

TO: Gardena Valley News
FROM: City of Gardena

DATE: January 6, 2026

Publication Date: January 8, 2026

**CITY OF GARDENA
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, January 20, 2026, at 7:00 p.m., or soon thereafter, the Planning and Environmental Quality Commission of the City of Gardena will conduct a public hearing **at 1700 West 162nd Street, Gardena, CA, in the City Hall Council Chambers,** to consider the following:

**ENVIRONMENTAL ASSESSMENT #19-24; SITE PLAN REVIEW #4-24;
AND TENTATIVE PARCEL MAP #2-24**

A request for approval of an Environmental Assessment (EA #19-24), Site Plan Review (SPR #4-24), and Tentative Parcel Map (TPM #2-24; Tentative Parcel Map No. 83100) to allow the construction of four (4) three-story condominium units in the Medium Density Multi-Family Residential (R-3) zone portion of a split zoned R-3 and Single-Family Residential (R-1) property in accordance with Section 18.44.010.A and Chapter 17.08 of the Garden Municipal Code (GMC).

Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(b) (Class 3, New Construction or Conversion of Small Structures), in that it consists of the construction and location of limited numbers of new, small facilities or structures.

APPLICANT: Steve Stepakis

LOCATION: 1031 Magnolia Avenue (APN: 6113-035-015)

The related materials will be on file and open for public inspection by January 16, 2026, on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to comment during the hearing. Comments may also be submitted via email to publiccomment@cityofgardena.org or by mail to the Commission at 1700 W 162nd Street, Gardena, CA 90247.

If you challenge the action(s) taken on the request(s) in court, you will be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Gardena Planning and Environmental Quality Commission during or prior to the public hearing. For further information, please contact the Planning Division at (310) 217-9524.

Kevin La
Planning Assistant