

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 Torrance
3031 Torrance Boulevard
Torrance, CA 90503
(Address)

Project Title: 1407-1455 Crenshaw Boulevard Residential Project

Project Applicant: Michael You of City Ventures

Project Location - Specific:
1407-1455 Crenshaw Boulevard

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

Description of Nature, Purpose and Beneficiaries of Project:
The project is representative of current housing development trends in urbanized areas and features 35 dwelling units distributed across five three-story townhome buildings. The multistory townhome buildings are designed for owner-occupancy and include five building types that range from six to eight units per building and contain different floor plan configurations for household sizes with three-bedrooms and four-bedrooms.

Name of Public Agency Approving Project: City of Torrance

Name of Person or Agency Carrying Out Project: Michael You of City Ventures

- 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));
[X] Categorical Exemption. State type and section number: 15332- In-Fill Development Projects, Class 32 & 15305-Minor Alterations in land use limitations, Class 5
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
In accordance with CEQA Guidelines, Section 15332, In-Fill Development projects are found not to have a significant effect on the environment and are declared categorically exempt from further environmental review when the project is consistent with the applicable general plan and zoning designation policies and regulations; the proposed development occurs within city limits on a project site of five acres or less and surrounded by urban uses; the project site is not a habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Therefore, project implementation meets the criteria under Class 32 and is categorically exempt under CEQA Guidelines Section 15332. Additionally, in accordance with Section 15305-Minor Alterations in Land Use Limitations under Class 5, projects that consists of minor lot line adjustments that do not result in the creation of any new parcel and does not result in any changes in land use or density does not require further environmental review. Specifically, a Vesting Tentative Tract Map for condominium purposes meets the criteria under Class 5 and is categorically exempt under CEQA Guidelines Section 15305.

Lead Agency
Contact Person: Robert Garcia Area Code/Telephone/Extension: (310) 618-5835

- 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 [X]

Signature: [Signature] Date: 3/25/25 Title: Planning Manager

- [] Signed by Lead Agency [X] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.