



**DEPARTMENT of COMMUNITY DEVELOPMENT**

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

## **NOTICE OF AVAILABILITY / NOTICE OF INTENT**

**To:** Interested Agencies and Organizations and Members of the Public

**Subject:** Notice of Availability of a Sustainable Communities Environmental Assessment for the 1610 Artesia Boulevard Project

**Lead Agency:**

**Name:** City of Gardena

**Address:** 1700 West 162<sup>nd</sup> Street  
Gardena, California 90247

**Contact:** Amanda Acuna – Senior Planner  
AAcuna@cityofgardena.org  
310-217-6110

The City of Gardena (City), as Lead Agency, has prepared a Sustainable Communities Environmental Assessment (SCEA) for the 1610 Artesia Boulevard Project (Project) described below. The City intends to present the SCEA along with a Mitigation Monitoring and Reporting Program (MMRP) to the City’s Planning Commission for adoption as part of the Project’s review. The SCEA has been prepared in accordance with the California Environmental Quality Act (CEQA) and Public Resources Code Section 21155.2.

**Project Location:**

The Project site is in the County of Los Angeles (County), approximately 8.8 miles south of downtown Los Angeles, in the City’s southern portion. The approximately 3.43-acre Project site is comprised of one parcel (APN 6106-013-049) situated along West Artesia Boulevard (an Arterial) generally between South Normandie Avenue and South Western Avenue, at 1610 West Artesia Boulevard.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Project Description:**

The Project proposes to demolish the existing onsite commercial and industrial uses and in their place construct and operate a multi-family residential housing development with 300 apartment units (283 market rate units and 17 affordable units) in a six-story, podium apartment building. Various apartment types (i.e., studios, and one- and two-bedroom units ranging from 515 square feet (SF) to 1,280 SF) are proposed on levels two through six, with various amenities (i.e., two pools, a clubhouse, courtyard, fitness center, spa, golf lounge, and business center/leasing office) proposed on the podium level, and a lounge and deck on the roof. The building’s proposed height

is 84.5 feet. Additionally, the Project proposes approximately 49,701 SF of open space, including approximately 19,597 SF of private open space and approximately 30,104 SF of common open space. The Project would be developed with 240 units at a base density of 70 dwelling units per acre, and 60 units considering a 25 percent density bonus, allowed for providing affordable housing in the amount of 7 percent of the base density. Additionally, 507 onsite parking spaces in an on-grade parking garage with one subterranean level are proposed. Access to the Project site would be provided via one driveway on Artesia Boulevard.

### **Required Entitlements:**

Entitlements and approvals required for the Project include:

- Site Plan Review (SPR No. 7-23)
- Design Review (DR No. 1-23)
- Density Bonus/Affordable Housing Agreement
- Other Ministerial Permits (e.g., Grading Permit, Building Permit, etc.)
- Environmental Assessment (EA #21-23)

### **Public Review Period:**

The SCEA is available for a 30-day public review period commencing on **February 20, 2024 and ending on March 20, 2024**. In accordance with the State CEQA Guidelines, written comments on the SCEA will be accepted during the public review period and may be directed to: Amanda Acuna, Senior Planner, City of Gardena, 1700 West 162<sup>nd</sup> Street Gardena, California 90247 or by email at [AAcuna@cityofgardena.org](mailto:AAcuna@cityofgardena.org). It is preferable that comments be e-mailed to Amanda Acuna at the e-mail address provided above with the subject line: 1610 ARTESIA BOULEVARD PROJECT SCEA COMMENT. Comments may also be mailed to Amanda Acuna at the address listed above.

### **Locations Where SCEA is Available for Public Review**

Electronic copies of the SCEA and all documents referenced therein are available for download on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. Also, all materials will be submitted electronically to the State Clearinghouse via the CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>). Should you have trouble accessing these documents, please contact Senior Planner, Amanda Acuna at [AAcuna@cityofgardena.org](mailto:AAcuna@cityofgardena.org) or 310-217-6110.