



DEPARTMENT of COMMUNITY DEVELOPMENT

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

Notice of Determination

FORM D

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Gardena (Lead Agency)
Community Development Dept.
1700 West 162nd Street
Gardena, CA 90247

 X County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

Contact:
Amanda Acuna
Community Development Manager
aacuna@cityofgardena.org

Subject: Filing of Notice of Determination (NOD) in compliance with Public Resources Code §21152

State Clearing-house No.: 2024020743

Project Title: 1610 West Artesia Boulevard Project

Project Applicant: Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660

Project Location: 1610 West Artesia Boulevard, City of Gardena, County of Los Angeles

Project Description: The Project proposes to demolish the existing onsite commercial and industrial uses and in their place construct and operate a multi-family residential housing development with 300 apartment units (283 market rate units and 17 affordable units) in a six-story, podium apartment building, with one additional level of subterranean parking. Various apartment types (i.e., studios, and one- and two-bedroom units ranging from 515 square feet (SF) to 1,280 SF are proposed with various amenities (i.e., two pools, a clubhouse, courtyard, fitness center, spa, golf lounge, and business center/leasing office) proposed on the podium level, and a lounge and deck proposed on the roof. The building's proposed height is 84.5 feet. Additionally, the Project proposes approximately 49,701 SF of open space, including approximately 19,597 SF of private open space and approximately 30,104 SF of common open space. The Project would be developed with 240 units at a base density of 70 dwelling units per acre, and 60 units considering a 25 percent density bonus, allowed for providing affordable housing in the amount of 7 percent of the base density. Additionally, 507 onsite parking spaces in an on-grade parking garage with the one subterranean level are proposed. Access to the Project site would be provided via one driveway on Artesia Boulevard. This NOD is for approval of a Site Plan Review (SPR # 7-23), and Density Bonus/Affordable Housing Agreement.

2024 115052



FILED

May 29 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TAMMYRA MORILLO

THIS NOTICE WAS POSTED

ON May 29 2024

UNTIL June 28 2024

REGISTRAR - RECORDER/COUNTY CLERK

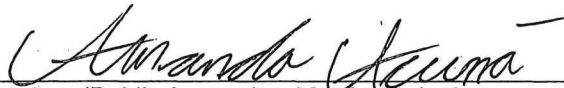
TASHA CERDA, Mayor / ART KASKANIAN, Mayor Pro Tem

MARK E. HENDERSON, Councilmember / DAN MEDINA, Councilmember / RODNEY G. TANAKA, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / EDWARD MEDRANO, City Manager / PETER L. WALLIN, City Attorney

This is to advise that the City of Gardena, as the [Lead Agency Responsible Agency], has approved the above described Project on May 28, 2024 and has made the following determinations regarding the above described Project:

1. The Project, in its approved form, [will will not] have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared and certified for this Project pursuant to CEQA provisions.
 A Negative Declaration (ND) was prepared for this Project pursuant to CEQA provisions.
 A Sustainable Communities Environmental Assessment (SCEA) was prepared for the Project pursuant to CEQA provisions.
3. Mitigation measures [were were not] made a condition of Project approval.
4. A Mitigation Monitoring and Reporting Program [was was not] adopted for this Project.
5. A Statement of Overriding Considerations [was was not] adopted for this Project.
6. Findings [were were not] made pursuant to State CEQA Guidelines §15091.

This is to certify that the SCEA and the record of Project approval are available for review to the public on the City's website (<http://www.cityofgardena.org/>) and by request at the City of Gardena Community Development Department, 1700 West 162nd Street, Gardena, CA 90247. Please contact Amanda Acuna, Community Development Manager, at 310.217.6110 or via email at aacuna@cityofgardena.org.



Signature (Public Agency): Ms. Amanda Acuna

Title: Community Development Manager

Date: May 28, 2024



Date Received for Filing at OPR: _____

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

MAY 29 2024

Deana C. Lynn REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

