



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

Normandie Crossing Specific Plan Project

SCH # 2023050241

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 Normandie Crossing Specific Plan Project (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 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 169th and West 170th Streets on the north and south, respectively, and South Normandie Avenue and Brighton Way on the east and west, respectively.

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

Project Description:

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 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 units in nine buildings. Overall, the Project proposes approximately 50,493 SF of open spaces, including approximately 20,150 SF of private open space and approximately 30,343 SF of common open space. Vehicular access to the NCSP would be provided by the following four driveways: Driveway 1 from 169th Street west of South Normandie Avenue; Driveway 2 from southbound South Normandie Avenue; Driveway 3 from 170th Street; and Driveway 4 from 169th Street.

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 a fitness room, approximately 16,400 (50 SF/DU) of private open space, and approximately 22,698 SF of common open space including a dog run, courtyards, outdoor pool, and an open deck. Approximately 399 vehicle parking spaces and 173 bicycle parking spaces are proposed at the apartment building.

The three-story townhomes would be developed on an approximately 3.1-acre portion of the Project site at a density of approximately 24 DU/net AC. The townhomes would provide 3,750 SF (50 SF/DU) of private open space and 7,645 SF of common open space including a swimming pool with BBQ and seating areas, a dog park, club house, and paseos with seating areas. The townhomes would provide 160 vehicle parking spaces (150 resident spaces in two-car garages and 10 guest spaces).

Additionally, the Project proposes two offsite improvements: approximately 266 linear feet of offsite sidewalk improvements along the south side of 169th Street, just west of the Project site, between Brighton Way and Brighton Avenue; and approximately 830 linear feet of railroad track improvements and various crossing improvements on South Normandie Avenue, pursuant to current CPUC standards and UPRR guidelines.

Required Entitlements:

Entitlements and approvals required for the Project include:

- General Plan/General Plan Map Amendment (GPA #3-21)
- Zone Change and Zone Map Amendment (ZC #4-21)
- Zoning Text Amendment (ZTA #6-21)
- Normandie Crossing Specific Plan (NCSP)(SP #1-21)
- Site Plan Review (SPR #11-21)
- Vesting Tentative Tract Map (TTM #4-21)
- Development Agreement (DA #2-21)
- Affordable Housing Agreement
- Environmental Assessment (EA #20-21)

Environmental Impact Report:

The Normandie Crossing Specific Plan Project EIR evaluated the Project's potential environmental impacts and focused on the following environmental issues:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- 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

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; Geology and Soils, Hazards and Hazardous Materials; Recreation; and Tribal Cultural Resources.

Public Review Period:

The Draft EIR is available for a public review period commencing on **December 4, 2023 and ending on January 20, 2024**. 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 Amanda Acuna at the e-mail address provided above with the subject line: NORMANDIE CROSSING SPECIFIC PLAN DEIR COMMENT. Comments may also be mailed to Amanda Acuna at the address listed above.

Locations Where Draft EIR is Available for Public Review

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, Amanda Acuna.

