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 Highway
Norwalk CA, 90650

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

(A THIS NOTICE WAS POSTED
ON November 06 2026
UNTIL December 07 2026
REGISTRAR – RECORDER/COUNTY CLERK

Project Title: **2315 Marine Ave- SPR # 3-25, LM #1-25, EA #6-25**

Project Applicant: **Lee Johnson of West Realty Group**

Project Location - Specific:

2315 Marine Avenue; APN(s): 4064-023-022; 4064-023-035; 4064-023-034

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

Description of Nature, Purpose and Beneficiaries of Project:

Site Plan Review (SPR) #5-25 and Lot Merger #1-25 to develop two (2) parcels, separated by the dividing street, Nader Place. On Parcel A, the applicant proposes merging two (2) parcels with existing off-street surface parking lots that total 0.463 acres (20,168 square feet) and constructing a 40'-high, five-tier, 7,014-sf automated parking structure that can park 148 vehicles, plus six (6) additional ground-level parking spaces per GMC Section 18.21.050.H.2.b. On Parcel B, the applicant proposes constructing a 54'-8" high, five-story, 152-unit multifamily apartment building totaling 110,064 square feet, on a vacant 1.037-acre (45,191 square feet) parcel per Gardena Municipal Code (GMC) Section 18.21.030.A. The applicant also requests density bonuses and concessions for providing 15% very low income and 15% moderate income units, 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.

Name of Public Agency Approving Project: City of Gardena

Name of Person or Agency Carrying Out Project: **Jo-Anne Burns**

2026 235674
FILED
Nov 06 2026
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by CYNTHIA ESTRADA

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));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: Sec.21080.66(a)

Reasons why project is exempt:

The project is exempt from the provisions of CEQA pursuant to Assembly Bill 130 [Public Resources Code Section 21080.66]. The project meets all applicable criteria for the exemption.

Lead Agency
Contact Person: **Jo-Anne Burns** 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: _____ Date: **11/6/2026** Title: **Assistant Director of Community Development**

☒ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

2026 235674
FILED
Nov 06 2026
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by CYNTHIA ESTRADA

State of California—Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 11/06/2026 — 202611061240015

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF GARDENA		11/06/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
LOS ANGELES/CALIFORNIA		2026235674

PROJECT TITLE

2315 MARINE AVE- SPR #3-25, LM #1-25, EA #6-25

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
JO-ANNE BURNS			(310)217-6110
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1700 WEST 162ND STREET	GARDENA	CA	90247

PROJECT APPLICANT *(Check appropriate box)*:

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐	Environmental Impact Report (EIR)	$4,227.50	$ 0.00
☐	Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$ 0.00
☐	Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$ 0.00
☑	Exempt from fee		
	☑ Notice of Exemption (attach)		
	☐ CDFW No Effect Determination (attach)		
☐	Fee previously paid (attach previously issued cash receipt copy)		
☐	Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$ 0.00
☑	County documentary handling fee		$ 25.00
☐	Other		$ 0.00

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 25.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Cynthia Estrada	CYNTHIA ESTRADA,

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01/01/2025)

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: C. ESTRADA



Friday, November 6, 2026 12:38 PM

Item(s)

Fee	Qty	Total
NoE - County Posting Fee 2026235663	1	$25.00
Total		**$25.00**

Total Documents: 1

Customer payment(s):

Check $25.00

Check List:
#2703 $25.00