



Gardena Transit-Oriented Development Specific Plan EIR Scoping Meeting

Virtual Meeting
September 2, 2020
7:00 PM to 9:00 PM

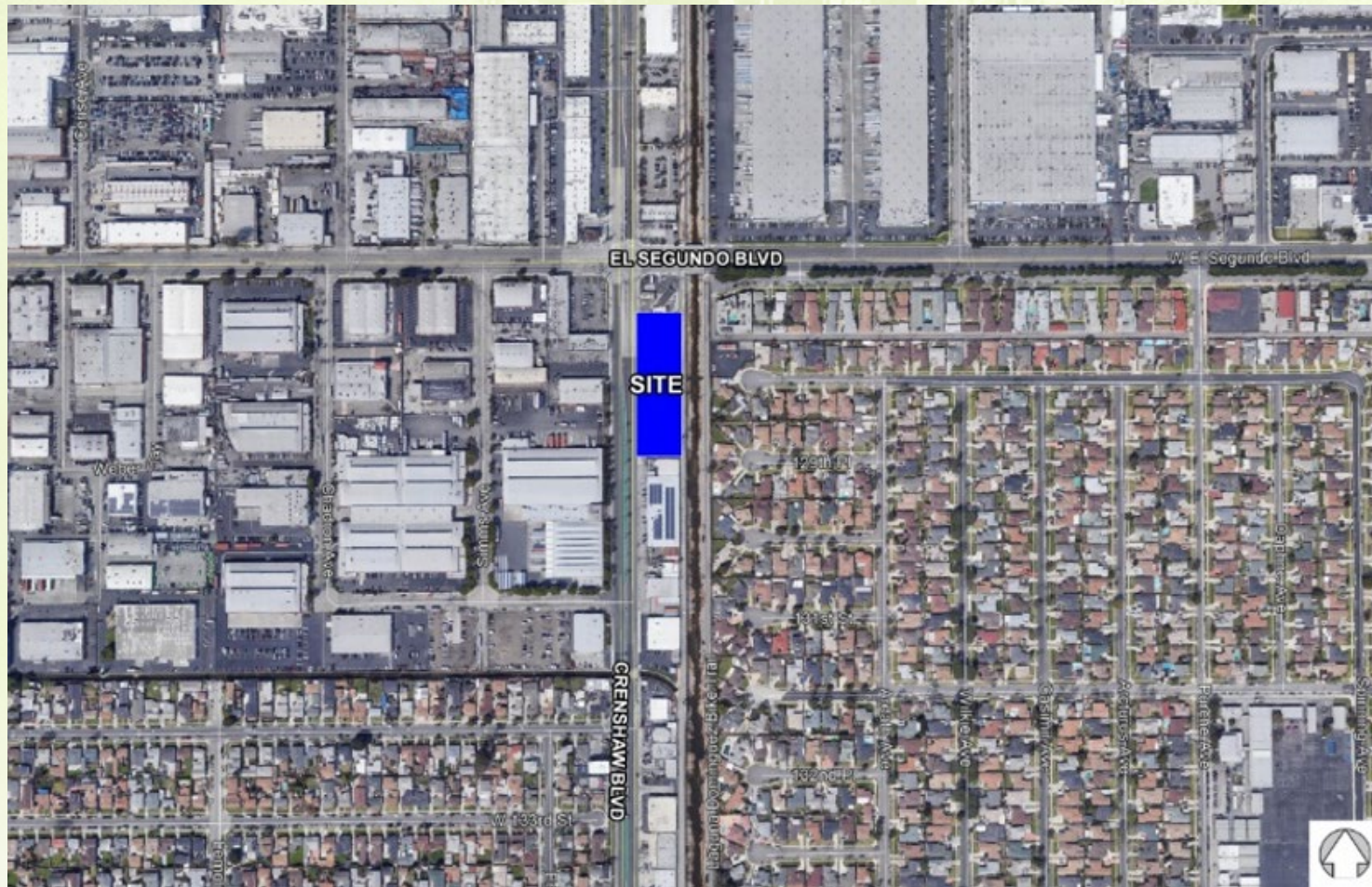
Overview of Presentation

- I. Purpose of CEQA Scoping Meeting
- II. Overview of Project
- III. What is CEQA and What does it Require?
- IV. Notice of Preparation (NOP)
- V. Potential Environmental Impacts
- VI. Contact Information
- VII. Public Comments

