



DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

Notice of Determination

FORM D

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:
Mr. John F. Signo, AICP
310.217.9524
jsigno@cityofgardena.org

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

State Clearing-house No.: 2020080305

Project Title: Gardena Transit-Oriented Development Project

Applicant: Din/Cal 4, Inc.

Location: 12850 – 12900 Crenshaw Boulevard, City of Gardena, County of Los Angeles

Description: The Project is for the adoption of 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 replaces an existing auto parts warehouse use (approximately 24,990 square feet (SF)) with an eight-story residential building with up to 265 dwelling units (DUs) at a density of 200 DU/acre. The proposed building would have a maximum height of 100 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 267 parking spaces within the parking garage. The Project includes 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 and also 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 that would provide a monetary community benefit to the City from the digital billboard and includes a requirement that the applicant hires and purchases locally.

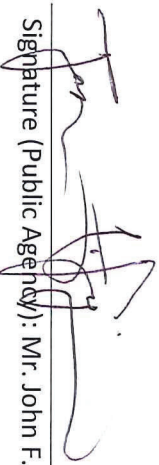
TASHA CERDA, Mayor / ART KASKANIAN, Mayor Pro Tem

MARK E. HENDERSON, Councilmember / DAN MEDINA, Councilmember / RODNEY G. TANAKA, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / EDWARD MEDRANO, City Manager / PETER L. WALLIN, City Attorney

This is to advise that the **City of Gardena, as the Lead Agency Responsible Agency**, has approved the Zone Change and Zone Text Amendment, Specific Plan, Site Plan Review, and a Development Agreement for the above described Project on **May 12, 2021** 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 (<http://www.cityofgardena.org/>) and by request at the City of Gardena Community Development Department, 1700 West 162nd Street, Gardena, CA 90247. Please contact John F. Signo, AICP, Senior Planner, at 310.217.9524 or via email at jsigno@cityofgardena.org.



Signature (Public Agency): Mr. John F. Signo, AICP

Title: Senior Planner

Date: May 12, 2021

Date Received for Filing at OPR: _____