

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Hwy
Norwalk, CA 90650

From: (Public Agency): City of Gardena
1700 W 162nd Street
Gardena, CA 90247
(Address)

Project Title: Environmental Charter High School - Gardena

Project Applicant: Farnaz Golshani- Flecher, Environmental Charter High School

Project Location - Specific:
2818 Manhattan Beach Blvd; APN: 4067-007-005

Project Location - City: Gardena Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
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 of a 9,036 SF building and proposing a new 7,500 SF facility in its place, featuring two classrooms, an administrative area, and a covered canopy, to continue serving the existing school on the property.

Name of Public Agency Approving Project: City of Gardena

Name of Person or Agency Carrying Out Project: Planning Commission

- Exempt Status: (check one):
[] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Guidelines Section 15303 & 15302
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the Guidelines Section 15303, New Construction of Small Structures Projects. The project consists of demolishing the existing chapel (9,036 SF) construct a smaller, newly constructed multi-classroom building and administration building with covered outdoor area consisting of 7,500 SF. The Subject property is located in an urbanized area, with the proposed structure not exceeding 10,000 square feet. Additionally, the construction does not involve significant quantities of hazardous substances. Based on these findings, the project qualifies for inclusion under Section 15303 of the CEQA Guidelines.
The project site is also categorically exempt from pursuant to Guidelines Section 15302, Replacement or Reconstruction. The project is for the demolition of an existing Chapel (9,036 SF) and replacing the old structure with a smaller, newly constructed multi-classroom building of (7,500 SF). The project involves the replacement of an existing structure where the new structure will be located on the same site as the structure being replaced will not increase student enrollment.
The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act.

Lead Agency
Contact Person: Amanda Acuna Area Code/Telephone/Extension: 310-217-6110

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Handwritten Signature] Date: 1/8/2025 Title: CD Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.