TO: Gardena Valley News **DATE**: October 19, 2026
FROM: City of Gardena

Publication Date: October 22, 2026

CITY OF GARDENA
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, November 3, 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:

SITE PLAN REVIEW #3-25
LOT MERGER #1-25
AND ENVIRONMENTAL ASSESSMENT #6-25

The Applicant requests approval of Site Plan Review (SPR) #5-25 and Lot Merger #1-25 to develop two (2) parcels, separated by the dividing street, Nader Place, both zoned General Commercial (C-3) with Housing Overlay 5 (HO-5).

On Parcel B, the Applicant proposes constructing a 54'-8" high, five-story, 152-unit multifamily apartment totaling 113,085.98 square feet (-sf), on a vacant 1.04-acre parcel per Gardena Municipal Code (GMC) Section 18.21.030.A. The Applicant also requests density bonuses and concessions for including 15% Very Low Income and 15% Moderate Income units in the development, in accordance with GMC Chapter 18.43. The Project will require an Affordable Housing Agreement to guarantee the rental affordability of the 12 Very Low Income and 12 Moderate Income units for a period of 55 years.

On Parcel A, the Applicant proposes merging two (2) off-street surface parking lots that total 0.41 acres and constructing a 40' high, five-tier, 7,013.68-sf automated parking structure that can park 148 vehicles, plus seven (7) additional ground-level parking spaces per GMC Section 18.21.050.H.2.b.

Environmental Consideration: The project is being considered for an exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill (AB) 130 [Public Resources Code Section 21080.66].

APPLICANT: Lee Johnson (Rep. West Realty Group)

LOCATION: 2315 Marine Ave
Parcel A APNs: 4064-023-022 and -035
Parcel B APN: 4064-023-034

The related materials will be on file and open for public inspection by October 30, 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.

Jo-Anne Burns
Assistant Community Development Director