



**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

**From:** City of Gardena (Lead Agency)  
Community Development Dept.  
1700 West 162nd Street  
Gardena, CA 90247

  X   County Clerk  
County of Los Angeles  
12400 Imperial Highway  
Norwalk, CA 90650

Contact:  
Amanda Acuna  
Community Development Manager  
aacuna@cityofgardena.org

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

**State Clearing-house No.:** 2024020743

**Project Title:** 1610 West Artesia Boulevard Project

**Project Applicant:** Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660

**Project Location:** 1610 West Artesia Boulevard, City of Gardena, County of Los Angeles

**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, with one additional level of subterranean parking. Various apartment types (i.e., studios, and one- and two-bedroom units ranging from 515 square feet (SF) to 1,280 SF are proposed 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 proposed 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 the one subterranean level are proposed. Access to the Project site would be provided via one driveway on Artesia Boulevard. This NOD is for approval of a Site Plan Review (SPR # 7-23), and Density Bonus/Affordable Housing Agreement.

2024 115052



FILED

May 29 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TAMMYRA MORILLO

THIS NOTICE WAS POSTED

ON   May 29 2024  

UNTIL   June 28 2024  

REGISTRAR - RECORDER/COUNTY CLERK

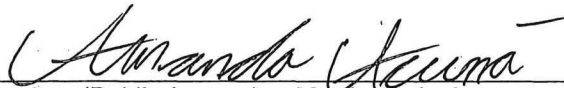
TASHA CERDA, Mayor / ART KASKANIAN, Mayor Pro Tem

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 above described Project on May 28, 2024 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 (EIR) was prepared and certified for this Project pursuant to CEQA provisions.  
 A Negative Declaration (ND) was prepared for this Project pursuant to CEQA provisions.  
 A Sustainable Communities Environmental Assessment (SCEA) was prepared for the 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 §15091.

This is to certify that the SCEA 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 162<sup>nd</sup> Street, Gardena, CA 90247. Please contact Amanda Acuna, Community Development Manager, at 310.217.6110 or via email at [aacuna@cityofgardena.org](mailto:aacuna@cityofgardena.org).



Signature (Public Agency): Ms. Amanda Acuna

Title: Community Development Manager

Date: May 28, 2024



Date Received for Filing at OPR: \_\_\_\_\_

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

MAY 29 2024

*Deana C. Lynn* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA





State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2024 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 202405291230002
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF GARDENA DEPARTMENT OF COMMUNITY DEVELOPMENT			DATE 05/29/2024
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2024115052
PROJECT TITLE 1610 WEST ARTESIA BOULEVARD PROJECT			
PROJECT APPLICANT NAME AMANDA ACUNA			PHONE NUMBER
PROJECT APPLICANT ADDRESS 1700 WEST 162ND STREET	CITY GARDENA	STATE CA	ZIP CODE 90247

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |          |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ 0.00  |
| <input type="checkbox"/> Negative Declaration (ND)(MND)   | \$2,916.75 | \$ 0.00  |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00   | \$ 0.00  |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$1,377.25 | \$ 0.00  |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ 75.00 |
| <input type="checkbox"/> Project that is exempt from fees   |            |          |
| <input type="checkbox"/> Notice of Exemption  |            |          |
| <input type="checkbox"/> CDFW No Effect Determination (Form Attached)                               |            |          |
| <input type="checkbox"/> Other _____  |            | \$ 0.00  |

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other \_\_\_\_\_    
 \$ 75.00

SIGNATURE  X 	TITLE
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ON May 29 2024

UNTIL June 28 2024

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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



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Signature (Public Agency): Ms. Amanda Acuna

Title: Community Development Manager

Date: May 28, 2024

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Dean C. Logan, Registrar - Recorder/County Clerk

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Date Received for Filing at OPR: \_\_\_\_\_

Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION  
NORWALK DEPARTMENT HEADQUARTER

Cashier: T. MORILLO



Wednesday, May 29, 2024 9:21 AM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 2024115052	1	\$75.00
Notice - Certified Copy 2024115052	1	\$2.00
NoD - SCEA 2024115052	1	\$0.00
<b>Total</b>		<b>\$77.00</b>

Total Documents: 1

Customer payment(s):

Credit Card \$77.00

05/29/2024

09:21 AM PDT

LOS ANGELES CO RR/CC NORWALK  
BUSINESS FILINGS  
12400 IMPERIAL HIGHWAY  
NORWALK, CA 90650

TERMINAL NAME: E3469302

ORDER# 182146770

### PAYMENT

BUSINESS FILINGS \$77.00  
202405291230002

AGENCY SUBTOTAL: \$77.00  
LEXISNEXIS SERVICE FEE: \$1.75

TOTAL USD: \$78.75

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CARD #: 1007 AMERICAN EXPRESS  
NAME: N/A VALUED CUSTOMER  
PAYMENT: CREDITCHIP READ-CONTACTLESS  
MODE: ISSUER  
AUTH CODE: 847414  
APP LABEL: AMERICAN EXPRESS  
CVM: NO SIG REQUIRED  
AID: A000000025010801  
ARQC: 6AA60D47C6C1D318  
AMOUNT: \$78.75  
\*\*\* CARD APPROVED \*\*\*  
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\*\*\*\*\*  
AMOUNT PAID:

**\$78.75**

\*\*\*\*\*  
CUSTOMER COPY