Purpose of Scoping Meeting

- Describe the Project
- Receive input from the public and interested agencies on the environmental issues to be addressed in the Environmental Impact Report (EIR)

Project Site



Existing Uses

- Four lots totaling 1.33 acres
- Auto parts warehouse (approximately 24,990 square feet with surface parking)



Proposed Project Summary

- Requested Entitlement
 - General Plan Amendment
 - Zone Change and Zone Text Amendment
 - Specific Plan
 - Site Plan Review
 - Lot Merger
 - Development Agreement

TRANSIT ORIENTED DEVELOPMENT

A NEW GARDENA LANDMARK



The
Dinerstein
Companies



DEVELOPMENT TEAM

DINERSTEIN

In business for 64 years, one of the nations largest multifamily developers

59,000 multifamily units developed nationwide

Over \$2.5 billion in new projects since 2010

28 LEED Certified projects and more in pipeline

Projects in Santa Monica, Houston, Nashville, Denver, and under construction in Hawthorne

BLACKWOOD

Mainly target Transit Oriented Developments

Focused on Los Angeles and Orange County

Based in Newport Beach

Since inception we have developed, purchased, or entitled over 1.4 million sf of residential and commercial property with a completed market value of over three quarters of a billion dollars

CITIES UTILIZING TOD

“By developing more “urban-scale” buildings with reduced parking ratios and ready access to transit, TOD improves air quality and reduces auto traffic congestion. Studies indicate that TOD can reduce traffic congestion and air pollution by up to 25 to 50 percent compared to typical suburban development.” - National League of Cities



CITY OF LA



LA COUNTY



INGLEWOOD



WEST HOLLYWOOD



LONG BEACH



SANTA MONICA



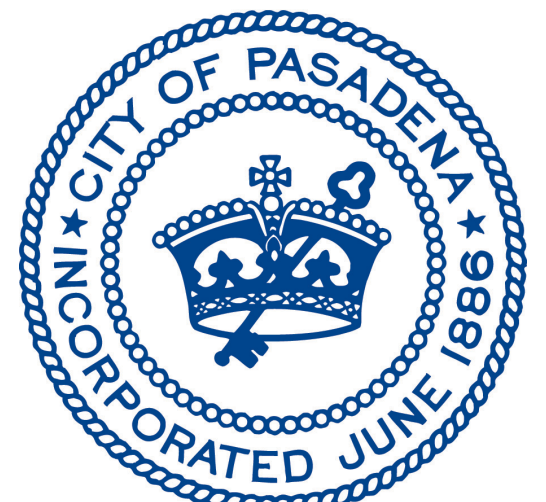
BURBANK



GLENDALE



CULVER CITY



PASADENA

PROJECT OVERVIEW

1.33 acre site

265 units (Studios, 1BD, and 2BD units)

8 levels (5.5 levels of residential, 2.5 levels parking)

