



## Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

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**Project Name:** Normandie Crossing Specific Plan Project (“Project”)  
**Project Applicant:** Saiko Investment Corporation  
**Project Address:** 16829, 16835, and 16907 South Normandie Avenue, City of Gardena  
**Public Comment Period:** May 10, 2023 to June 9, 2023

Pursuant to California Public Resources Code §21165 and State California Environmental Quality Act (CEQA) Guidelines §15050: Lead Agency Concept, the City of Gardena (City) is the Lead Agency for preparation of an Environmental Impact Report (“EIR”) for the proposed Normandie Crossing Specific Plan Project (“Project”). In accordance with State CEQA Guidelines §15082: Notice of Preparation and Determination of Scope of EIR, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, the Office of Planning and Research, and the County Clerk with sufficient information describing the Project and its potential environmental effects to enable the responsible agencies to make a meaningful response to this NOP.

An Initial Study (see attached) was conducted to determine if the proposed Project would have a significant effect on the environment. On the basis of this initial evaluation, the City has found that the proposed Project may have a significant effect on the environment and an EIR will be required. The City is requesting your agency’s specific and detailed input regarding the scope and content of the environmental information related to your agency’s statutory responsibility to be included in the Draft EIR. Pursuant to State CEQA Guidelines §15083: Early Public Consultation, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the Project’s environmental effects. Additionally, this NOP serves as a notice for the Public Scoping Meeting, which is held to expedite and facilitate the consultation process.

**Project Location** - The Project site is located in the southeast portion of the City of Gardena, in the County of Los Angeles. The 5.3-acre Project site is comprised of four parcels (APN # 6106-030-011, 6106-030-015, 6106-030-016, and 6106-030-017) at 16829, 16835, and 16907 South Normandie Avenue, bound by West 169<sup>th</sup> and West 170<sup>th</sup> Streets on the north and south, respectively, and South Normandie Avenue and Brighton Way on the east and west, respectively.



**Project Summary** - The Applicant seeks approval of the Normandie Crossing Specific Plan (“NCSP”) (SP #1-21) Project. The Project proposes to establish a maximum allowable development within the 5.3-acre NCSP area of up to 403 dwelling units (DU). The NCSP includes the statutorily required elements, including a land use plan, a circulation plan, a description of existing and proposed utilities and

infrastructure, development standards, and administrative provisions. In addition to the Specific Plan, the requested entitlements are the following: General Plan/General Plan Map Amendment (GPA #3-21); Zone Change and Zone Map Amendment (ZC #4-21); Zoning Code Text Amendment (ZTA #6-21); Site Plan Review (SPR #11-21); Vesting Tentative Tract Map (TTM #4-21); and Development Agreement (DA #2-21). The approvals are collectively referred to as the “Project.”

The Project proposes to remove all existing onsite structures (approximately 115,424 square feet (SF) of industrial uses) and, in their place, construct up to 403 multi-family DU, including 328 apartment units in one building and 75 townhome style units in nine buildings. The seven-story apartment building would be developed on an approximately 2.1-acre portion of the Project site at a density of approximately 155 dwelling units per net acre (DU/net AC). The apartment building would provide approximately 31,127 SF of private/public open spaces, 399 vehicle parking spaces, and 173 bicycle parking spaces. The three-story townhomes would be developed on an approximately 3.1-acre portion of the Project site in nine buildings at a density of approximately 24 DU/net AC. The townhomes would provide approximately 22,645 SF of open space, 160 vehicle parking spaces (150 resident spaces in two-car garages and 10 guest spaces). The combined density of the two Project areas is 77 DU/net AC. Additionally, the Project proposes two offsite improvements: approximately 266 linear feet of offsite sidewalk improvements along the south side of 169<sup>th</sup> Street, just west of the Project site, between Brighton Way and Brighton Avenue; and railroad improvements on South Normandie Avenue, including approximately 830 linear feet of track improvements and various crossing improvements.

**Environmental Issues to be Evaluated in the Environmental Impact Report** - Based on the Initial Study, the Project would result in potentially significant environmental impacts concerning the environmental issue areas listed below, which will be further evaluated in the EIR:

- Air Quality
- Cultural Resources
- Energy
- Geology and Soils (Paleontological Resources only)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

**Cortese List Notice:** Pursuant to Public Resources Code 21092.6(a), the Project site is listed on several environmental databases, as determined by the regulatory agency database search compiled pursuant to Government Code §65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

**Environmental Review** - A copy of this NOP and the Initial Study are available for review on the City of Gardena’s Website beginning on Wednesday, May 10, 2023 at: <https://www.cityofgardena.org/community-development/planning-projects/> .

If you cannot access the documents from the website, please contact Amanda Acuna, Senior Planner, at 310.217.6110 or via email at [aacuna@cityofgardena.org](mailto:aacuna@cityofgardena.org).

**Comment Period** - The NOP’s public review comment period is from May 10 – June 9, 2023. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project, which the City should

address further in the EIR. Comments on the NOP can be submitted to Amanda Acuna, Senior Planner, at the City of Gardena by mail at City of Gardena Community Development Department, 1700 West 162<sup>nd</sup> Street, Gardena, California 90247, or by email at [aacuna@cityofgardena.org](mailto:aacuna@cityofgardena.org), no later than 5:00 PM on June 9, 2023. However, e-mail is the preferred method of communication. Please label the subject line "Normandie Crossing Specific Plan Project/NOP Comment."

**Public Scoping Meeting** - Pursuant to CEQA Statue §21083.9(a)(2) and State CEQA Guidelines §15082(c), the City of Gardena will hold a public scoping meeting as follows:

*When:* Thursday, May 18, 2023 from 7:00 PM to 9:00 PM

*Where:* City of Gardena City Council Chambers, 1700 West 162nd Street, Gardena, CA 90247

At this meeting, agencies, organizations, and members of the public will receive a brief presentation on the Project and will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR.