



**City of Torrance, Community Development Department**  
 3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990  
**Notice of Exemption**

Michelle G. Ramirez, Director

TO:

FROM:

COUNTY CLERK  
 LOS ANGELES COUNTY  
 BUSINESS FILING & REGISTRATION  
 12400 E. IMPERIAL HWY, RM 2001  
 NORWALK, CALIFORNIA 90650

CITY OF TORRANCE  
 3031 TORRANCE BOULEVARD  
 TORRANCE, CALIFORNIA 90503

**PROJECT IDENTIFICATION AND LOCATION**

PROJECT TITLE Conditional Use Permit CUP24-00028 and Development Permit DVP24-00004	
PROJECT LOCATION (SPECIFIC) 3475 Torrance Boulevard, APN 7524-014-110	
PROJECT LOCATION (CITY) Torrance	PROJECT LOCATION (COUNTY) Los Angeles County
NAME OF PUBLIC AGENCY APPROVING PROJECT City of Torrance	
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT City of Torrance	

**PROJECT DESCRIPTION**

Description of Nature, Purpose, and Beneficiaries of Project

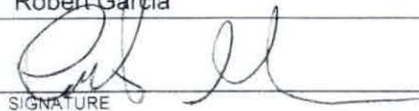
On June 18, 2025, the City of Torrance ("City") approved Conditional Use Permit CUP24-00028 and Development Permit DVP24-00004 (the "Project"). The Project allows for the demolition of an existing medical office building and the construction of a new mixed-used development consisting of 106 residential units and 12,226 square feet of medical office floor area. The Project is located within the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business District Two Zone at 3475 Torrance Boulevard.

This project is exempt from CEQA under the following authority: (check one)

- Ministerial (Sec. 21080 (b)(1); 15268);
- Categorical Exemptions
- Declared Emergency (Sec. 21080 (b)(3); 15269(a));
- State Class: 32 Sections #: 15332
- Emergency Project (Sec. 21080 (b)(4); 15269(b)(c));
- No Possibility of Physical Impact
- Statutory Exemption

State Code Number: \_\_\_\_\_

REASON WHY PROJECT IS EXEMPT (see attached)		
CONTACT PERSON Robert Garcia	TELEPHONE NUMBER 310-618-5990	EXTENSION

  
 SIGNATURE

Planning Manager  
 TITLE

8 / 20 / 2025  
 DATE

- Signed by Lead Agency
- Signed by Applicant

DATE RECEIVED FOR FILING AT LCI

## **REASON WHY PROJECT WAS EXEMPT:**

The Project is exempt from CEQA under State CEQA Guidelines section 15332 (the Class 32 exemption), which applies to in-fill development. Specifically, a project is exempt pursuant to State CEQA Guidelines section 15332 when: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) the site can be adequately served by all required utilities and public services.

Here, the Project meets the Class 32 exemption as follows: 1) The Project is consistent with the C-CTR land use designation and its corresponding zone district, which allow mixed-use development subject to discretionary approval.

2) The Project site is located within the City of Torrance limits and is located on an approximate 1.23-acre site. The project site is surrounded by hotel, residential and professional office uses.

3) The Project site is not a habitat for endangered, rare or threatened species. The site is located within an urbanized environment and is developed as a medical office use. There are no outstanding natural features on the site nor in the vicinity. Additionally, the General Plan does not identify any candidate, sensitive or special status species that occupy the site.

4) The potential traffic, noise, air quality, cultural resources, biological, and water quality associated with the project were assessed in technical studies prepared in consultation with the Torrance Community Development Department and the Torrance Public Works. The studies found the project would not result in significant or less than significant traffic, noise, air quality, and water quality impacts. For example, with respect to traffic, the project is projected to generate 935 trips per day compared to the current 559 daily trips, which totals a net increase of 376 trips per day. However, the traffic study concluded that this increase does not have a significant impact. Additionally, projects that generate fewer than 500 daily trips are not required to undergo a traffic analysis. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code.

5) The project site is currently served by existing utilities and public services. The project applicant would demolish the existing two-story medical office building and redevelop the site with a mixed-use building. The site can be adequately served by all required utilities and public services.

No exception to the Class 32 exemption applies. There are no unusual circumstances associated with the Project. The Project will not have a significant effect on the environment. The project will not impact an environmental resource of hazardous or critical concern. The project is not located on a hazardous waste site. The project will not cause a substantial adverse change in the significance of a historical resource.

For all of the foregoing reasons, the Project is categorically exempt from CEQA.