



## NOTICE OF PUBLIC HEARING

**PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, January 7, 2025, at 7:00 p.m., or soon thereafter,** the Planning Commission of the City of Gardena will conduct a public hearing to consider the following:

**Conditional Use Permit #1-24 (modification of CUP #219-68); Site Plan Review #1-24; and Administrative Adjustment #1-24**

A request to modify the conditional use permit for a high school located within the Single-Family Residential (R-1) zone, including a site plan review for the demolition and replacement of the current 9,036-square-foot building. The proposed replacement structure will be a smaller 7,500-square-foot facility, featuring two classrooms, an administrative area, and a covered canopy, to continue serving the existing school on the property. Additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan. The applicant is also requesting an administrative adjustment to the off-street parking requirements, seeking a 12% reduction in the number of required spaces—from 104 to 93 spaces.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.

**Project Location: 2818 Manhattan Beach Blvd., Gardena CA 90248**

**Applicant: Farnaz Golshan-Flechner, Environmental Charter High School**

The public hearing will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247.

The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to post questions during the hearing. Comments may also be submitted via email to [publiccomment@cityofgardena.org](mailto:publiccomment@cityofgardena.org) or by mail to 1700 W 162<sup>nd</sup> Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9532

Dayana Nava  
Planning Assistant



**TITLE: OWNERSHIP MAP  
ASSESSOR MAP**

ADDRESS:  
2818 MANHATTAN BEACH BLVD  
GARDENA CA 90249

PROPERTY OWNER(S):  
MBB & GARDENA LLC  
2825 MANHATTAN BEACH BLVD #100  
REDONDO BEACH CA 90278-1604

APPLICANT(S):  
MBB & GARDENA LLC  
2825 MANHATTAN BEACH BLVD STE 100  
REDONDO BEACH CA 90278  
(310) 989-1960

LEGAL DESCRIPTION:  
LOT COM AT NW COR OF TRACT NO 23464 TH S ON W LINE  
OF SD TR 216.35 FT TH S 89.43° W 79.95 FT TH N 0.62° W TO  
S LINE OF MANHATTAN BEACH BLVD TH E THEREON TO  
W ... SEE MAPBOOK FOR MISSING PORTION ... SEC 26 T 3S  
R 14W

APN:  
4067-007-005  
ACREAGE: ± 2.08  
COORDINATES: Lat: 33.86701° N  
Lon: 118.32535° W  
RADIUS: 300' DATE: DECEMBER 31, 2023  
SCALE: 1" = 150' NORTH: ↑

PROJECT:	1223 104	DRAWN:	SS
SHEET:	1 OF 8	REVISIONS:	
INDEX:	TITLE:	DATE:	BY:
OWNERSHIP MAP			

**FOR DEPARTMENT USE**

CASE NO. \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_



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