267 parking spaces

Multiple courtyards, over 8,500 SF of open space

North facing digital display



SITE PLAN



RESIDENT AMENITY SPACES



- POOL AND SPA COURTYARD
- GRAND LOBBY WITH WIFI & HDTV
- OUTDOOR SEATING AND DINING
- BUSINESS CONFERENCE ROOM

- 24 HOUR FITNESS CENTER
- ELECTRIC CAR CHARGING
- FIRE PITS AND GRILLING AREAS
- BIKE STATION AND STORAGE

RESIDENT LIVING SPACES



- STATE-OF-THE-ART KITCHENS
- MODERN BATHROOMS
- GRANITE / QUARTZ COUNTERTOPS
- STAINLESS STEEL APPLIANCES

- HIGH CEILINGS
- IN UNIT LAUNDRY
- PREMIUM FLOORING
- SECURED PARKING

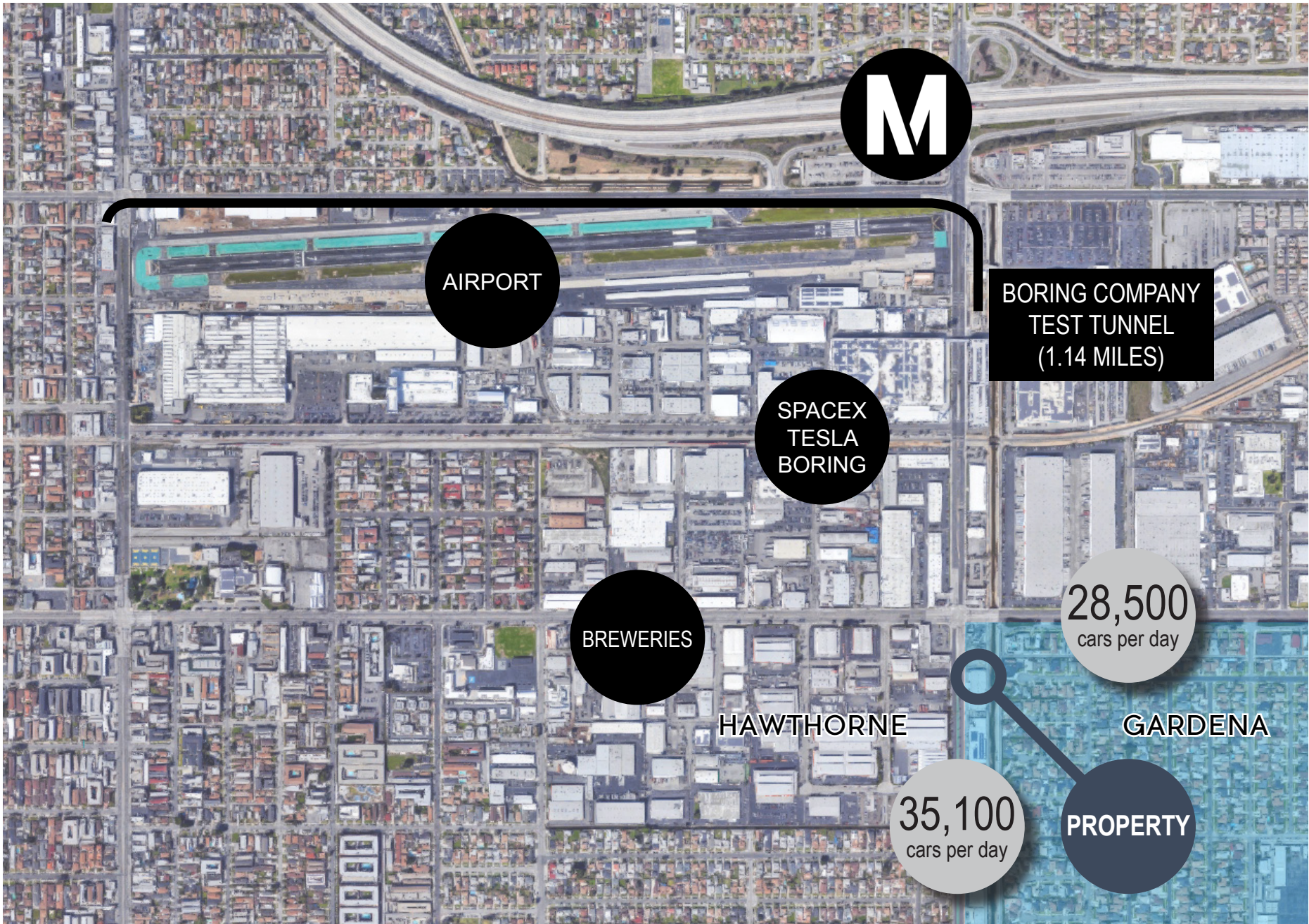
LOCATION HIGHLIGHTS

Gardena's first Transit Oriented Development. Walk to the Green Line, which is being reconfigured to become part of the Crenshaw/LAX line

