

NOTICE OF EXEMPTION

To: ☒ Office of Land Use and Climate Innovation From:

1400 Tenth Street, Room 121
Sacramento, CA 95814

City of Torrance

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. Amenities include a leasing office, pool, spa, a fitness center, office suites, and three courtyards for residents. Project implementation is permitted under the general plan and zoning designations of the project site. 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. Bike parking would be provided.

Description of Nature, Purpose, and Beneficiaries of Project

City of Torrance

Name of Public Agency Approving Project

Doug Maupin, 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:
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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 an infill mixed-use residential 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 City of Torrance, City Hall, 3031 Torrance Blvd., Torrance, CA 90503. It was 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 City of Torrance has determined that the proposed project is categorically exempt under CEQA Guidelines Section 15332.

Reasons why project is exempt

Luis Velazquez

(310) 618 - 5930

Contact Person:

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