

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 Hwy
 Norwalk, CA 90650

From: (Public Agency): City of Hawthorne
4455 W 126th St
Hawthorne, CA 90250
 (Address)

Project Title: Cordary Avenue Affordable Housing Project

Project Applicant: City of Hawthorne

Project Location - Specific:

Vacant, 4051-030-902, Near the NW corner of Rosecrans Ave and Cordary Ave

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

Description of Nature, Purpose and Beneficiaries of Project:

94-unit affordable residential development on City-owned vacant commercial lot with Mixed-use overlay.

Name of Public Agency Approving Project: City of Hawthorne

Name of Person or Agency Carrying Out Project: City of Hawthorne and Abode Communities

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));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: PRC § 21080.66(a)

Reasons why project is exempt:

The project site is less than 20 acres; is located with incorporated municipal boundaries; in an urban area; at least 75% of adjoining parcels are developed with urban uses; is vacant without an historic structure; and is not in a coastal zone, farmland, wetlands, a fire hazard safety zone; a hazardous waste site, a delineated fault zone, flood hazard area, floodway, conservation plan or easement, or protected species habitat. Additionally, The project is consistent with the Hawthorne General Plan and Municipal Zoning Code, exceeds the base density, and does not include commercial or hospitality uses.

Lead Agency
 Contact Person: Gregg McClain Area Code/Telephone/Extension: 310-349-2970

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

Signature: [Signature] Date: 1/22/2026 Title: Planning Director

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