Adjacent to well-known employers such as SpaceX, Amazon, and Tesla

New Gardena-based startups include 121C and Cover

Near breweries and restaurants



LOCAL EMPLOYERS



TRANSIT RICH ENVIRONMENT



ADJACENT TO METRO RAPID LINE
ADJACENT TO METRO LOCAL LINE
CONNECT TO GTRANS LINE 5
WALK TO METRO GREEN LINE

CRENSHAW

CE438

126

CE438

209

105

GA2

T10

T5

GA5

T2

210

710

211

0

40

PROPERTY

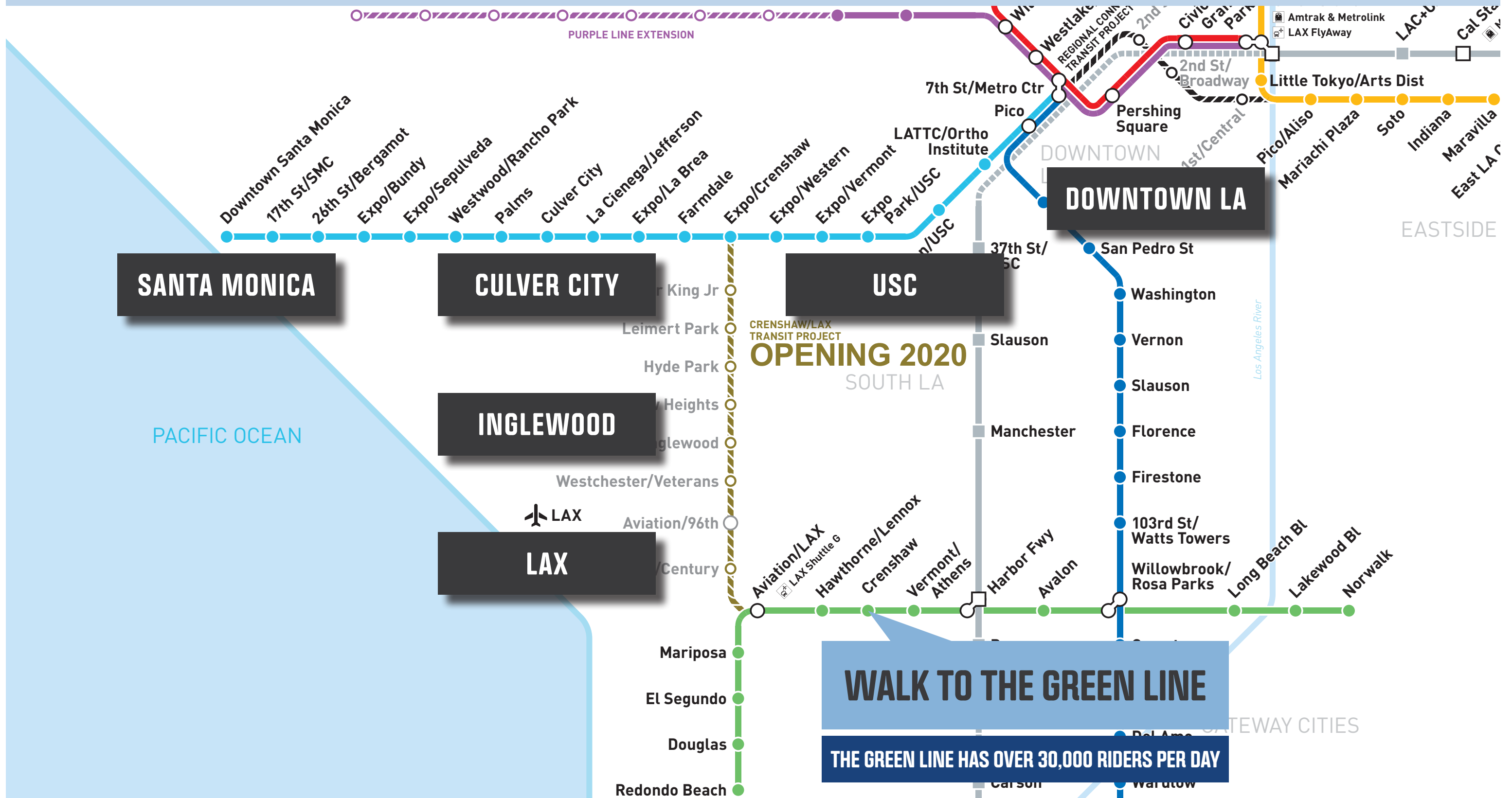
T2

Van Ness

135th

GA2

LIGHT RAIL CONNECTIVITY



CITY AND COMMUNITY BENEFITS

INCREASE ECONOMIC DEVELOPMENT
INCREASE SAFETY / DECREASE BLIGHT
UNDERGROUND POWER LINES
ONGOING REVENUE (DIGITAL DISPLAY)

Hawthorne Project Economic Impact Study - 274 units
(similar but separate project, included for analogy)

