



NOTICE OF PUBLIC HEARING

CITY OF GARDENA

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, February 4, 2025, 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 #9-21 (SCH 2023060263); Specific Plan #2-21; Site Plan Review #5-21; Lot Merger #1-21; and Development Agreement #1-21.

Project Description: The Applicant is seeking approval for the 1450 Artesia Specific Plan, for the redevelopment of approximately 6.3 acres of land, comprising six separate lots located near the southwest corner of Artesia Boulevard and Normandie Avenue, commonly known as the Gardena Sumps area. The project involves demolishing all existing structures on the site and replacing them with a mixed-use commercial/industrial development. The proposed development will feature a total building area of 268,000 square feet (SF) and an estimated height of 75 feet.

The proposed building would include a self-storage use (three levels totaling 186,000 gross square feet (GSF) with 1,480 storage units over the bottom floor warehouse/distribution use and leasing office), an industrial warehouse/distribution use (one level totaling 72,000 GSF with ten loading docks), and an office/retail use (a mezzanine totaling 10,000 GSF). Additionally, associated facilities and improvements would include perimeter fencing, onsite and perimeter landscaping, lighting, exterior sidewalks, pavement for on-site parking spaces, and a 200 square foot storage building for the City's use. Under the Specific Plan, the parking lot area would be used periodically for City-sponsored outdoor events.

The Applicant's request includes: The adoption of the Specific Plan, including a Site Plan Review to assess the physical design of the development in accordance with the specific plan, a lot merger to combine the site's six legal lots into a single development parcel, and a development agreement between the City and the developer. This agreement ensures the developer's right to proceed with the development outlined in the Specific Plan for a five-year period, with one (1) five-year administrative extension. In return, the developer will provide a monetary contribution, space for community events, and other public benefits

Approval of these items requires certification of an Environmental Impact Report (**SCH #2023060263**), 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: 1440, 1450, 1462, 1472 Artesia Boulevard, (APN: 6106-036-010, -012, -034, -035, -036, -037)

Project Applicant: 1450 Artesia Acquisition Company LLC (Representative: Brian Sorensen)

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

.

