



DEPARTMENT of COMMUNITY DEVELOPMENT

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

CITY OF GARDENA
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, March 19, 2024, at 7:00 p.m., or soon thereafter, the Planning Commission of the City of Gardena will conduct a public hearing to consider the following:

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 applicant is requesting the approval of 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 (approximately 115,424 square feet (SF) of industrial uses) 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 includes a General Plan Amendment (GPA #3-21) to change the land use designation on the Gardena General Plan Land Use Map from Industrial and Industrial with a High Density 30 Overlay to "Specific Plan"; a Zone Change (ZC #4-21) to replace the existing zoning designation of General Industrial (M-2) and General Industrial (M-2) with a Housing Overlay 4 (HO-4) with the Normandie Crossing Specific Plan zone and Zone Text Amendment (ZTA #6-21) to amend the text of the Gardena Municipal Code to add this new zone; a Site Plan Review (SPR #11-21) of the physical design of the development which is incorporated in the Specific Plan; a Vesting Tentative Tract Map (VTM #4-21) to combine four lots into two and create one parcel for the apartment building and one parcel for the townhome-style buildings with the ability to create condominiums on the 75 townhome-style units; a Development Agreement (DA #2-21) between the City and developer that guarantees the right to build the development as set forth in this Specific Plan for a period of 10 years and provides community benefits to the City including affordable housing and a monetary payment. The Project will required 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 City is considering 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 first is a change to the residential parcel at 16964 West 179th Street, from a General Industrial (M-2) designation to Single-Family Residential (R-1). The second is a change to the Union Pacific Railroad parcel immediately adjacent and east of the project site, from a General Industrial (M-2) designation to Official (O).

Approval of these items requires certification of an Environmental Impact Report (EA # 20-21), adoption of a Mitigation Monitoring and Reporting Plan, CEQA Findings, and a Statement of Overriding Considerations.

TASHA CERDA, Mayor / MARK E. HENDERSON, Mayor Pro Tem

RODNEY G. TANAKA, Councilmember / PAULETTE C. FRANCIS, Councilmember / WANDA LOVE, Councilmember
MINA SEMENZA, City Clerk / GUY MATO, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

The Planning Commission will consider a recommendation on the Project to the City Council.

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)

The public hearing will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247.

The related materials will be on file and open for public inspection on the City's website at flowing:

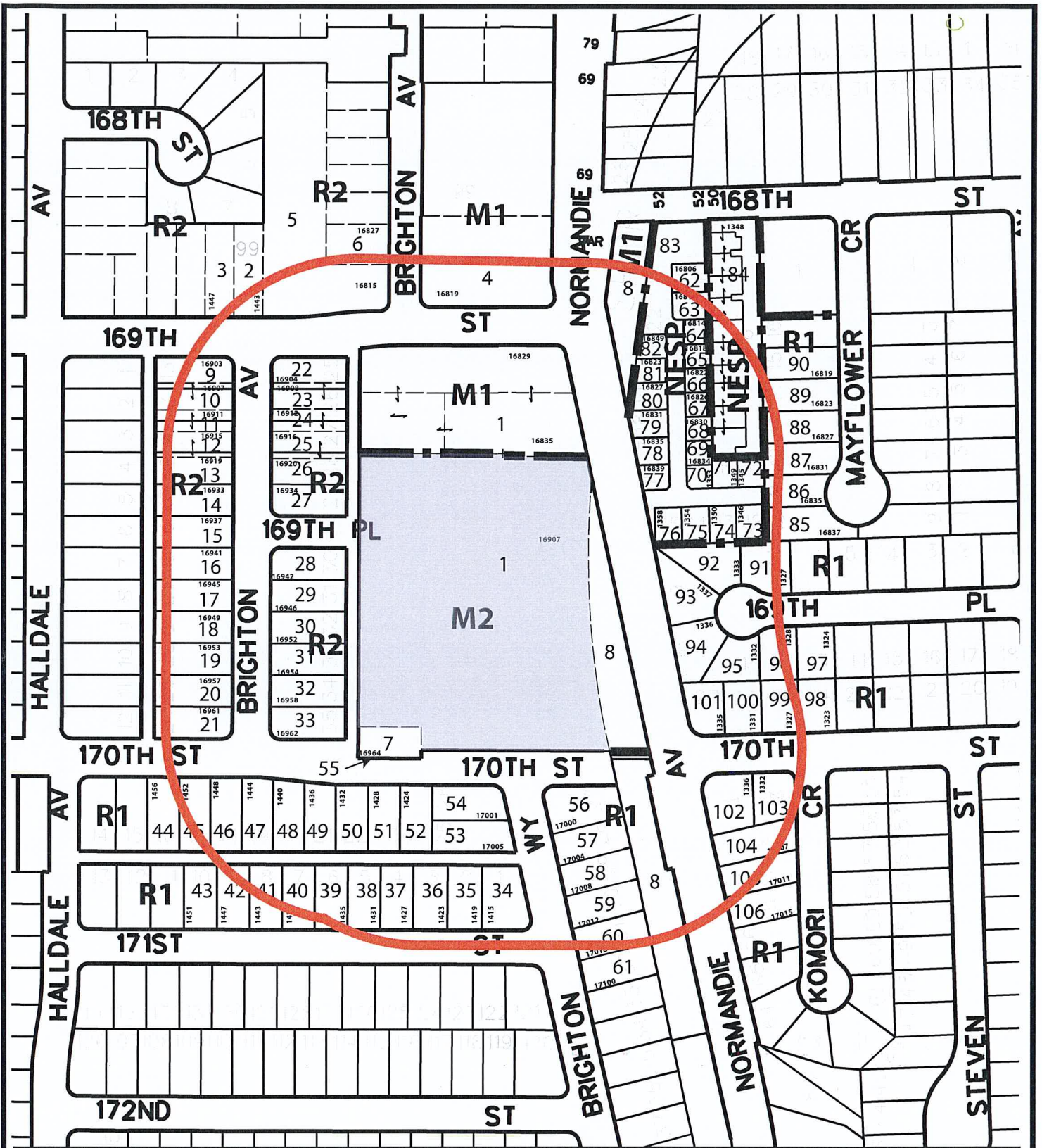
<https://cityofgardena.org/community-development/planning-projects/>

You will have the opportunity to speak during the hearing. Comments may also be submitted via email to publiccomment@cityofgardena.org with the subject line: PLANNING COMMISSION COMMENT, or by postal mail to the Planning Division at the following address:

1700 W 162nd Street, Gardena, CA 90247

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning Commission at, or prior to, the public hearing. For further information, please contact the Planning Division at (310) 217-9524.

Amanda Acuna
Community Development Manager



300 FT. RADIUS MAP

16911 S. NORMANDIE AVE.



Quality Mapping Service

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 qmapping@qesqms.com

CASE NO:
 DATE: 01-02-2024
 SCALE: 1" = 200'

QMS 24-001

