



**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
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 February 24, 2026, 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 (APN 7524-014-110) and make factual findings to determine a California Environmental Quality Act (CEQA) Exemption Pursuant to Section 21080.66 of the California Public Resources Code (AB 130).

This project is exempt from CEQA under the following authority: (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));
- Statutory Exemption
- Categorical Exemptions
- State Class: \_\_\_\_\_ Sections #: \_\_\_\_\_
- No Possibility of Physical Impact

State Code Number: PRC § 21080.66 (Assembly Bill 130)

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

Planning Manager  
 TITLE

2/25/2026  
 DATE

- Signed by Lead Agency
- Signed by Applicant

DATE RECEIVED FOR FILING AT LCI

**3475 Torrance Blvd. – CUP24-00028, DVP24-00004**  
**NOE Attachment**

The proposed mixed-use development at 3475 Torrance Boulevard qualifies for the statutory CEQA exemption set forth in Public Resources Code section 21080.66 (AB 130). As summarized below, the Project satisfies all required eligibility criteria and additional statutory standards.

- **Qualifying Housing Development Project** - AB 130 applies to residential and mixed-use housing development projects where at least two-thirds of the square footage is dedicated to residential use. The Project proposes construction of a new mixed-use building containing 106 residential units, with over two-thirds of the building's square footage devoted to residential use. Accordingly, the Project qualifies as an eligible housing development project.
- **Site Size** - The statute limits eligibility to projects located on sites not exceeding 20 acres. The Project site is approximately 1.23 acres in size, well within the statutory maximum.
- **Location Within an Incorporated Municipality or Urban Area** - The Project site is located within the incorporated City of Torrance. Therefore, it satisfies the requirement that the project be located within an incorporated municipality or urbanized area.
- **Previously Developed and Urbanized Site** - The site is currently developed with a two-story medical office building and associated surface parking. The surrounding area is fully urbanized and includes hotel, professional, and residential uses. As such, the site qualifies as previously developed and located within an urbanized area consistent with statutory requirements.
- **Consistency with General Plan and Zoning** - The Project is consistent with the City of Torrance General Plan and Zoning Ordinance. The site carries a C-CTR land use designation and is subject to H-DA zoning standards, which allow mixed-use development in this location. The Project therefore meets the statutory consistency requirement.
- **Minimum Density Requirement** - AB 130 requires a minimum residential density of 10 dwelling units per acre in suburban jurisdictions or 15 dwelling units per acre in metropolitan counties. The Project proposes a density of approximately 86.18 dwelling units per acre, significantly exceeding the applicable minimum threshold.
- **Coastal Zone Restrictions** - The Project site is not located within the Coastal Zone and is not subject to any coastal permitting limitations under the statute.
- **Farmland Restrictions** - The site is not designated as prime farmland or farmland of statewide importance. Therefore, the Project satisfies statutory farmland restrictions.

- **Wetlands** - The site is not identified as wetlands pursuant to U.S. Fish and Wildlife Service mapping. Accordingly, the wetlands exclusion does not apply.
- **Fire Hazard Severity Zones** - The site is not located within a Very High Fire Hazard Severity Zone or a state responsibility area. Thus, the Project satisfies the statute's fire hazard limitations.
- **Hazardous Waste Sites** - The Project site is not listed as a hazardous waste site pursuant to Government Code section 65962.5. A Phase I Environmental Site Assessment was completed in 2021 (SEL Report No. G-21-2715). The Project will comply with all applicable environmental assessment and remediation requirements, if any, prior to issuance of a certificate of occupancy.
- **Earthquake Fault Zones** - The site is not located within a delineated earthquake fault zone. Therefore, the Project complies with seismic safety eligibility requirements.
- **Flood Hazard and Regulatory Floodway** - The site is not located within a FEMA-designated 100-year flood hazard area and is not within a regulatory floodway. Accordingly, the Project meets statutory floodplain requirements.
- **Conservation Lands and Protected Habitat** - The site is not identified as land subject to a natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan. Additionally, the site is developed and does not constitute habitat for candidate, sensitive, or special-status species protected under federal or state law.
- **Conservation Easement** - The Project site is not subject to a conservation easement.
- **Historic Resources** - The Project does not require demolition of a historic resource listed on a national, state, or local register. A Historic Resource Assessment prepared by Environmental Science Associates dated March 25, 2025 concluded that the existing building does not qualify as a historic resource.
- **No Hotel or Transient Lodging Component** - For projects deemed complete on or after January 1, 2025, AB 130 excludes projects containing hotel or transient lodging uses. The Project consists of residential units and medical office space only. No portion of the Project includes hotel, transient lodging, residential hotel, or short-term rental uses.
- **Freeway Proximity Standards** - The Project site is not located within 500 feet of a freeway. The nearest freeway (State Route 107) is approximately 2,112 feet from the site. Therefore, the statute's enhanced air filtration and design requirements for freeway-adjacent housing do not apply.

- **Labor and Height Requirements** - Labor and wage provisions apply to certain affordable projects and projects exceeding 85 feet in height. The Project's building height is 79 feet, below the 85-foot threshold.
- **Tribal Consultation** - The Project complied fully with AB 130's tribal consultation requirements. The City initiated consultation and only one tribe, the Kizh Nation, responded. The Project will comply with the Kizh Nation's requested conditions.

Based on the foregoing, the 3475 Torrance Boulevard Project satisfies all eligibility criteria and applicable standards set forth in Public Resources Code section 21080.66. The Project therefore qualifies for the AB 130 statutory CEQA exemption.