

Appendix A
Notice of Preparation



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

- Date:** April 13, 2023
- To:** State Clearinghouse, Agencies, Organizations and Interested Parties
- Subject:** Notice of Preparation and Scoping Meeting for the City of Gardena Land Use Plan, Zoning Code & Zoning Amendment Environmental Impact Report
- Scoping Meeting:** Thursday, April 27, 2023, 6:00 p.m. to 7:00 p.m.
- Location:** Gardena City Hall – City Council Chambers
1700 W. 162nd Street, Gardena
- Comment Period:** April 13, 2023 to May 12, 2023

NOTICE IS HEREBY GIVEN that as Lead Agency pursuant to California Public Resources Code §21165 and State California Environmental Quality Act (CEQA) Guidelines §15050, the City of Gardena (City) will prepare an Environmental Impact Report (EIR) for the City of Gardena Land Use Plan, Zoning Code & Zoning Amendment Project (“Land Use Plan and Zoning Amendments Project” or “Project”). The purpose of this notice is to: (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to CEQA Guidelines §15082; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project; and (3) notice the public scoping meeting. Pursuant to State CEQA Guidelines §15083, this NOP serves to facilitate consultation with any persons or organizations that may be concerned with the Project’s environmental effects.

The City determined that the proposed Project will require preparation of a full-scope EIR; thus, an Initial Study was not prepared in conjunction with this NOP. Consistent with § 15082(b) of the CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the Project at a programmatic level. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below.

For questions regarding this notice, please contact Amanda Acuna, Senior Planner, at (310) 217-9524, or by email: aacuna@cityofgardena.org

Notice of Preparation Comment Period: The City, as Lead Agency, requests that responsible and trustee agencies, all interested parties, and the Office of Planning and Research, respond in a manner consistent with §15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code §21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than the comment period deadline identified below. **In accordance with the time limits established by CEQA, the NOP public review period will begin on Thursday, April 13, 2023 and end on Friday, May 12, 2023.**

In the event that the City does not receive a response from any Responsible or Trustee Agency, or by any interested parties, by the end of the review period, the City may presume that the Responsible Agency, Trustee Agency, or interested party has no response to make (State CEQA Guidelines Section 15082(b)(2)). **Comments in response to this notice must be submitted to the address below, or by email by the close of the NOP review period, which is 4:30 PM on Friday, May 12, 2023:**

Amanda Acuna, Senior Planner
City of Gardena
1700 West 162nd Street
Gardena, CA 90247
Email: aacuna@cityofgardena.org

Scoping Meeting

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR. The scoping meeting will be held on **Thursday April 27, 2023, at 6 p.m.** The meeting will be conducted in person in the City Hall Council Chambers located at 1700 W. 162nd Street. The scoping meeting will not discuss the merits of the project, but rather the environmental topics to be included in the environmental review.

Project Location and Setting

As shown in Figure 1, the City of Gardena is an urban community encompassing 5.7 square miles located in the South Bay region of Los Angeles County, 13 miles south of downtown Los Angeles. Gardena is situated near four major freeways: Harbor (I-110), San Diego (I-405), Century (I-105), and Artesia (SR-91). Surrounding communities are Hawthorne and Los Angeles County to the north and west, Torrance to the south and west, and Los Angeles to the south and east.

The City of Gardena Land Use Plan and Zoning Amendments Project proposes changes to the land use designation and zoning for parcels located throughout the City of Gardena. Textual changes to the land use plan and Zoning Code will also be made that will apply to properties throughout the City. The parcels proposed for changes to their existing land use designations are identified on Figure 2, and the parcels proposed for changes to their existing zone are identified on Figure 3.

Project Description

The Project amends the Land Use Plan, including the Land Use map, Zoning Code, and Zoning Map, and rescinds the Artesia Corridor Specific Plan (ACSP), as described below.

Land Use Plan Amendments

The Project proposes to amend the Land Use Plan of the Community Development Element of the General Plan with the addition of new land use designations, as described below. Other technical updates will be added to reflect changes that have occurred since 2006. Additionally, new zones will be created to provide consistency with the Land Use Plan update. Table 1 shows the changes by way of ~~strikeout~~ for deletions and underline for additions.

