



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
24300 NARBONNE AVENUE
LOMITA, CA 90717

**CITY OF LOMITA
NOTICE OF CITY COUNCIL PUBLIC HEARING/
NOTICE OF COMPLETION AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT**

TO: Owners and Occupants of Property and Other Interested Parties
PROJECT TITLE: Picerne Lomita Apartments
PROJECT LOCATION: 24000 Crenshaw Boulevard, Lomita, CA 90717

CITY COUNCIL PUBLIC HEARING

The Lomita City Council will hold a public hearing at 6:30 p.m. on Tuesday, September 19, 2017, in the Lomita City Hall Council Chambers, 24300 Narbonne Avenue, to consider the Picerne Lomita Apartments Project:

PROJECT DESCRIPTION: The approximately 2.7-acre Project Site is located at the northeast corner of the intersection of Crenshaw Boulevard and Lomita Boulevard. The Project analyzed in the Draft EIR includes the demolition and removal of the existing equipment rental yard and the construction of a five-story, 223-unit, multi-family residential development. The Project includes approximately 250,510 square feet of residential uses and approximately 208,379 square feet of parking area (including two levels of subterranean parking). Of the proposed 223 units, there would be 18 studio units, 131 one-bedroom units, and 74 two-bedroom units. The Project also includes residential amenities such as a pool, fitness center, community room, and a 750-square-foot fourth floor common area balcony. The floor area ratio (FAR) of the Project would be 2.26:1 and the maximum height would be 57'4" from the average grade plane to the top of sheathing and 64'10" to the top of the parapet.

Subsequent to the close of the Draft EIR public review and comment period, the Project Applicant elected to make minor changes to the Project (hereafter referred to the "Revised Project"), which do not change the environmental conclusions contained in the Draft EIR. The Revised Project is substantially similar to the Proposed Project analyzed in the Draft EIR and includes the development of 220 multi-family residential units over one level of subterranean parking. Of the proposed 220 units, there would be 35 studio units, 134 one-bedroom units, and 51 two-bedroom units. The Revised Project would include a total of 409 parking spaces and the maximum height of the Revised Project would remain unchanged from the Proposed Project analyzed in the Draft EIR.

ANTICIPATED DISCRETIONARY ACTIONS: In order to construct the Project, the Applicant is requesting approval of the following discretionary actions from the City of Lomita:

- General Plan Amendment (GPA) No. 2017-01.
- Zone Change (ZC) No. 2017-01.
- Zone Text Amendment (ZTA) No. 2017-06.
- Site Plan Review (SPR) No. 1187.
- A Development Agreement (DA)

The above listed actions are for an amendment to the City of Lomita General Plan Land Use Map and Land Use Designations from Commercial and Industrial to High Density Residential; and an amendment to the City's Zoning Map from C-G and M-C, to create a new Specific Plan Overlay Zone referred to as the 24000 Crenshaw Blvd. The Specific Plan is for the property located at 24000 Crenshaw Blvd., Lomita and more specifically as Assessor Parcel Numbers (APNs) 7374-011-032, 7374-011-034, 7374-011-037, 7374-011-039, 7374-011-041, and 7374-011-036. In conjunction with the GPA, ZTA, ZC and DA, the project also includes a Site Plan Review

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to permit the construction of a new 220 unit, five-story, multi-family residential development with 409 parking spaces (including one level of subterranean parking) ("Project"). Initiated and filed by The Picerne Group, 5000 Birch St. East Tower Ste: 600, Newport Beach, CA 92660 ("Applicant").

The City of Lomita's approval of these actions is discretionary, requiring compliance with CEQA. Subsequent to these discretionary actions, the City would issue all necessary ministerial permits, including building, grading, and all other necessary permits.

For more information about the project, please contact the Planning Division between the hours of 7:30 a.m. to 5:30 p.m., Monday through Thursday and 8:00 a.m. to 5:00 p.m. on alternating Fridays. The Community Development Department is located at 24300 Narbonne Avenue in Lomita. You may also call the Planning Division at (310) 325-7110, ext. 122 or submit a letter to the Planning Commission, in care of the Planning Division, on or before the hearing date. On or about five days before the hearing date you can review project materials including the staff report and proposed plans, at the website listed below.

At the public hearing you may appear and be heard or you may write to the Community Development Department in support of or in opposition to these matters. If you later challenge the decision of the Planning Commission in court, you may be limited to raising only those issues that were raised at this public hearing or in written correspondence delivered to the Community Development Department at or before the hearing. **You will be allowed five (5) minutes** to speak before the City Council.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to allow participation at this meeting.

FINAL ENVIRONMENTAL IMPACT REPORT

Notice is hereby given that the City of Lomita is making available a Final Environmental Impact Report (FEIR) prepared for the proposed Picerne Lomita Apartments Project, which is described above.

ANTICIPATED SIGNIFICANT EFFECTS: Based on the analysis included in the Draft EIR, the Project would result in a Project-specific significant and unavoidable impact with respect to construction noise.

DOCUMENT REVIEW: If you wish to review a print copy of the Final EIR or the documents referenced in the Final EIR, you may do so during normal business hours (Monday through Thursday, 7:30 AM – 5:30 PM and 8:00 AM to 5:00 PM alternating Fridays) at the Community Development Department at City Hall, 24300 Narbonne Avenue, Lomita, CA 90717. The Final EIR is also available online at the City's website:

http://www.lomita.com/cityhall/government/commdev/index.cfm?p=notices_documents.cfm

Copies of the Final EIR in bound form may be obtained for a fee by contacting Alicia Velasco at (310) 325-7110 x 122.

09/07/17

Date



ALICIA VELASCO
PRINCIPAL PLANNER

NOTE: Individual items may be continued to another meeting date. Please contact the Community Development Department office before the hearing date to be sure these items will be presented at this hearing.

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