

NOTICE OF EXEMPTION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Torrance
CD Department
3031 Torrance Boulevard
Torrance, CA 90503

County Clerk
County of Los Angeles
12400 E. Imperial Highway
Norwalk, CA 90650

Project Title: Ordinance No. 3934 – Approval of Development Agreement between the City of Torrance and Gable House LLC

Project Applicant: City of Torrance

Project Location - Specific: 22501 Hawthorne Boulevard, California 90503

Project Location – City: City of Torrance Project Location - County: Los Angeles County

Description of Nature, Purpose and Beneficiaries of Project: Ordinance No. 3934 adopts a Development Agreement between the City of Torrance and Gable House Development LLC to adjust the Development Impact Fees, as related to the inclusion of a covenant deed restriction to provide 17 very low-income affordable units as well as for performing additional underground work along 226th Street and deferring the installation of electric vehicle spaces and electric vehicle supply equipment pertaining to a mixed use project located within the Del Amo Business District at 22501 Hawthorne Boulevard herein referred to as the "Project".

Name of Public Agency Approving Project: Torrance City Council

Name of Person or Agency Carrying Out Project: City of Torrance, Community Development Department

Exempt Status: (Check one)

- Ministerial (Sec. 21080 (b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(c))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: State type and section number: Sec. 15332 (Class 32-Infill Development)
- Statutory Exemptions: State code number: 15061(b)(3)

Reason why project is exempt: The City Council finds, in its independent judgement, that all impacts on the environment that may result from the approval of Ordinance No. 3934 were already considered during the approval of the Project (which is not being modified by Ordinance No. 3934 or the associated Development Agreement), and thus the approval of Ordinance No. 3934 is also exempt from CEQA review pursuant to the Class 32 categorical exemption (CEQA Guidelines § 15332) and no further CEQA review is required. The City Council further finds, in its independent judgement, that no unusual circumstances that create a reasonable possibility that the Project would result in a significant effect on the environment, and otherwise finds that no exceptions to the Class 32 exemption exist. No new or increased significant impacts would result from the approval of Ordinance No. 3934 when compared to the 2022 project approval.

Lead Agency Contact Person: Michelle G. Ramirez, Director of Community Development

Area Code/Telephone/Extension: (310) 618-5990

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: 
Title: Director of Community Development

Date: August 21, 2024

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

THIS NOTICE WAS POSTED

ON August 21 2024

UNTIL September 20 2024

REGISTRAR – RECORDER/COUNTY CLERK

2024 175788

FILED
Aug 21 2024

Dean C. Logg, Registrar – Recorder/County Clerk

Electronically signed by LORENA VALDEZ