



---

## **Notice of Public Review Period And Intent to Adopt a Mitigated Negative Declaration**

---

**NOTICE IS HEREBY GIVEN** that pursuant to the California Environmental Quality Act, the City of Torrance proposes to adopt a Mitigated Negative Declaration. A Mitigated Negative Declaration means that the project has been determined not to have a significant effect on the environment. The proposed Mitigated Negative Declaration and Initial Study (reference number EAS18-00002) are available for **PUBLIC REVIEW** on the following matter:

**24601 HAWTHORNE BOULEVARD MIXED-USE DEVELOPMENT  
ASHAI DESIGN CONSULTING CORPORATION  
EAS18-00002, CUP17-00013, DVP17-00012, DIV17-00008, PRE17-00008, & ZON18-00001:**

**PROJECT DESCRIPTION:** The project proposes a mixed-use development consisting of an 11-unit, two-story multiple-family residential building over a semi-subterranean parking garage, and a three-story office building. The project proposes a total of 18,340sf, located on a 23,657sf lot, resulting in 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 (General Commercial District, Precise Plan Overlay), Hillside Overlay District, to H-WT (Hawthorne Boulevard Corridor Specific Plan, WALTERIA Sub-district), Hillside Overlay District for APNs 7534-028-005, -006, and -021.

**PROJECT LOCATION:** 24601 Hawthorne Boulevard  
(APNs: 7534-028-005, -006, -021, -022, -024, and -027)  
Torrance, CA 90505

**DETERMINATION:** Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 2009 General Plan Environmental Impact Report (SCH #90010318). The 2009 General Plan EIR is a program EIR and identifies the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Mitigated Negative Declaration.

**PUBLIC COMMENTS:** Public review of the Initial Study will commence on Monday, June 7, 2021 and will continue until 5:30 p.m. on Wednesday, July 7, 2021. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration will be accepted during the public review period and may be directed to Oscar Martinez, Planning & Environmental Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503 or [CDDinfo@TorranceCA.Gov](mailto:CDDinfo@TorranceCA.Gov).

**COPIES FOR PUBLIC INSPECTION:** The proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the One Stop Permit Center public counter of the City of Torrance Community Development Department during normal business hours. The Planning Counter is located at the One Stop Permit Center at 3031 Torrance Boulevard, Torrance CA 90503. The proposed Mitigated Negative Declaration and Initial Study are also available for review online at: <https://www.torranceca.gov/our-city/community-development/planning-division/reports-information>.

**PUBLIC HEARING:** The Torrance Planning Commission will consider the proposed adoption of the Mitigated Negative Declaration in conjunction with the consideration of the proposed project at public hearings in the near future. The Community Development Department will be sending a Notice of Public Hearing 10 days prior to the meetings. The Planning Commission will consider all written comments received during the public review period in making their determination.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

For further information, contact the PLANNING DIVISION of the Community Development Department at (310) 618-5990.

Publish: June 4, 2021

Oscar Martinez  
Secretary, Planning Commission