



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, March 19, 2024 – 7:00 PM

1700 W. 162nd Street, Gardena, California

6.A Environmental Impact Report (Environmental Assessment #20-21); General Plan Amendment #3-21; Zone Change #4-21; Zone Text Amendment #6-21; Specific Plan #1-21; Site Plan Review #11-21; Vesting Tentative Map #4-21; Development Agreement #2-21, and Affordable Housing Agreement.

The Planning Commission considered the recommendation to the City Council for the request to approve a Specific Plan (SP #1-21) that provides for development of approximately 5.3-acres for up to 403 residential dwelling units. The project proposed to remove all existing onsite structures and, in their place, construct 328 apartment units in a seven-story apartment building and 75 three-story townhome units within ten buildings. The applicant's request included a General Plan Amendment, Zone Change, Zone Text Amendment, Site Plan Review, Vesting Tentative Tract Map, a Development Agreement and an Affordable Housing Agreement to guarantee the affordability of the 20 lower income units for a period of 55 years. As part of the project, the Planning Commission was asked to consider the Zoning Map and General Plan Land Use map amendments of two separate parcels, immediately adjacent to the project site, to correspond to the existing land uses within each parcel.

The Planning Commission was also asked to make a separate recommendation on certification of an Environmental Impact Report that was prepared by the City.

Project Location: 16829, 16835, 16907, and 16911 S. Normandie Avenue (APN: 6106-030-011, 015, 016, and 017)

Project Applicant: Fred Shaffer and Steve Ludwig – 16911 Normandie Associates, LLC

Other Project Locations: 16964 Brighton Avenue (APN: 6106-030-008) and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800)

- [Staff Report \(16911 Normandie\)PC.pdf A - Draft Planning Commission Resolution for EIR Certification.pdf Exhibit 1 - City Council CEQA Resolution Exhibit A - Draft EIR.pdf](#)
- [Exhibit B - Final EIR.pdf](#)
- [B - Draft Planning Commission Resolution for General Plan Amendment.pdf](#)
- [Exhibit 1 - City Council General Plan Amendment Resolution](#)
- [C - Draft Planning Commission Resolution for Project.pdf](#)
- [Exhibit A - City Ordinance for Normandie Crossing Specific Plan Zone Change for ZC #4-21](#)

- Exhibit B - City Council Resolution for approval of Tentative Tract Map .pdf Exhibit C - Normandie Crossing Specific Plan.pdf Exhibit D - Conditions of Approval
- Exhibit E - Development Agreement
- Exhibit F - Draft Affordable Housing Agreement
- Economic Analysis Report prepared by RCLCO.pdf
- Public Comments
- Project Plans.pdf

Commission Action: The Planning Commission directed staff to bring forth resolutions for the following:

- A Resolution recommending the City Council certify the Final Environmental Impact Report as it complied with CEQA;
- A Resolution recommending the City Council approve General Plan Amendment #3-21, to redesignate the project area to Specific Plan, and the adjacent parcels to land use to designations that correspond to their existing uses; and
- A Resolution recommending the City Council deny the requested Zone Change, Zone Text Amendment, Site Plan Review, Vesting Tentative Tract Map, a Development Agreement, and Affordable Housing Agreement.

These resolutions will be brought back to the Planning Commission on April 2, 2024.