

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: 24601 Hawthorne Boulevard Mixed-Use Development

Lead Agency: City of Torrance

Contact Name: Oscar Martinez

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Phone Number: 310-618-5990

Project Location: Torrance

*City*

Los Angeles

*County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a mixed-use development with an 11-unit, two-story multi-family residential over semi-subterranean parking, and a three-story office. The project totals 18,340sf on a 23,657sf lot, for a Floor Area Ratio of 0.78, and a density of 20.25du/ac. The project involves a Tentative Tract Map to merge six parcels into one, and a Zone Change from C2-PP, Hillside Overlay District, to H-WT, Hillside Overlay District for APNs 7534-028-005, -006, and -021.

The project is located at the northwest corner of Hawthorne Blvd and Via Valmonte, in an urbanized environment with commercial, residential, and undeveloped area. The project involves the consolidation of six contiguous parcels, resulting in an irregular shaped site. The site is currently vacant with no structures, partially covered with vegetation, and bordered by a gas station to the north, abandoned mine to the south, single-family residential to the west and northwest, and a commercial shopping center and mixed-use office-residential to the east.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project has the potential to result in significant impacts to Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources; however, regulatory compliance and mitigation measures would reduce these potentially significant impacts to less than significant levels. With the implementation of Mitigation Measures CR-1, CR-2, GS-1, N-1 through N-14, TCR-1, and TCR-2, impacts would be reduced to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The public has expressed concern with traffic flow and safety, building aesthetics, height, the residential component, and Hillside Overlay District impacts.

Provide a list of the responsible or trustee agencies for the project.

CDFW #5  
Caltrans #7  
NAHC  
RWQCB #4  
DOC