



DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOF

THIS NOTICE WAS POSTED

ON January 16 2025

UNTIL February 18 2025

REGISTRAR – RECORDER/COUNTY CLERK

Notice of Determination

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

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

From: City of Gardena (Lead Agency)
Community Development Dept.
1700 West 162nd Street
Gardena, CA 90247
Contact:
Amanda Acuna,
Community Development Director
310.217.6110
aacuna@cityofgardena.org

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

State Clearing-house No.: 2023050241

Project Title: Normandie Crossing Specific Plan Project

Applicant: Saiko Investments Corp.

Location: 16829, 16835, 16907, and 16911 South Normandie Avenue, City of Gardena, County of Los Angeles

Description: The Project is for the adoption of the Normandie Crossing Specific Plan (“NCSP”) (SP #1-21) Project.

The Project proposes to establish a maximum allowable development within the 5.25-acre NCSP area of up to 333 dwelling units (DU). The Project proposes to remove all existing onsite structures (approximately 115,424 square feet (SF) of industrial uses) and, in their place, construct up to 333 multi-family DU, including 258 apartment units in one building and 75 townhome units. The Project proposes approximately 40,369 SF of open spaces, including approximately 11,500 SF of private open space and approximately 28,869 SF of common open space. Vehicular access to the NCSP would be provided by the following four driveways: Driveway 1 from 169th Street west of South Normandie Avenue; Driveway 2 from southbound South Normandie Avenue; Driveway 3 from 170th Street; and Driveway 4 from 169th Street.

The six-story apartment building, which includes five above-grade stories and one subterranean story, would be developed on an approximately 2.15-acre portion of the Project site. The apartment building would provide approximately 7,750 SF of private open space and approximately 21,739 SF of common open space including a fitness room, dog run, courtyards, outdoor pool, and an open deck. Approximately 387 vehicle parking spaces and 69 bicycle parking spaces are proposed at the apartment building.

The 75 three-story townhomes would be developed on an approximately 3.1-acre portion of the Project site. The



townhomes would provide 3,750 SF of private open space and 7,130 SF of common open space including a swimming pool with BBQ and seating areas, a dog park, club house, and paseos with seating areas. The townhomes would provide 169 vehicle parking spaces (150 resident spaces in two-car garages and 19 guest spaces).


Additionally, the Project proposes two offsite improvements: 1) construction of approximately 266 linear feet of offsite sidewalk improvements along the south side of 169th Street, just west of the Project site, between Brighton Way and Brighton Avenue; and 2) removal of approximately 830 linear feet of railroad spur track and construction of various crossing improvements on South Normandie Avenue, pursuant to current CPUC standards and UPRR guidelines, including construction of approximately 210 linear feet of realigned improvements over the railroad tracks with channelized railing.

The requested entitlements include a General Plan/General Plan Map Amendment (GPA #3-21), Zone Change (ZC #4-21), Zoning Text Amendment (ZTA #6-21), Normandie Crossing Specific Plan (SP #1-21), Site Plan Review (SPR #11-21), Vesting Tentative Map (TTM #4-21), a Development Agreement (DA #2-21), an Affordable Housing Agreement, and an Environmental Assessment (EA #20-21).

This is to advise that the City of Gardena, as the Lead Agency Responsible Agency, has approved the General Plan/General Plan Map Amendment and Vesting Tentative Tract Map and introduced an Ordinance for the remaining entitlements for the above-described Project and certified the Environmental Impact Report pursuant to the provisions of CEQA on January 14, 2025, 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 was prepared and certified for this Project pursuant to CEQA provisions.
 A Negative Declaration was prepared for this 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 Section 15091.

This is to certify that the Environmental Impact Report and the record of Project approval are available for review to the public on the City's website (<https://www.cityofgardena.org/community-development/planning-projects/>) 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): Amanda Acuna
Date: January 14, 2025

Title: Community Development Manager

Date Received for Filing at OPR: _____

2025 009798

FILED
Jan 16 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TOOD TRAN