



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE 141<sup>ST</sup> AND NORMANDIE TOWNHOMES PROJECT

TO: Responsible and Interested Parties

FROM: City of Gardena

Community Development Department

In accordance with the CEQA and the 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:** 141<sup>st</sup> and Normandie Townhomes Project

**PROJECT APPLICANT:** The Olson Company

**PROJECT LOCATION:** 1335, 1337, 1341 and 1343 West 141<sup>st</sup> Street

City of Gardena, County of Los Angeles

**PROJECT DESCRIPTION:** The 141<sup>st</sup> and Normandie Townhomes Project would redevelop a 2.02-acre site that currently operates as a landscape nursery (Lloyd's Nursery) and contains two residential structures. The project would develop 50 three-story attached condominium townhomes in six buildings, and includes a centralized communal outdoor space with tables, barbeque counters and a fire-fit. Each building would contain six to 11 dwelling units and have a maximum height of 36 feet seven inches (to roof ridge). The townhomes would consist of a mix of floor plans with two to three-bedroom options, ranging in size from 1,260 to 1,659 square feet. The Project includes a General Plan Amendment (GPA) #1-19, Zone Change (ZC) #1-19, Tentative Tract Map (TTM) #1-19 (TTM No. 82945), a Site Plan Review (SPR) #5-19 to allow development of a residential community, and a Variance (VAR) #2-19 to allow the wall along Normandie Avenue to be constructed on the property line in order to accommodate the needed storm drain facilities and to place a second transformer in that location.

**ENVIRONMENTAL DETERMINATION:** The City has prepared an Initial Study (EA #15-19) 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 the Mitigated Negative Declaration. The Planning Commission shall consider adopting the MND as part of their consideration of the project at a future public hearing, tentatively scheduled for October 20, 2020 at 7:00 p.m.

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem

PAULETTE C. FRANCIS, Councilmember / ART KASKANIAN, Councilmember / RODNEY G. TANAKA, Councilmember

MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

**Hazardous Waste Site:** Government Code Section 65962.5 refers specifically to a list of hazardous waste facilities compiled by the DTSC. The Project site is identified on DTSC's EnviroStor database as a voluntary cleanup site. The Project site has undergone several site investigations and DTSC is currently providing regulatory oversight.

**DOCUMENT AVAILABILITY:** Copies of the Draft IS/MND will be available for public review beginning September 17, 2020:

- City's website: <https://www.cityofgardena.org/community-development/planning-projects/>

**If you are not able to download a copy of the Draft IS/MND, please contact Amanda Acuna at [aacuna@cityofgardena.org](mailto:aacuna@cityofgardena.org).**

**PUBLIC REVIEW:** The 20-day public review period begins on September 17, 2020 ends on October 6, 2020. Any interested person or agency may comment on this matter by submitting comments via email to [aacuna@cityofgardena.org](mailto:aacuna@cityofgardena.org) (please indicate "141<sup>st</sup> and Normandie Townhomes Project") in the subject or via postal mail to: Amanda Acuna, Senior Planner, 1700 West 162<sup>nd</sup> Street, Gardena, CA 90247. **Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on October 6, 2020.** Due to possible mail delays, comments via email are preferred. 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.