

TO: Gardena Valley News
FROM: City of Gardena

DATE: October 5, 2020

Publication Date: October 8, 2020

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on **Tuesday, October 20, 2020, at 7:00 P.M.** the Gardena Planning and Environmental Quality Commission will hold **virtual** public hearings on the following:

1. Environmental Assessment #15-19, Site Plan Review #5-19, Zone Change #1-19, General Plan Amendment #1-19, Tentative Tract Map #3-19, Variance #2-19 (141st and Normandie Townhomes)

The applicant is requesting a Site Plan Review to allow the development of 50 three-story attached condominium townhomes in six buildings; a Zone Change to change the zoning from R-1/R-3 (Single-Family and Medium Multi-Family Residential Zone) to R-4 (High Density Multiple-Family Residential); a General Plan Amendment to change the land use designation from Low/Medium Residential to High Density Residential; a Tentative Tract Map to subdivide 2.02 acres for condominium units (VTTM #82945); and a Variance to construct a front yard fence abutting a public sidewalk. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) have been prepared to address the environmental impacts. The Commission will consider the MND and MMP at the same time as it considers all other requests. The Commission will act on the site plan review, tentative tract map, and variance and make a recommendation on the General Plan Amendment and Zone Change to the City Council.

Project Location: 1335, 1337, 1341 and 1343 West 141st Street (APNs: 6115-013-007, 008, 009, 010, and 011)

Applicant: The Olson Company

2. Environmental Assessment #5-20, Site Plan Review #3-20, Zone Change #2-20, General Plan Amendment #2-20, Tentative Tract Map #2-20 (Evergreen Residential Project)

The applicant is requesting approval of a Site Plan Review to allow the development of 84 three-story attached condominium townhomes in 16 buildings, including two low-income units; a Tentative Tract Map to subdivide 4.23 acres (TTM #83037); a Zone Change to change the zoning from C-3 (General Commercial) to R-4 (High Density Multiple-Family Residential); and a General Plan Amendment to change the land use designation from General Commercial to High Density Residential. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) have been prepared to address the environmental impacts. The Commission will consider the MND and MMP at the same time as it considers all other requests. The Commission will act on the site plan review and tentative tract map and make a recommendation on the General Plan Amendment and Zone Change to the City Council.

Project Location: 13615, 13619, and 13633 Vermont Avenue (APNs: 6115-019-042, 043, 044, and 045)

Applicant: Melia Homes Inc.

The hearings will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://www.cityofgardena.org/agendas-and-minutes/> no later than **October 16, 2020**. The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>. You will have the opportunity to post questions during the hearing. Additionally, you are encouraged to pose any questions or comments ahead of time by emailing CDDPlanningandZoning@cityofgardena.org. 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 Planning Division, at (310) 217-9530.

This notice is dated this 8th day of October, 2020.

Amanda Acuna
Senior Planner

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PUBLIC NOTICE IS HEREBY GIVEN THAT on **Tuesday, October 20, 2020, at 7:00 P.M.** the Gardena Planning and Environmental Quality Commission will hold a **virtual** public hearing on the following:

Ordinance No. 1821

An ordinance adding Chapter 18.57 to the Gardena Municipal Code allowing low barrier navigation centers in the Mixed-Use Overlay and Commercial Residential zones as a permitted use as required by State law. A low barrier navigation center assists homeless individuals by removing barriers to finding temporary housing. The Ordinance is exempt from CEQA.

The Planning Commission will make a recommendation to the City Council after the public hearing and the City Council will hold a separately noticed hearing. The Planning Commission hearing will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://www.cityofgardena.org/agendas-and-minutes/> no later than **October 16, 2020**. The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>. You will have the opportunity to post or ask questions during the hearing. Additionally, you are encouraged to pose any questions or comments ahead of time by emailing CDDPlanningandZoning@cityofgardena.org. 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 during the public hearing process 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 Planning Division, at (310) 217-9530.

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