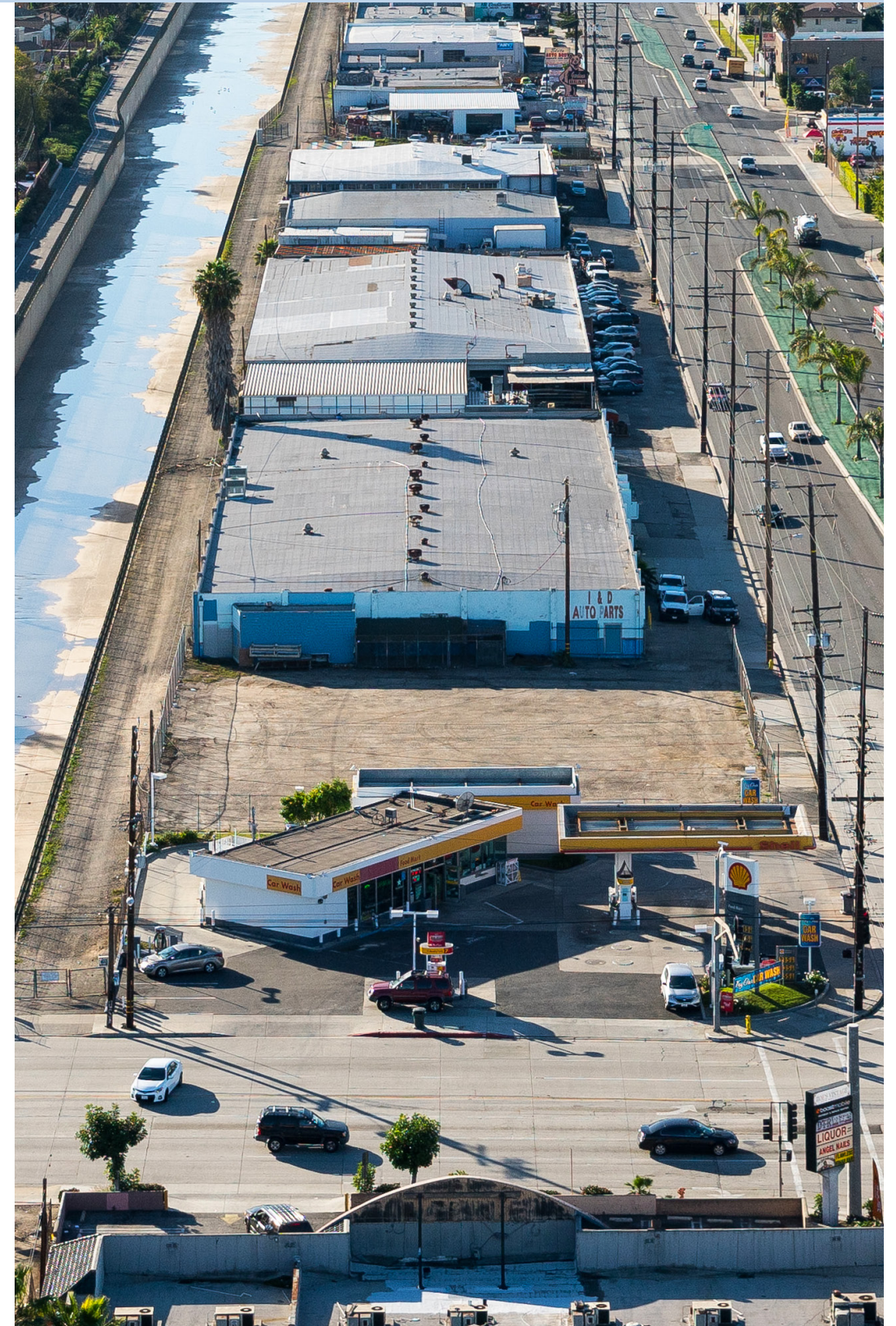
Annual Net Municipal Impact: \$405,000

Annual Economic Impact: \$9,090,972

Job Creation: 608 total new jobs

Source: HR&A Advisors (August 2017)

Display example: <https://player.vimeo.com/video/423213589>





LEASING



 **The Dinerstein Companies**  **BLACKWOOD REAL ESTATE**

What is CEQA?

- **CEQA - California Environmental Quality Act**
- **Purpose of CEQA:**
 - Inform decision-makers and public about potential environmental effects of proposed activities
 - Identify ways to avoid or reduce potential environmental effects
 - Analyze alternatives
 - Disclose to the public the reasons for approval of projects with significant environmental effects

Project Roles and Responsibilities

- City of Gardena
 - “Lead Agency” for Project’s CEQA review
 - Responsible for the adequacy and objectivity of the Project’s CEQA document
- Kimley-Horn and Associates
 - Retained by City to prepare an EIR for the Project

