



**CITY OF GARDENA**  
COMMUNITY DEVELOPMENT DEPARTMENT  
1700 WEST 162<sup>ND</sup> STREET, GARDENA, CA 90247-3778

## **NOTICE OF PUBLIC HEARING**

**PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, May 28, 2024, at 7:30 p.m., or soon thereafter**, the City Council of the City of Gardena will conduct a public hearing to consider the following project which was called for review and the environmental assessment for the same:

- Site Plan Review (SPR #7-23) to demolish all existing on site commercial and industrial buildings to construct a six-story residential building, with one subterranean level for parking, for 300 apartment units located in the Very High Density Multifamily Residential (R-6) zone; Density Bonus to allow for a 25 percent density increase and guarantee that 17 units will remain affordable to very-low income households for a 55-year period, and the approval of a concession and waivers to development standards relating to building height, minimum storage space requirements, massing and window recess design standards;
- A Sustainable Communities Environmental Assessment (SCEA) (SCH #2024020743) (Environmental Assessment #21-23) pursuant to California Public Resources Code (PRC) Section 21155 for the above and a Mitigation Monitoring and Reporting Program for the project.

On May 7, 2024, the Planning Commission voted 4-1 to approve SPR #7-23, and the Density Bonus request, subject to the City Council approving the SCEA. At the same meeting the Commission passed a resolution, by a 4-1 vote, recommending that the City Council approve the SCEA. On May 10, 2024, the approvals of SPR #7-23, and the Density Bonus request by the Commission were called for review by two members of the City Council.

**Project Location: 1610 W Artesia Blvd.**  
**Applicant: The Picerne Group**

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

The SCEA and project documents are on file and open for public inspection on the City's website at:

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

The staff report for the May 28th meeting will be posted on the City's website at <https://cityofgardena.org/agendas-city-council/> no later than May 24, 2024. You will have the opportunity to speak during the hearing. Written comments and documentation may be submitted by email to [publiccomment@cityofgardena.org](mailto:publiccomment@cityofgardena.org). Alternatively, comments may be mailed to City of Gardena, at 1700 W. 162<sup>nd</sup> Street, Gardena, California 90247.

If you challenge the nature of any of the proposed actions 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 City Council at, or prior to, the public hearing.

/s/ MINA SEMENZA  
City Clerk