Draft IS/MND may be submitted no later than 5:00 PM on September 3, 2019 to the addresses indicated below. Responsible agencies should limit their comments to those Project activities that are within your area of expertise or which will be required to be carried out or approved by your agency. Please indicate a contact person for your agency or organization.

Mail – Please indicated “Melia” in Subject:

John Signo
City of Gardena
1700 West 162nd Street
Gardena, CA 90247
Or Email: jsigno@cityofgardena.org

PUBLIC HEARING:

The Gardena Planning Commission will consider the Draft IS/MND and hold a public hearing on the Project Approvals on September 17, 2019 at 7:00 PM at the City of Gardena Council Chambers, 1700 West 162nd Street, Gardena, CA 90247. There will also be a public hearing before the City Council at a later date. The Planning Commission will make a recommendation to the City Council on the General Plan Amendment and Zone Change and decide on the Tract Map and Site Plan Review. Note that any appeal of the decisions reached by the Planning Commission may be limited to the issues raised by evidence submitted before or during the public hearing.