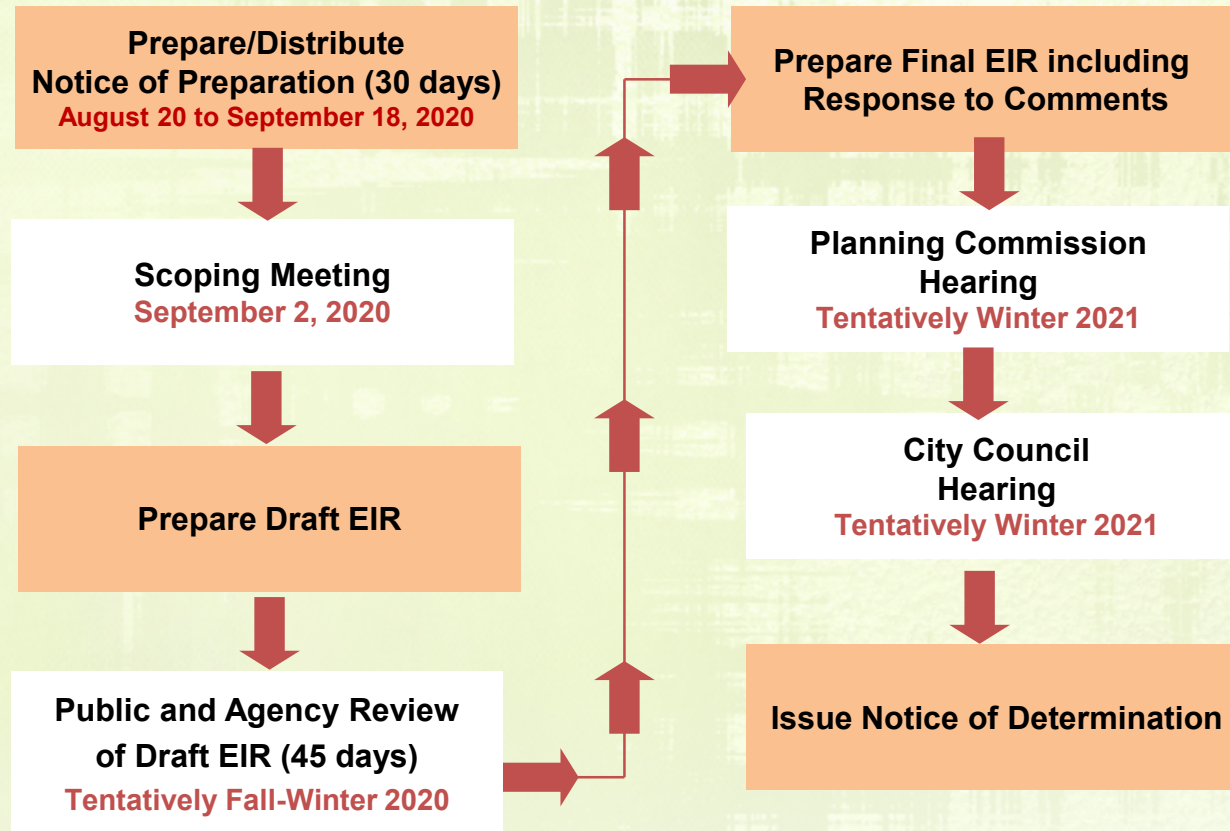
What Does CEQA Require?

- Consideration of a project's components, including construction and operations
- Comparison of existing environmental conditions to future conditions with Project implementation
- Mitigation of significant impacts
- Evaluation of Alternatives to the proposed Project

What Does CEQA Require (cont.)?

- Environmental Impacts:
 - Direct and indirect
 - Short-term (e.g., construction)
 - Long-term (e.g., operations)
 - Cumulative
 - Growth-inducing
 - Unavoidable

EIR Process



Notice of Preparation

- Contains a brief description of the Project, its location, and where documents relating to the Project can be found
- Notifies responsible agencies and other interested parties that an EIR will be prepared
- Solicits input regarding the scope, focus, and content of the upcoming EIR
- Distributed for a 30-day public review period

Environmental Topics to be Analyzed in the EIR

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Public Services

Public Comment Opportunities to Comment

- You are encouraged to comment tonight
- Please limit comments to environmental issues to be analyzed in the EIR
- Notice of Preparation (NOP) Comment Period will end on September 18, 2020 at 5:00 PM

Opportunities for Public Comment

- Notice of Preparation
- Scoping Meeting
- During the 45-day Draft EIR Public Comment Period
- Planning Commission and City Council Public Hearings

Public Comment Contact Information

- **Please submit written comments (or e-mails) to:**

**John F. Signo, AICP, Senior Planner
City of Gardena Community Development
Department**

1700 West 162nd Street

Gardena, California 90247

Jsigno@cityofgardena.org

Comments must include: name, address, e-mail, or contact number.



Public Comments & Questions



Thank you for attending!