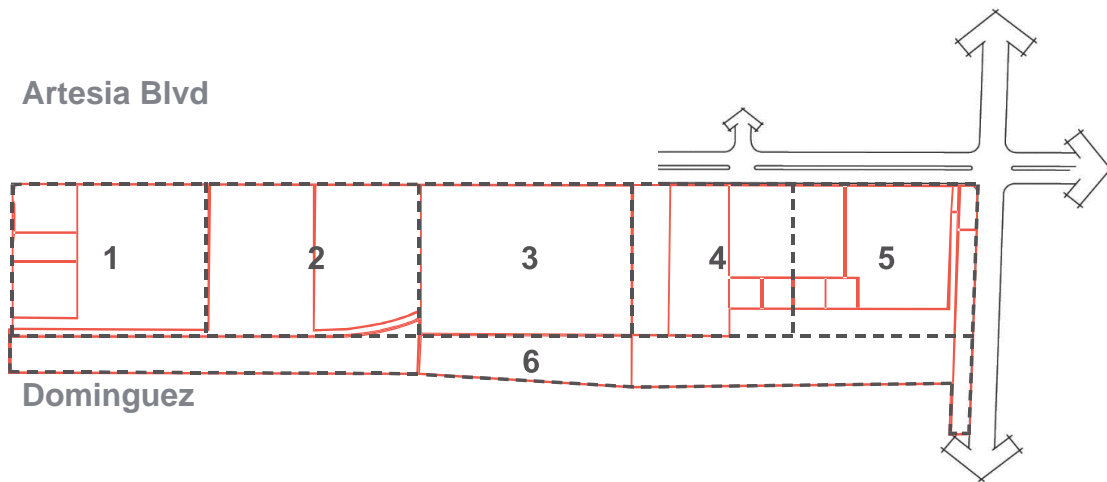
**Table 1
Proposed Land Use Designations and Corresponding Zones**

Land Use Designation	Density¹ (in du/ac)	Zoning
Residential Designations		
<u>Single Family Residential</u>	9 (max 1 per lot)	<u>R-1 Single Family Residential</u>
Low Density Residential	17 (max 2 per lot)	R-1 Single Family Residential <u>R-2 Low Density Multiple Family Residential</u>
Medium Density Residential	12 - 17	R-2 Low Density Multiple Family Residential R-3 Medium Density Residential
High Density Residential	20 - 25 20 - 30	R-4 High Density Residential < 0.5 acres ≥ 0.5 acres
<u>Very High Density Residential</u>	<u>51 - 70</u>	<u>R-6 Very High Density Residential</u>
Home Business Mixed Use	9 (max 1 per lot)	H-B Home Business
Overlay Designations		
<u>Mixed Use Overlay</u>	<u>20 - 25</u> <u>20 - 30</u>	<u>MUO Mixed Use Overlay</u> < 0.5 acres ≥ 0.5 acres
<u>Medium Density Overlay</u>	<u>12 - 20</u>	<u>HO-3 Medium Density Overlay</u>
<u>High Density Overlay 30</u>	<u>21 - 30</u>	<u>HO-4 High Density Overlay 30</u>
<u>High Density Overlay 50</u>	<u>31 - 50</u>	<u>HO-5 High Density Overlay 50</u>
<u>Very High Density Overlay 70</u>	<u>51 - 70</u>	<u>HO-6 Very High Density Overlay 70</u>
Mixed Use Designations		
Commercial Residential Mixed Use	24 - 34	C-R Commercial Residential
<u>Artesia Mixed Use</u>	<u>17</u>	<u>AMU Artesia Mixed Use</u>
Non-Residential Designations		
Neighborhood Commercial	0.5	C-2 Commercial P Parking
General Commercial	0.5 - 2.75	C-P Business and Professional Office C-3 General Commercial C-4 Heavy Commercial P Parking
Industrial	1.0 - 2.0	M-1 Industrial M-2 General Industrial
Public/Institutional	N/A	O Official
1. Density excludes ADUs and potential implementation of SB9 (2022) units on single family lots.		

In addition to the new designations to be added to the Land Use Plan update as shown in Table 1, additional changes will be made to the Land Use Plan as described below.

