



## Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

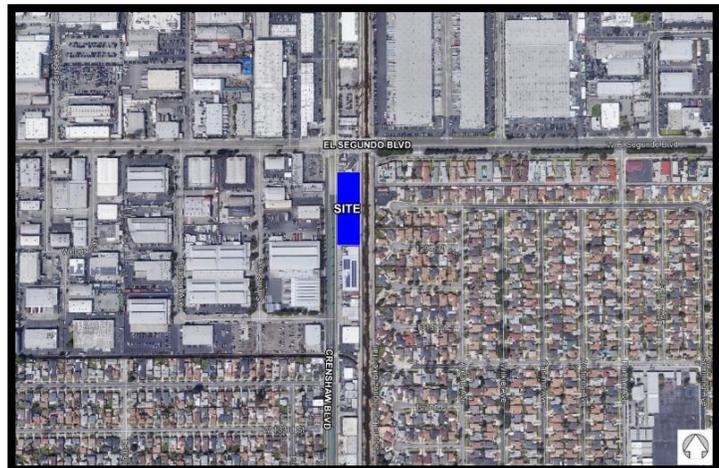
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- Project Name:** Gardena Transit-Oriented Development Specific Plan Project
- Project Applicant:** Din/Cal 4, Inc.
- Project Address:** 12850 - 12900 Crenshaw Boulevard
- Public Comment Period:** August 20, 2020 to September 18, 2020
- Virtual Public Scoping Meeting:** September 2, 2020 from 7:00 PM to 9:00 PM

Pursuant to California Public Resources Code §21165 and State California Environmental Quality Act (CEQA) Guidelines §15050, the City of Gardena (City) is the Lead Agency for preparation of an Environmental Impact Report for the proposed Gardena Transit-Oriented Development Project (“Project”). In accordance with State CEQA Guidelines §15082, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, the Office of Planning and Research, and the County Clerk with sufficient information describing the Project and its potential environmental effects to enable the responsible agencies to make a meaningful response to this NOP.

An Initial Study (see attached) was conducted to determine if the proposed Project would have a significant effect on the environment. On the basis of this initial evaluation, the City has found that the proposed Project may have a significant effect on the environment and an EIR will be required. The City is requesting your agency’s specific and detailed input regarding the scope and content of the environmental information related to your agency’s statutory responsibility to be included in the Draft Environmental Impact Report (EIR). Pursuant to State CEQA Guidelines §15083, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the Project’s environmental effects. Additionally, this NOP serves as a notice for the Public Scoping Meeting, which is held to expedite and facilitate the consultation process.

**Project Location** - The Project site is located in the northwestern corner of the City of Gardena, in the County of Los Angeles. The Project site is comprised of four lots on one 1.33-acre parcel (APN # 4060-004-039) at 12850 - 12900 Crenshaw Boulevard, just south of West El Segundo Boulevard.



**Project Summary** - The Project proposes to develop up to 265 dwelling units (DUs) and adopt the Gardena Transit-Oriented Development Specific Plan Specific Plan (“GTODSP”). The GTODSP includes the statutorily required elements, including a land use plan, a circulation plan, a description of existing and proposed utilities and infrastructure, design guidelines, development standards, and administrative provisions, as summarized below.

The Project would replace an existing auto parts warehouse use (approximately 24,990 square feet (SF)) with an eight-story residential building with up to 265 DUs at a density of 199 DU/acre. The proposed building would have a maximum height of 90 feet, including 5.5 levels of residential development over

2.5 levels of parking in an enclosed parking garage. The Project includes approximately 8,500 SF of open space, and 250 parking spaces within the parking garage. The Project proposes an approximately 2,520-SF (42' x 60') digital, animated sign on the building's north face, which would be used for offsite commercial advertising, as may also be used for community events. The GTODSP also includes an infrastructure and access plan for various travel modes including automobiles, transit, bicycles, and pedestrians. The requested entitlements include a General Plan Amendment, Zone Change and Zone Text Amendment, Lot Merger, Specific Plan, Site Plan Review, and a Development Agreement to provide a monetary community benefit to the City from the digital billboard and provide that the development standards not change for a set number of years.

**Environmental Issues to be Evaluated in the Environmental Impact Report** - Based on the Initial Study, the Project would result in potentially significant environmental impacts to the areas listed below that will be further evaluated in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

**Cortese List Notice:** Pursuant to Public Resources Code 21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

**Environmental Review** - A copy of this NOP and the Initial Study are available for review on the City of Gardena's Website: <https://www.cityofgardena.org/community-development/planning-projects/>.

If you cannot access the documents from the website, please contact John F. Signo, AICP, Senior Planner, at 310.217.9530 or via email at [jsigno@cityofgardena.org](mailto:jsigno@cityofgardena.org).

**Comment Period** - The NOP's public review comment period is from August 20 – September 18, 2020. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project, which the City should address further in the EIR. Comments on the NOP can be submitted to John F. Signo, AICP, Senior Planner, at the City of Gardena by mail at City of Gardena Community Development Department, 1700 W. 162<sup>nd</sup> Street, Gardena, California 90247, or by email at [jsigno@cityofgardena.org](mailto:jsigno@cityofgardena.org), by 5:00 PM on September 18, 2020. However, e-mail is the preferred method of communication. Please label the subject line "GTODSP/NOP Comment."

**Scoping Meeting** - Pursuant to CEQA Statue §21083.9(a)(2) and State CEQA Guidelines §15082(c), the City of Gardena will hold a public scoping meeting on September 2, 2020 at 7:00 PM (to be held online) at [https://us02web.zoom.us/webinar/register/WN\\_1f8h\\_GDjTtubpFcr\\_yPO7g](https://us02web.zoom.us/webinar/register/WN_1f8h_GDjTtubpFcr_yPO7g). At this meeting, agencies, organizations, and members of the public will receive a brief presentation on the Project and will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR.