



**DEPARTMENT of COMMUNITY DEVELOPMENT**

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

**NOTICE OF AVAILABILITY**

**To:** Interested Agencies and Organizations and Members of the Public  
**Subject:** Notice of Availability of a Draft Environmental Impact Report  
City of Gardena General Plan, Zoning Code & Zoning Map Amendment Project  
SCH # 2023040334

**Lead Agency:**

**Name:** City of Gardena (City)  
**Address:** 1700 West 162<sup>nd</sup> Street  
Gardena, California 90247  
**Contact:** Amanda Acuna– Senior Planner  
aacuna@cityofgardena.org  
310-217-9524

The City, as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the City of Gardena General Plan, Zoning Code & Zoning Map Amendment Project (herein referred to as “Land Use Plan and Zoning Amendment Project” or “Project”), as 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 City of Gardena is an urban community encompassing 5.7 square miles located in the South Bay region of Los Angeles County, 13 miles south of downtown Los Angeles. Gardena is situated near four major freeways: Harbor (I-110), San Diego (I-405), Century (I-105), and Artesia (SR-91). Surrounding communities are Hawthorne and Los Angeles County to the north and west, Torrance to the south and west, and Los Angeles to the south and east.

The City of Gardena Land Use Plan and Zoning Amendments Project proposes changes to the land use designation and zoning for parcels located throughout the City of Gardena. Textual changes to the land use plan and Zoning Code will also be made that will apply to properties throughout the City.

The Project does not involve site-specific development; however, as the Project location is Citywide, there are individual properties within the City included on a list of hazard materials sites compiled pursuant to Government Code § 65962.5.

## **Project Description:**

The Project proposes to amend the Land Use Plan, including the Land Use map, Zoning Code, and Zoning Map, and rescind the Artesia Corridor Specific Plan (ACSP). Although the proposed Project does not involve site-specific development, the intent is to provide adequate sites for residential development to accommodate the City's regional housing needs allocation (RHNA) and to allow for additional residential development opportunities should they arise. To allow for new residential development, it is assumed existing on-site uses will be removed and residential development, will occur. The assumptions used in the EIR are consistent with the assumptions that were used in the recently adopted 6th Cycle Housing Element and assumes every Inventory Site, as well as the Non-inventory sites, will actually be developed with residential uses only; non-residential development would not occur. However unlikely, the assumptions in the EIR present a possible development potential.

The proposed Project could result in the following when compared to existing conditions:

- 154 fewer single-family dwelling units;
- 12,167 additional multiple-family dwelling units; and
- 7,544,381 fewer square feet of non-residential development.

As site-specific development proposals are not currently known, a programmatic analysis of the potential environmental impacts associated with new residential development consistent with implementation of the proposed project was prepared in the EIR.

## **Required Entitlements:**

Entitlements and approvals required for the Project include:

- General Plan Amendment (GPA #1-22) – to change the land use designations of the inventory and non-inventory sites and make corresponding text changes to the Land Use Plan
- Zoning Map Amendment (ZC #1-22) – to change the zoning of the inventory and non-inventory sites and make corresponding text changes to the Land Use Plan

Maps of the sites which would have their land use designation and zoning changed can be found at: [https://cityofgardena.org/wp-content/uploads/2024/01/GardenaEIR\\_MAPS.pdf](https://cityofgardena.org/wp-content/uploads/2024/01/GardenaEIR_MAPS.pdf)

- Zoning Text Amendment (ZTA #1-22) – to provide clean-up and changes to the following sections of the Gardena Zoning Code regarding the following:
  - 18.28.030 – allowed uses in the Home Business Zone
  - 18.42.030 – amendment to satellite antenna regulations
  - 18.42.095 – street facing entries
  - 18.42.150 – requirement for security plans
  - 18.42.210 – post permit requirements
  - Readoption of changes made by Ordinance No. 1848 with the exception of pre-permit and post-permit requirements which will remain in place regardless: <https://cityofgardena.org/wp-content/uploads/2024/01/Ordinance-No.-1848.pdf>

## **Environmental Impact Report:**

The Gardena General Plan, Zoning Code & Zoning Map Amendment EIR evaluates the Project's potential environmental impacts and focuses on the following environmental issues:

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

The only impact which could not be mitigated to below a level of significance, despite mitigation, was air quality and public services, specific to parks/recreation.

## **Public Review Period:**

The Draft EIR is available for a public review period commencing on **January 16, 2024, and ending on February 29, 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: GPA & ZC AMENDMENT PROJECT DEIR COMMENT. Comments may also be mailed to Ms. Acuna 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, Amanda Acuna, AICP.