- The middle level of stepped density will be deleted in the High Density Residential and Mixed-Use Overlay areas so that all lots which are at least 0.5 acre will be allowed a density of up to 30 dwelling units/acre.
- Additional policies are added to address the implementation of the Housing Element.
- The General Plan Land Use Policy Map will be amended to apply new land use designations, as shown on Figure 4, and described below:
 - The Project proposes to rescind the ACSP and amend the General Plan Land Use Policy Map as set forth below:

Artesia Corridor Specific Plan Areas



Specific Plan Area	General Plan Land Use		Zoning		Land Use
	Existing	Proposed	Existing	Proposed	
1	Specific Plan	Commercial	Artesia Corridor Specific Plan	General Commercial (C-3)	No change from existing commercial use
2	Specific Plan	Very High Density Residential	Artesia Corridor Specific Plan	Very High Density Residential (R-6)	Inventory Sites which will allow 51 -70 du/acre.
3/4	Specific Plan	Artesia Mixed Use	Artesia Corridor Specific Plan	Artesia Mixed-Use (AMU)	No change from existing mixed-use; applies new General Plan land use category and zone
4/5	Specific Plan	Specific Plan (No Change)	Artesia Corridor Specific Plan	1450 Artesia Specific Plan ¹	Proposed mixed-use industrial/commercial/self-storage project. Residential to remain as legal non-conforming.
5 ¹ /6	Specific Plan	Public/ Institutional	Artesia Corridor Specific Plan	Official (O)	No change from existing use
<p>Note:</p> <p>1. This portion of Area 5 is comprised of the railroad right-of-way.</p>					

- The proposed Housing Overlay designations will be applied to numerous sites designated for non-residential uses; the base land use designation would remain unchanged.
- The General Plan Land Use Policy Map will be amended to re-designate several sites in conjunction with the Zoning Map amendment (described below) to eliminate split-zoned properties and re-designate other properties to match the existing uses, densities, or intensities that already occur on the property.

- Technical information will be updated throughout the Land Use Plan.

¹ The applicant for a project at 1450 Artesia Boulevard requests approval to adopt a new specific plan (the 1450 Artesia Specific Plan), a zone text Amendment, a zone map Amendment, a development agreement, site plan review, and lot line adjustment. A project-specific EIR is currently being prepared for this proposed project which is identified as a cumulative project within this EIR. Refer to Section 4.0, Basis of Cumulative Analysis.

Zoning Code Amendments

In addition to the new zones to be added to the Zoning Code as shown in Table 1, additional changes will be made to the Zoning Code as described below.

- Add new zoning designations with development standards for the following zones: Very High Density Residential (R-6); Medium Density Overlay (HO-3); High Density Overlay 30 (HO-4); High Density Overlay 50 (HO-5); Very High Density Overlay 70 (HO-6); and Artesia Mixed Use (AMU).
- Add new objective Residential Design Standards.
- Add a new chapter on Design Review for residential development.
- Add a provision relating to the requirement to replace lower income units as required by State law and as called for in the Housing Element.
- Eliminate the possibility of single-family homes in the R-3 zone and set a minimum density of 12 du/acre.
- Eliminate the mid-range density in the R-4 and MUO zones so that all properties in these zones with a minimum size of 0.5 acre will be allowed to develop at up to 30 units per acre in order that sites of 0.5 acre to 1.0 acre can be counted towards sites suitable for affordable housing.
- Reduce the minimum lot size to develop an MUO designated property with residential to 0.5 acre rather than 1 acre.
- Eliminate the minimum dwelling unit size in the MUO zone, as called for in the Housing Element.
- Amend the requirements of emergency shelters to conform to the provisions of Government Code section 65583, as called for in the Housing Element.
- Amend landscape regulations for all properties in the City to comply with water efficiency regulations and add requirements for allowed planting types and sizes.
- Add language regarding drainage and paving requirements for all types of development.
- Add requirements for submittal of technical reports needed for residential development projects.
- Add standard mitigation measures for residential development projects.
- Amend required findings for Site Plan Reviews.
- Add standard regulations regarding tribal cultural resources treatment agreements for those developments where cultural resources are found on site.
- Amend section on satellite antennas to be compliant with law.
- Other amendments including adding new definitions, adding requirements for security and lighting plans for residential development projects, and adding requirements to provide pet relief areas in multifamily residential developments.

Zoning Map Amendments

The Gardena Zoning Map will be amended to apply the new zones to specific parcels within the City and to eliminate split-zoned properties and rezone other properties to match the existing uses, densities, or intensities that already occur on those properties, as shown on Figure 5, and described below:

- The Project proposes to rescind the ACSP and amend the Zoning Map as described above. The proposed Housing Overlays will be applied to numerous sites designated for non-residential uses where the base zone will remain unchanged.
- The Zoning Map will be amended to re-zone several sites in conjunction with the General Plan Amendment (described above) to eliminate split-zoned properties and re-zone other properties to match the existing uses, densities, or intensities that already occur on the property.

Specific Plan Amendment

The Project proposes to rescind the ACSP. If approved, development of the parcels would no longer be governed by the ACSP and the parcels would be re-designated and re-zoned, as described above.

Development Potential

The Gardena Land Use Policy Map and Zoning Map will be amended to apply the new land use designations and zones to specific parcels, resolve split-zoned parcels, and resolve inconsistencies between the zones and existing on-site conditions. For a majority of the parcels the proposed amendments allow for new residential development or increased residential development when compared to existing conditions. There is no increased development capacity for those parcels to be redesignated or rezoned only to resolve inconsistencies with existing on-site conditions. Some of the site-specific redesignations and modifications proposed to the land use categories and corresponding zones (refer to Table 1) would result in reductions in allowed residential densities and residential development potential when compared to the existing General Plan land use and land use categories; however, overall the proposed Project would provide for increased residential densities and increased residential development potential (refer to Table 2 and Table 3) and would be in compliance with the Housing Crisis Act.

Table 2 identifies the number of new residential units that could occur within each land use designation based on the density assumptions and acreages provided.

**Table 2
Proposed Residential Development Potential**

Proposed Land Use Designations	Density Assumption (du/ac)	Total Acres	Total Units
Medium Density Residential	17	3.1	52.7
High Density Residential	23	1.15	26.45
Very High Density Residential	51	7.61	388.11
Home Business/Medium-Density Overlay	17	17.63	299.71
Home Business/High-Density Overlay 50	31	1.82	56.42
Commercial/Medium-Density Overlay	17	15.13	257.21
Commercial/High-Density Overlay 30	23	36.53	840.19
Commercial/High-Density Overlay 50	31	86.09	2,668.79
Commercial/Very High-Density Overlay 70	51	52.53	2,679.03
Neighborhood Commercial/High-Density Overlay 50	31	11.73	363.63
Industrial/Medium-Density Overlay	17	11.90	202.30
Industrial/High Density Overlay 30	23	60.98	1,402.54
Industrial/High-Density Overlay 50	31	56.70	1,757.70
Industrial/Very High-Density Overlay 70	51	37.03	1,888.53
Public/Institutional/High-Density Overlay 50	31	1.44	44.64
Religious Institution Overlay ²	--	--	200
Total			13,128¹
Source: City of Gardena, November 22, 2022.			
Notes: du/ac = dwelling unit per acre			
1. Number does not equate due to rounding.			
2. A Religious Institution Overlay is not currently being proposed; however the analysis considers the potential for a future overlay and assumes 50 sites could receive the overlay with an average of 4 DU/site.			

Approach to the Analysis

Although the proposed Project does not involve site-specific development, the intent is to provide adequate sites for residential development to accommodate the City’s RHNA and to allow for additional residential development opportunities should they arise. To allow for new residential development, it is assumed existing on-site uses will be removed and residential development, consistent with the development assumptions identified in Table 2, will occur. The assumptions used in this EIR are consistent with the assumptions that were used in the recently

adopted 6th Cycle Housing Element and assumes every Inventory Site, as well as the Non-inventory sites, will actually be developed with residential uses only; non-residential development would not occur. However unlikely, the assumptions in this EIR present a possible development potential. Table 3 identifies the net change in development that could occur with implementation of the proposed Project.

Additionally, although no Religious Institution Overlay is being proposed at this time for either the Land Use Plan or zoning, the City committed in its Housing Element to explore the feasibility of establishing a Religious Site Housing Overlay. The anticipated development potential associated with the future implementation of the overlay is included within the development potential and accounted for within this EIR; refer to *Development Potential*, above. It is anticipated that approximately 50 sites may have the potential for this overlay; therefore, for purposes of this EIR, it is assumed that an average of four housing units could be developed per site, resulting in a total of approximately 200 residential uses.

As indicated in Table 3, the proposed Project could result in the following when compared to existing conditions:

- 154 fewer single-family dwelling units;
- 12,167 additional multiple-family dwelling units; and
- 7,544,381 fewer square feet of non-residential development.

**Table 3
Proposed Project Net Development Potential**

Land Use	Development	
	Dwelling Units	Building Square Feet
Existing Land Uses to be Removed		
Single-Family Residential	-154	
Multiple-Family Residential	-961	
Non-Residential Development		-7,544,381
New Residential Development Potential		
Single-Family Residential	0	
Multiple-Family Residential	13,128	
Non-Residential Development		0
Net New Development Potential		
Single-Family Residential	-154	
Multiple-Family Residential	12,167	
Non-Residential Development		-7,544,381
Source: City of Gardena, November 22, 2022.		

As site-specific development proposals are not currently known, a programmatic analysis of the potential environmental impacts associated with new residential development consistent with implementation of the proposed project was prepared in this EIR.

As discussed previously, the development potential is solely based on the new residential development that could occur with implementation of the new land use designations and the higher densities that would be associated with the proposed land use designations to resolve split-zoned parcels. The minor clean-up changes to the Gardena Zoning Map that are proposed as part of the Project would not result in new development or new development potential; rather the Zoning Map would be amended to rezone properties to match the existing uses, densities, or intensities that already occur on the property.

Environmental Factors Potentially Affected

The proposed Project could potentially affect the following environmental factors and will be addressed in the EIR:

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires
- Mandatory Findings of Significance

Attachments:

Figure 1 – Regional Location

Figure 2 – Parcels Proposed for Changes to General Plan Land Use

Figure 3 – Parcels Proposed for Changes to Zones

Figure 4 – Proposed General Plan Land Use Policy Map Amendments

Figure 5 – Proposed Zoning Map Amendments

Figure 1. Regional Location

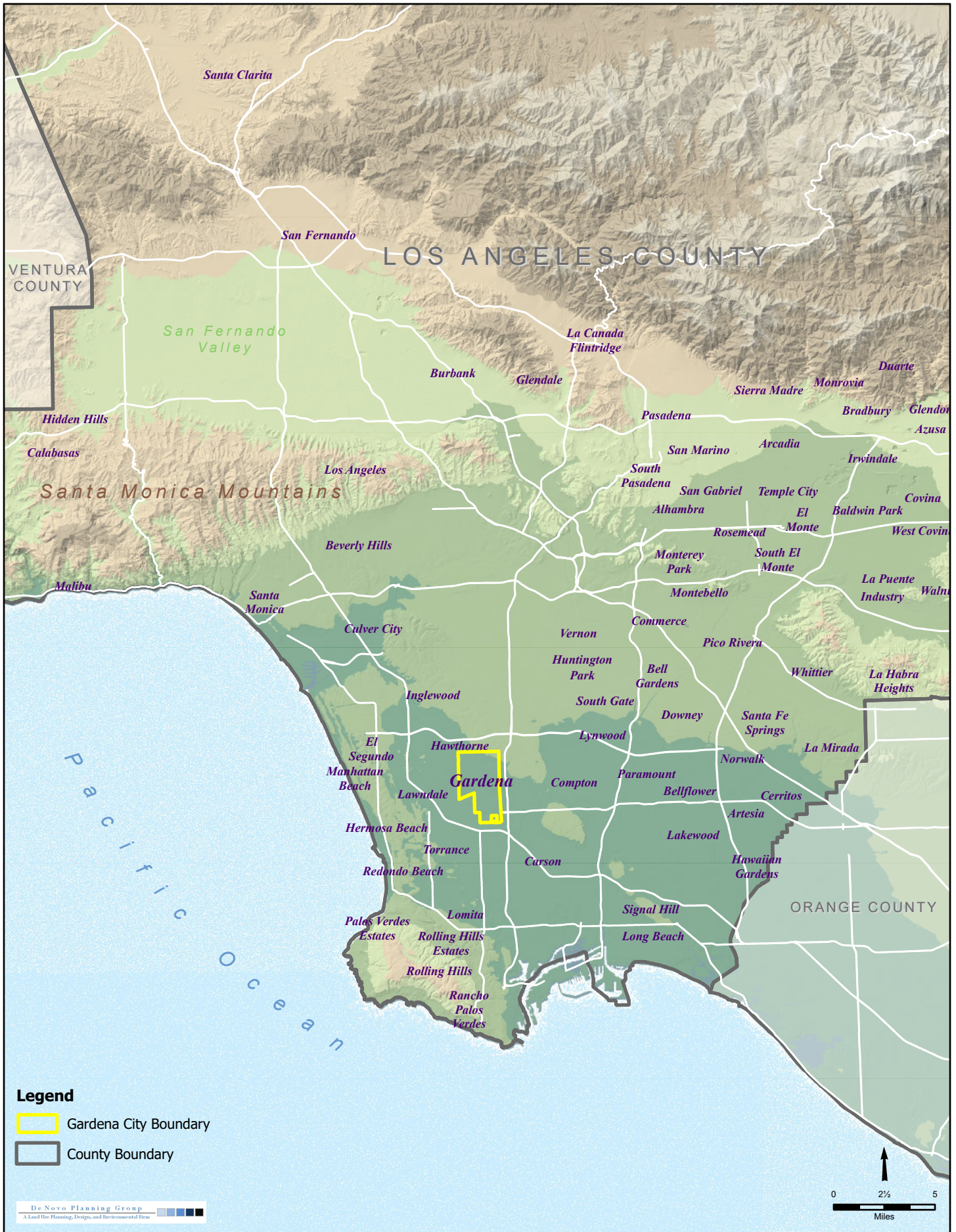


Figure 2. Parcels Proposed for Changes to General Plan Land Use

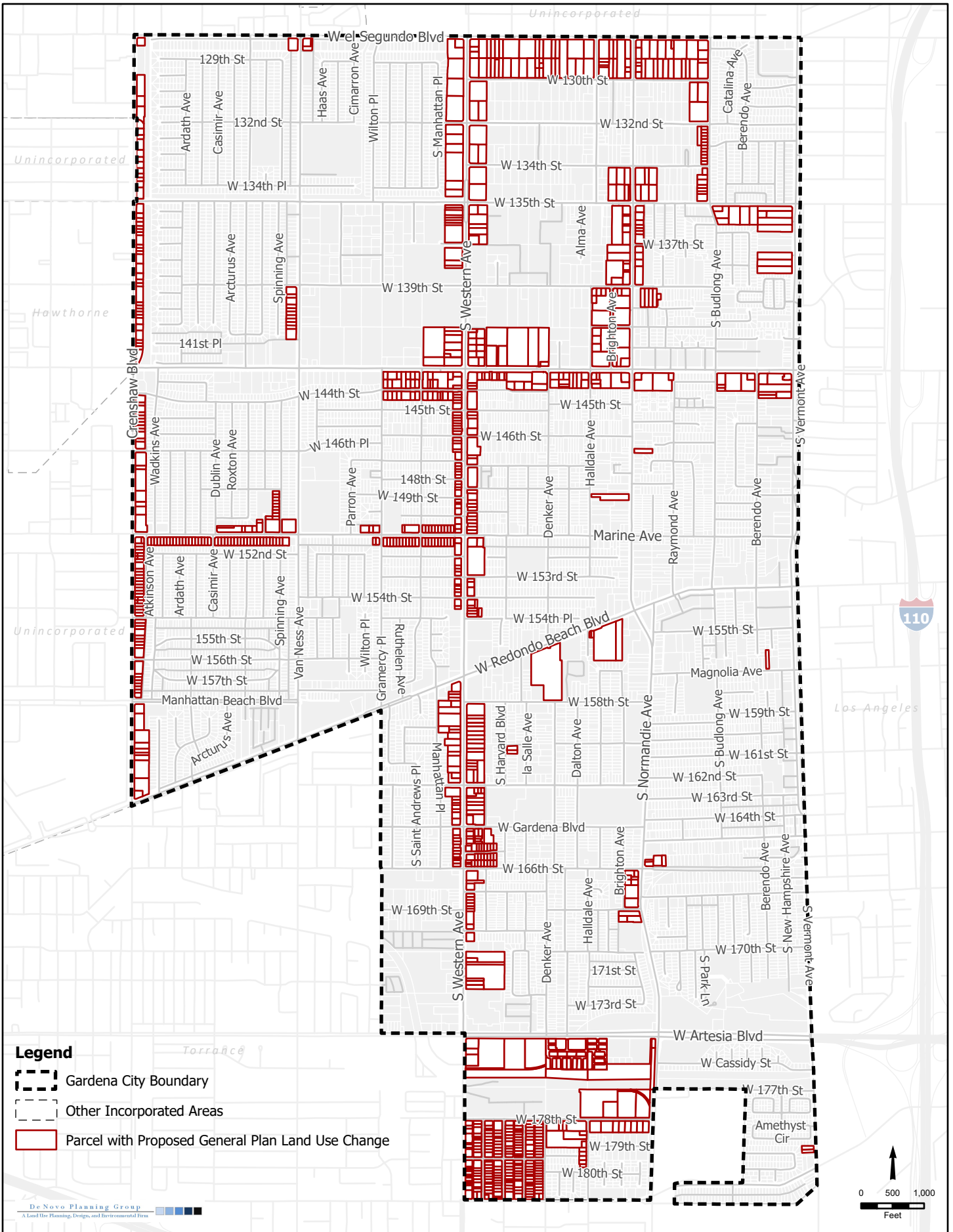


