



DEPARTMENT of COMMUNITY DEVELOPMENT

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

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
ROSECRANS PLACE PROJECT – REVISED SITE PLAN**

TO: Responsible and Interested Parties **FROM:** City of Gardena
Community Development Department

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this notice is to advise you that the City of Gardena intends to adopt a Mitigated Negative Declaration (MND) for the proposed Project described below:

LEAD AGENCY: **City of Gardena**

PROJECT TITLE: **Rosecrans Place Project - Revised Site Plan**

PROJECT APPLICANT: **G3 Urban**

PROJECT LOCATION: **2101 and 2129 Rosecrans Avenue, City of Gardena, County of Los Angeles**

PROJECT DESCRIPTION: The Rosecrans Place Project – Revised Site Plan would redevelop a site that contains approximately 42,400 square feet (SF) of commercial uses including an office building, an ancillary building, and automotive repair service building. The Project proposes a mixed-use (residential and live-work commercial) development with 113 dwelling units (DU) at a density of 20.7 DU/net AC, approximately 3,949 SF of workspace, approximately 68,268 SF of private and public open space, and 295 parking spaces. The proposed housing includes 57 attached townhouse DU with three floorplan options, 41 detached single-family garden court DU with four floorplan options, and 15 attached live-work DU with between 258 SF and 281 SF of workspace. The Project requires approval of a Vesting Tentative Tract Map (TTM #1-19; VTTM #82667) to create one 5.47-acre lot for residential condominium purposes and a Site Plan Review (SPR #1-19) to approve the proposed Site Plan.

ENVIRONMENTAL DETERMINATION: The City has prepared an Initial Study (EA #5-19) and determined that the Project may have a significant effect on the environment, but by implementing the identified mitigation measures, the Project’s impacts would be reduced to less than significant levels. Accordingly, City staff is recommending that the Planning Commission adopt a Mitigated Negative Declaration (MND). The Planning Commission will consider adopting the MND as part of their consideration of the Project at a public hearing, tentatively scheduled for August 4, 2020 at 7:00 PM.

HAZARDOUS WASTE SITE: The Project site is not included on a list enumerated in Government Code Section 65962.5.

DOCUMENT AVAILABILITY: Copies of the Draft IS/MND will be available for public review beginning July 2, 2020 on the City’s website at <https://www.cityofgardena.org/pending->

[projects/](#), and by request at the Community Development Department- please contact John F. Signo, AICP, Senior Planner, at 310.217.9593 or via email at jsigno@cityofgardena.org.

PUBLIC REVIEW: The 20-day public review period begins July 2, 2020 and ends July 21, 2020. Any interested person or agency may comment on this matter by submitting comments (please indicate “Rosecrans Place – Revised Site Plan” in the subject) via:

- Email to jsigno@cityofgardena.org, or
- Postal mail to:
John F. Signo, AICP, Senior Planner
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on July 21, 2020. 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.
