



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
U-HAUL REDEVELOPMENT 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: U-Haul Redevelopment Project

PROJECT APPLICANT: U-Haul of Los Angeles South

PROJECT LOCATION: 14206 S. Van Ness Avenue, City of Gardena, County of Los Angeles

PROJECT DESCRIPTION: The U-Haul Redevelopment Project would remove existing on-site structures, consisting of an existing U-Haul self-storage facility and an unoccupied former restaurant building, and develop a new, modern U-Haul Moving and Storage facility. In addition to providing U-Haul truck and trailer sharing and retail sales, the location would house regional U-Haul marketing operations. An approximately 177,573 gross square foot, five-story storage facility would be located within the northern portion of the site and a separate 8,000-square foot single-story building for retail sales and office use would be located within the southern portion of the site, adjacent to Rosecrans Avenue. The proposed storage facility would provide a total of 1,620 storage units ranging in size from 5 feet by 5 feet to 10 feet by 20 feet distributed throughout the five levels and a covered truck shunting area on the ground floor. All storage units would have interior access. U-Haul storage customers would utilize a card-swipe style identification card to gain access to their storage facility. Additional security features would include day and night security cameras with 24-hour digital video surveillance with remote and web base viewing. The existing propane tank and guardrail and two "U-Haul" marquee signs would remain in their current locations.

The Project includes a Zone Change (ZC) #1-21, Conditional Use Permit (CUP) #1-21, Site Plan Review (SPR) #3-21 and a Zone Text Amendment (ZTA) #2-21.

ENVIRONMENTAL DETERMINATION: The City has prepared an Initial Study (EA #5-21) and determined that the Project may have a significant effect on the environment, but by

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

implementing the identified mitigation measures, the Project's impacts would be reduced to less than significant levels. Accordingly, City staff is recommending that the Planning Commission adopt the Mitigated Negative Declaration. The Planning Commission shall consider adopting the MND as part of their consideration of the Project at a future public hearing, tentatively scheduled for June 21, 2022 at 7:00 p.m.

Hazardous Waste Site: The Project site is not included on a list enumerated in Government Code Section 65962.5.

DOCUMENT AVAILABILITY: Copies of the Draft IS/MND will be available for public review beginning May 5, 2022 at the following locations:

- City of Gardena Website:
<https://www.cityofgardena.org/community-development/planning-projects/>
- City of Gardena City Hall, Receptionist – 1700 West 162nd Street, Gardena
- Gardena Mayme Dear Library – 1731 West Gardena Boulevard, Gardena

If you are not able to download a copy of the Draft IS/MND, please contact Amanda Acuna, Senior Planner at aacuna@cityofgardena.org.

PUBLIC REVIEW: The 20-day public review period begins on May 5, 2022 and ends on May 24, 2022. Any interested person or agency may comment on this matter by submitting comments via email to aacuna@cityofgardena.org (please indicate "U-Haul Redevelopment Project") in the subject or via postal mail to: Amanda Acuna, 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 May 24, 2022.** 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.

