



NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, December 3, 2024, at 7:00 p.m., or soon thereafter, the Planning Commission of the City of Gardena will conduct a public hearing to consider a recommendation to the City Council on the following matters:

Entitlements Requested: Environmental Assessment #20-21 (SCH #2023050241); 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.

Background: On March 19, 2024, the Applicant brought forward the request of the above-mentioned entitlements to the Planning Commission. Since then, the applicant has brought forth a revised project based on community input and the project has been revised to reflect a lower-density development, as outlined below.

Normandie Crossing Specific Plan			
	Previous Proposal	Community Input Alternative	Change
Total Number of Dwelling Units	403	333	-70
Apartment units	328	258	-70
Townhome units	75	75	Same
Parking for Townhomes	2 per unit + 10 guest spaces	2 per unit + 19 spaces	9 additional guest spaces
Parking for Apartments	1 per unit No guests' spaces	Studio: 1 per unit 1-bd/2-bd: 1.5 per unit 29 guest spaces	Higher parking ratio 29 additional guest spaces
Number of Stories for Apt. Building	7-stories above grade	6-stories 5 above grade 1 subterranean	-1 in total -2 above grade

Project Description: The Applicant is requesting the approval of the Normandie Crossing Specific Plan (**SP #1-21**) that provides for development of approximately 5.3-acres of land. The original project called up to 403 units and the Community Input Alternative reduces this to 333 residential dwelling units. The Project includes the removal of all existing onsite structures (approximately 115,424 square feet (SF) of industrial uses) and, in their place under the Community Input Alternative, the construction of 258 apartment units in a six-story residential apartment building, with one level below grade, and 75 three-story townhome units within eleven buildings. The Applicant's request includes: a General Plan Amendment (**GPA #3-21**) to change the land use designation of 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. The Project will require an Affordable Housing Agreement to guarantee the affordability of the 7 moderate income apartment 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; SCH #2023050241**), adoption of a Mitigation Monitoring and Reporting Plan, CEQA Findings, and a Statement of Overriding Considerations.

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)

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

Project Applicant: Saiko Investment Corporation (Representatives: Fred Shaffer and Steve Ludwig)

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 <https://www.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 or by mail to 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 and Environmental Quality 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.
