

NOTICE OF EXEMPTION

To: ☒ Office of Land Use and Climate Innovation **From:** City of Torrance
1400 Tenth Street, Room 121
Sacramento, CA 95814
3031 Torrance Blvd.
Torrance, CA 90503

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

Vista Homes Apartments Project

Project Title

3610 Torrance Boulevard Torrance, CA 90503

Project Location – Specific

Torrance

Project Location – City

Los Angeles

Project Location – County

The proposed project includes the construction of an eight-story mixed-use building that would provide a combination of residential apartments and live-work office suites. Currently the project site is developed with a commercial building, which would be demolished as part of this project. Within the eight stories, two above-grade levels would be designated for parking, and six levels would be designated for residential uses. The proposed project would include construction of 449 multifamily apartment units—a mix of one-, two-, and three-bedroom units from approximately 718 to 1,400 square feet. The building's total height would reach approximately 92 feet. In addition to the apartment units would be amenities, including a leasing office, pool, spa, a fitness center, office suites, and three courtyards for residents. As proposed, project implementation is permitted under the general plan and zoning designations of the project site. Primary access would be via four ingress-egress driveways along the private driveway on the south side of the project site. Access to Torrance Boulevard would be provided via Amie Avenue to the east and a private driveway on the west side of the existing building. Additionally, the project site connects to Hawthorne Boulevard through Fashion Way to the south of the property. A total of 633 parking spaces are required to accommodate the residential and commercial uses of the proposed project. The proposed project would have a total of 815 parking spaces for residents and guests, and 18 parking spaces would be ADA compliant. Additionally, two bike racks would be located in the proposed parking structure on the west side and one on the north side. Construction is targeted to begin in February 2026 with a target completion date of September 2028. The project opening year is anticipated to be 2028. All construction equipment and workers will be within the boundaries of the project site, and contractors will adhere to construction noise regulations. Certain utility and street infrastructure as well as trees would be removed, and the remaining infrastructure and adjacent trees would be protected during project construction.

Description of Nature, Purpose, and Beneficiaries of Project

City of Torrance

Name of Public Agency Approving Project

Sam Leung, Vista Homes

Name of Person or Agency Carrying Out Project

Exempt Status: (check one below)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: § 15332, Class 32, In-Fill Development Projects.
- ☐ Statutory Exemptions. State code number:

CEQA Guidelines Section 15332 – In-Fill Development Projects. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. As described above, the project is a student housing project. Pursuant to CEQA Guidelines Section 15300.2 (Exceptions), a categorical exemption is not allowed if the project would have one of the following impacts: 1) cumulative impact; 2) significant effect; 3) impact to scenic highways; 4) hazardous impact due to project being located on any hazardous materials list compiled pursuant to Section 65962.5 of the Government Code; and 5) impact on historical resources. The proposed project has been reviewed under Section 15300.2 for any characteristics or circumstances that might invalidate findings that the project is exempt under Section 15332. A supplement is available for review at Compton College, 1111 East Artesia Boulevard, Compton, CA 90221. It determined that the proposed project would not have a significant impact, and exceptions under Section 15300.2 would not prohibit the use of an exemption for this project. Therefore, project implementation meets the criteria under Class 32, and the District has determined that the proposed project is categorically exempt under CEQA Guidelines Section 15332.

Reasons why project is exempt

Luis Velazquez

Contact Person:

(310) 618 - 5930

Area Code/Telephone/Extension:

If filed by applicant:

1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving the project ☒ Yes ☐ No

Date

Received for

Filing:

Signature:



Title:

Planning Manager