

TO: Gardena Valley News
FROM: City of Gardena

DATE: November 3, 2020

Publication Date: November 5, 2020

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on **Tuesday, November 17, 2020, at 7:00 P.M.** the Gardena Planning and Environmental Quality Commission will hold virtual public hearings on the following:

1. Environmental Assessment #10-20, Site Plan Review #5-20, and Tentative Tract Map #4-20

A request for site plan review and tentative tract map approval for the construction of 52 three-story attached condominium townhomes, including three live-work units, in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zone areas per section 18.19.030.A and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 2500 Rosecrans Avenue (APN: 4064-003-028, 040)

Applicant: G3 Urban

2. Environmental Assessment #7-20, General Plan Amendment, #4-20 Zone Change #3-20

The Planning Commission will consider a proposed General Plan Amendment to change the land use designation (GPA #4-20) from High Density Residential to General Commercial with a Mixed-Use Overlay, and a Zone Change (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. 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. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Reporting Program (MMRP) have been prepared to address the environmental impacts and will have to be approved and adopted prior to the project approvals.

Project Title: General Plan Amendment/Rezone of 1108 W. 141st Street

Project Applicant: Gardena LF, LLC

Project Location: 1108 W. 141st Street, Gardena, California

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 **November 13, 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 5th day of November, 2020.

Amanda Acuna
Senior Planner