



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 HOTEL DEVELOPMENT STANDARDS GENERAL PLAN &
ZONING CODE AMENDMENT PROJECT**

TO: Responsible and Interested Parties

FROM: City of Gardena

Community Development Department

In accordance with the CEQA and the CEQA Guidelines, this notice is to advise you that the City of Gardena intends to adopt a Mitigated Negative Declaration (MND) for the proposed project described below:

LEAD AGENCY: City of Gardena

PROJECT TITLE: Hotel Development Standards General Plan & Zoning Code Amendment Project

PROJECT APPLICANT: City of Gardena

PROJECT LOCATION: City of Gardena (Citywide)

PROJECT DESCRIPTION: The City of Gardena is proposing to amend the General Plan Land Use Plan and Zoning Code (GPA #1-21, ZCA #1-21) to provide for new and revised development standards specific to amenity hotels, and to provide other minor clean-up language to the Zoning Code.

The current hotel development standards, which include, but are not limited to height requirements, setbacks, floor area ratios, and parking requirements were adopted in 1990 based on concerns due to the increase in the number of hotels/motels being developed on small narrow lots within the City's commercial zones which lacked amenities such as open space, adequate parking, landscaping, and recreational facilities. Since adoption of the new regulations, only one new hotel has been built within the City, which was approved in 2013. Hotels are currently required to obtain a conditional use permit. New hotel development operators could capitalize on opportunities from recent mixed-use development and other attractions in nearby cities, providing the City with a source of revenue. However, the standards would have to allow a denser development.

The Project proposes to add a definition of "amenity hotel" and to allow these types of hotels by right instead of by conditional use permit. The Project proposes a General Plan Amendment to amend the Land Use Plan for the General Commercial and Industrial designations to allow for an

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem

PAULETTE C. FRANCIS, Councilmember / ART KASKANIAN, Councilmember / RODNEY G. TANAKA, Councilmember

MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

increased FAR for specific uses or zones along arterials and major collector streets up to 2.75 FAR in the General Commercial land use area for specific uses or zones (self-storage facilities are already authorized to have a FAR of 2.75) and up to a 2.0 FAR in the Industrial area for specific uses or zones. The proposed zoning amendment would limit amenity hotels to a maximum FAR of 2.0 and only when located on an arterial or major collector street.

The Project also proposes additional amendments to the Zoning Code, which include minor clean-up language, including to uses permitted within the C-3 zone in order to more accurately reflect uses that occur and are permitted within the City. No other new permitted uses are proposed in addition to amenity hotels. The Project includes an amendment to increase the height limit for the C-3 zone to 65 feet which was inadvertently omitted during earlier code changes that increased the height limit for the C-2 and C-4 zones to that same height. The Project will also reduce parking standards for amenity hotels.

ENVIRONMENTAL DETERMINATION: The City has prepared an Initial Study (EA #1-21) and determined that the Project may have a significant effect on the environment, but by implementing the identified mitigation measures, the Project's impacts would be reduced to less than significant levels.

The Planning Commission shall consider the Ordinance and the MND and Mitigation Monitoring and Reporting Program as part of their consideration of the project at a future public hearing, tentatively scheduled for February 16, 2021 at 7:00 p.m.

Hazardous Waste Site: The Project does not include development of specific sites within the City.

DOCUMENT AVAILABILITY: Copies of the Draft IS/MND will be available for public review beginning January 14, 2021:

- City's website: <https://www.cityofgardena.org/community-development/planning-projects/>

If you are not able to download a copy of the Draft IS/MND, please contact John F. Signo, AICP at jsigno@cityofgardena.org or by phone at 310/217-9530.

PUBLIC REVIEW: The public review period begins on January 14, 2021 ends on February 3, 2021. Any interested person or agency may comment on this matter by submitting comments via email to jsigno@cityofgardena.org (please indicate "Hotel Development Project") in the subject or via postal mail to: John F. Signo, AICP, Senior Planner, 1700 West 162nd Street, Gardena, CA 90247. **Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on February 3, 2021.** Due to possible mail delays, comments via email are preferred. 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.