



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
CHANGE OF LAND USE DESIGNATION AND ZONING FOR THE PROPERTY
LOCATED AT 1108 W. 141ST STREET, GARDENA, CALIFORNIA
(NORTHEAST CORNER OF ROSECRANS AND BUDLONG AVENUES)**

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; Environmental Assessment #7-20) to evaluate the environmental effects associated with the proposed General Plan amendment to change of land use designation (GPA #4-20) from High Density Residential to General Commercial with a Mixed-Use Overlay, and rezone the property (ZC #3-20) from Medium Density Multiple-Family Residential (R-3) and High Density Multiple-Family Residential (R-4) to General Commercial (C-3) with a Mixed-Use Overlay (MUO). The site is 4.59 acres and located at the northeast corner of Rosecrans and Budlong Avenues, adjacent to the Lucky Lady Casino. No development is proposed at this time.

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

PROJECT TITLE: General Plan Amendment/Rezone of 1108 W. 141st Street

PROJECT APPLICANT: Gardena LF, LLC

PROJECT LOCATION: 1108 W. 141st Street, Gardena, California

PROJECT DESCRIPTION:

Gardena LF, LLC, the owner of a 4.59-acre parcel that is immediately adjacent to the Lucky Lady Casino, has applied for a General Plan Amendment to the Land Use Plan and zone change to change the land use designation of the property from high-density residential to commercial with a mixed-use overlay, which would continue to allow high-density residential. Approximately 2 acres can be developed as the remainder is needed for casino parking. For purposes of CEQA, it was anticipated that the 2 acres would be developed with a hotel and a restaurant.

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 on the City's website at:

- City of Gardena Website: <http://www.cityofgardena.org/community-development/planning-projects/>

If you cannot download a copy electronically, contact John F. Signo, AICP, at the email listed below, or by phone at 310/217-9530 to arrange to receive a paper copy.

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: October 12, 2020

Ending: November 2, 2020

Written comments on the Mitigated Negative Declaration may be submitted by mail or e-mail no later than 5 PM on November 2, 2020 to the addresses indicated below. Please note that e-mail is preferred and the subject line should indicate 1108 W. 141st Street. 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:

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

PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

The Gardena Planning Commission will consider the Draft IS/MND and hold a public hearing on the Project Approvals at a hearing which is anticipated to take place on November 17, 2020 at 7:00 PM at the City of Gardena Council Chambers, 1700 West 162nd Street, Gardena, CA 90247. Separate notice will be provided at that time.
