



DEPARTMENT of COMMUNITY DEVELOPMENT

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NOTICE OF AVAILABILITY

To: Interested Agencies and Organizations and Members of the Public

Subject: Notice of Availability of a Draft Environmental Impact Report
Gardena Transit-Oriented Development Specific Plan Project (GTODSP)
SCH # 2020080305

Lead Agency:

Name: City of Gardena (City)

Address: 1700 West 162nd Street
Gardena, California 90247

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The City, as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the Gardena Transit-Oriented Development Specific Plan Project (GTODSP Project or Project) identified below. This Notice of Availability has been issued to notify interested parties that the Draft EIR is available for public review and comment. The City is requesting comments on the EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

Project Location:

The Project site is located at 12850-12900 Crenshaw Boulevard at the City's northwest corner, south of El Segundo Boulevard and west of the Dominguez Channel. The City of Hawthorne borders the Project site to the north and west. The Project site is located approximately 0.6 mile from the Green Line station to the north.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5.

Project Description:

The GTODSP Project proposes to create a Specific Plan allowing for the development of up to 265 dwelling units (DU) in a single building on a 1.33-acre site at a density of 200 DU/acre. The proposed building would have a maximum height of 90 feet, including 5.5 levels of residential development over 2.5 levels of parking; ½ level of parking would be below grade. The Project replaces an approximately 24,900-square-foot existing auto parts warehouse and surface parking lot. In addition to allowing multi-family housing, the Specific Plan would also allow short-term

corporate housing within up to 10 percent of the dwellings at any given time, allowing a master lessee to sublease to corporate tenants for less than 30-day periods. The apartments would consist of studios, one-bedroom, and two-bedroom units.

Access to/from the proposed building would be from a right-turn in/right-turn out at Crenshaw Boulevard. There would be 267 parking spaces within the parking garage, which would be leased separately from the residential units to incentivize the use of alternate transportation modes. One bicycle parking space would be provided for every residential unit, as well as additional bicycle parking spaces for guests.

The Project includes on-site active and passive open space uses. A minimum of 8,500 square feet of common open space would be provided. The proposed open space areas are: a dog park; swimming pool and upper-level courtyards; fitness areas; clubhouse; and co-working space. The proposed active and passive open space and amenities would total approximately 15,000 square feet.

An approximately 2,500-square-foot (60 feet high by 42 feet wide) digital display is proposed on the building's north side facing El Segundo Boulevard. The digital display would be dynamic, meaning it would be in constant motion. In addition to advertising, the billboard would be used to advertise community events. The City would receive a portion of the digital display's revenue under a Development Agreement.

Required Entitlements:

Entitlements and approvals required for the Project include:

- EIR Certification (EA #1-20)
- General Plan Amendment (GPA #1-20)
- Gardena Transit Oriented Development Specific Plan (SP #1-20)
- Zone Change (ZC #1-20)
- Zone Code Amendment (ZCA #3-20)
- Development Agreement (DA #1-20)
- Lot Merger (LLA #1-20)
- Site Plan Review ((SPR #1-20)

Environmental Impact Report:

The GTODSP EIR evaluated the Project's potential environmental impacts and focused on the following environmental issues:

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

The only impact which could not be mitigated to below a level of significance, despite mitigation, was construction noise. Impacts concerning the following issue areas were determined to be less than significant with mitigation incorporated: Cultural Resources; Hazards and Hazardous Materials; Transportation; and Tribal Cultural Resources.

Public Review Period:

The Draft EIR is available for a public review period commencing on **January 15, 2021 and ending on March 1, 2021**. In accordance with the State CEQA Guidelines, should you have any comments on the Draft EIR, please provide such comments during this time. It is preferable that comments be e-mailed to John F. Signo at the e-mail address provided above with the subject line: GTODSP DEIR COMMENT. Comments may also be mailed to Mr. Signo at the address listed above.

Locations Where Draft EIR is Available for Public Review

Pursuant to the California Governor's Executive Orders), electronic copies of the Draft EIR and all documents referenced therein are available for download on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. Also, all materials will be submitted electronically to the State Clearinghouse via the CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>). Should you have trouble accessing these documents, please contact Senior Planner, John F. Signo, AICP.