

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 1610 ARTESIA BOULEVARD PROJECT

Lead Agency: CITY OF GARDENA Contact Person: AMANDA ACUNA, SENIOR PLANNER
 Mailing Address: 1700 WEST 162ND STREET Phone: 310-217-6110
 City: GARDENA Zip: 90247 County: LOS ANGELES

Project Location: County: LOS ANGELES City/Nearest Community: GARDENA
 Cross Streets: WEST ARTESIA BOULEVARD/SOUTH WESTERN AVENUE/NORMANDIE AVENUE Zip Code: 90248
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 52 ' 18.8 " N / 118 ° 17 ' 59.4 " W Total Acres: 3.43
 Assessor's Parcel No.: 6106-013-049 Section: Twp.: Range: Base:
 Within 2 Miles: State Hwy #: SR-91 / I-405 / I-110 Waterways: DOMINGUEZ CHANNEL
 Airports: Railways: Schools: PACIFIC LUTHERAN JUNIOR/SENIOR HIGH SCHOOL.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: SCEA FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: DESIGN REVIEW, DENSITY BONUS.

Development Type:

Residential: Units 300 Acres 3.43
 Office: Sq.ft. Acres Employees Transportation: Type
 Commercial: Sq.ft. Acres Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type MW
 Educational: Waste Treatment: Type MGD
 Recreational: Hazardous Waste: Type
 Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: CULTURAL RESOURCES, ENERGY, GIS

Present Land Use/Zoning/General Plan Designation:

VERY HIGH DENSITY RESIDENTIAL

Project Description: (please use a separate page if necessary)

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 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 (DU/AC), 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 20, 2024 Ending Date March 20, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>The Picerne Group</u>
Address: <u>1100 W Town and Country, Suite 700</u>	Address: <u>5000 Birch Street, Suite 800</u>
City/State/Zip: <u>Orange, CA 92868</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Kiana Graham</u>	Phone: <u>949-267-1573</u>
Phone: <u>657-999-8473</u>	

Signature of Lead Agency Representative: Amanda Acuna

Digitally signed by Amanda Acuna
Date: 2024.02.12 17:28:01 -08'00'

Date: February 19, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.