Figure 3. Parcels Proposed for Changes to Zones

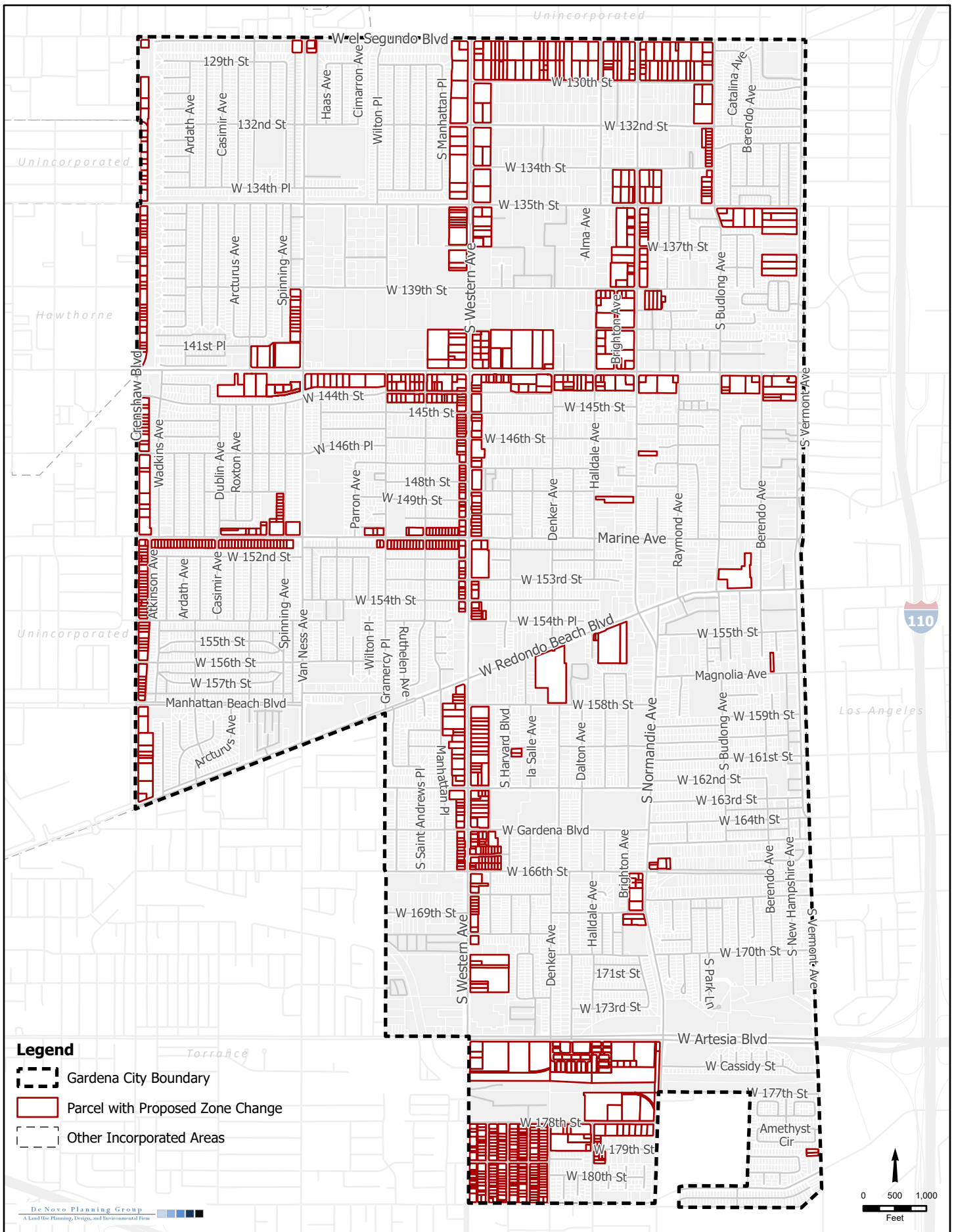


Figure 4. Proposed Zoning Map Amendments

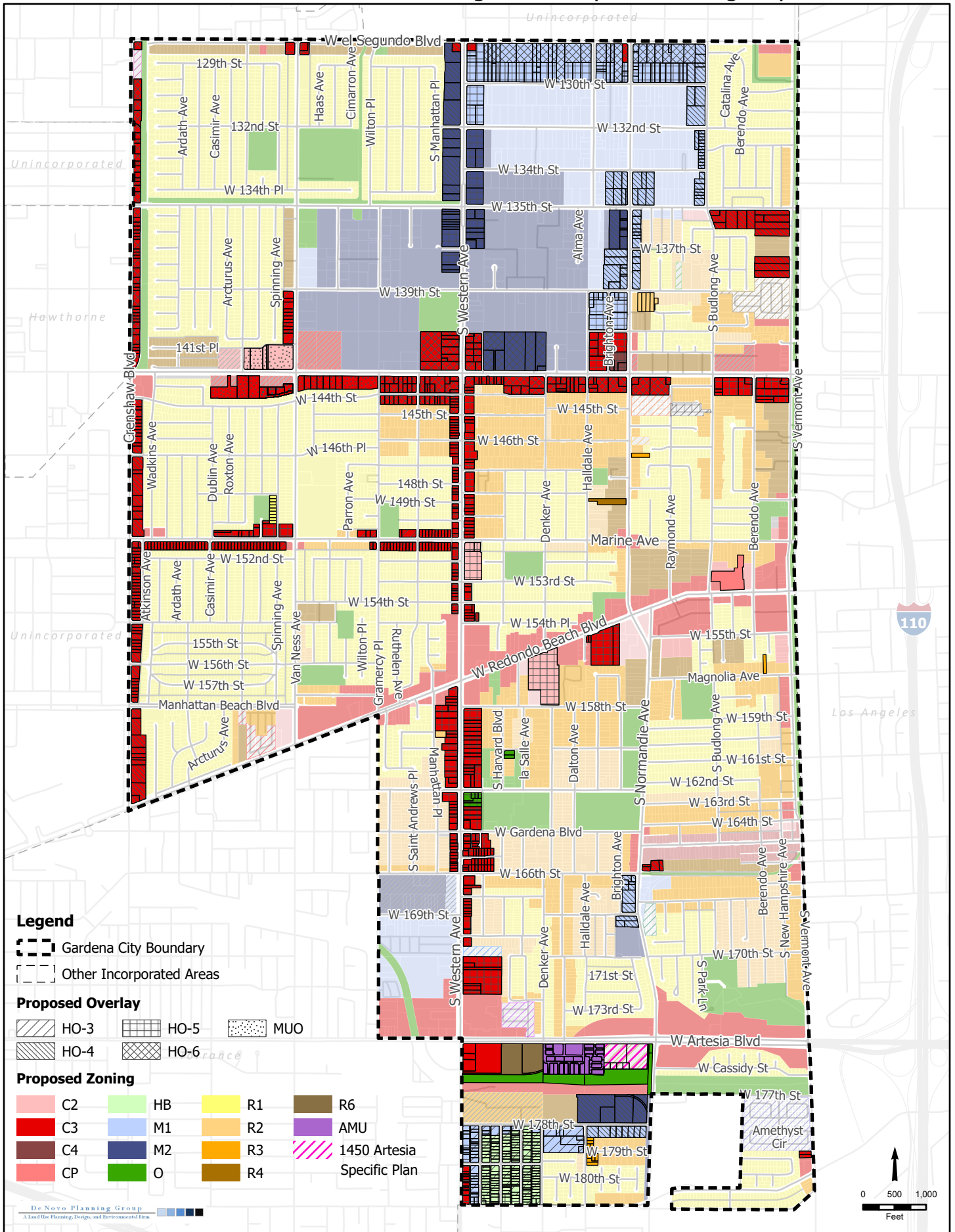


Figure 5. Proposed General Plan Land Use Policy Map Amendments

