



Community Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 www.comptoncity.org

NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION (ND) NO. 955

Pursuant to: Division 13, Public Resources Code

Project Title: Compton 60 Project - Conditional Use Permit (CUP) No. 24-007, Subdivision (SUB) No. 24-002 (Tentative Tract Map No. 84563) and Negative Declaration (ND) No. 955

Lead Agency: City of Compton, 205 S. Willowbrook Ave., Compton, CA 90220

Project Location: 2320 N. Parmelee Ave., Compton, CA 90220 (APN: 6145-004-060)

Applicant: G3 Urban, 19750 S. Vermont Ave., Ste. 120, Torrance, CA 90502

Project Description

Conditional Use Permit (CUP) No. 24-007, Subdivision (SUB) No. 24-002 (Tentative Tract Map No. 84563), is a request to develop an existing 4.59-acre lot with a 60-residential unit (attached and detached), gated condominium project proposed at 2320 N. Parmelee Ave., Compton, CA. The Project will involve the construction of 60, two-story, single-family homes with 2-car garage each, and a maximum building height of 30 feet. The unit mix will consist of 48 market-rate homes and 12 affordable homes. The Project is designed as an all-electric, and gated community. Site amenities will include 22 guest parking spaces, decorative paving at the entrance, open space with shade structures, swings, a bench, and a game table. Landscaping with trees and other vegetation is proposed throughout the site, with each home having a private side and rear yard. The Project site is on a list enumerated under Government Code 65962.5.

Environmental Review and Public Review

Per Section 7 of Senate Bill (SB) 131 ("Near Miss" CEQA Review), Public Resources Code 20180.1 was amended as follows: (b)(1) If a proposed housing development project would otherwise be exempt from this division pursuant to a statutory exemption....but for a single condition detailed in the statutory exemption....as applicable, the application of this division to the approval of the proposed housing development project shall be limited to effects upon the environment that are caused solely by that single condition. Additionally, per subsection (b)(2), an initial study prepared for a housing development project subject to this subdivision is only required to examine those effects that the lead agency determines, based upon substantial evidence in the record, are caused solely by the single condition that makes the proposed housing development project ineligible for the statutory exemption or categorical exemption. As a result, the limited-scope Initial Study (IS) for the above-named project was prepared. The City of Compton, in its capacity as Lead Agency, has determined that the Negative Declaration (ND) is appropriate. A Negative Declaration is a statement that a project will not create significant environmental harm.

Draft Limited Scope Initial Study (IS)/Negative Declaration (ND) No. 955 may be review at the City of Compton, Community Development Department, Planning counter, during regular counter hours, Monday-Thursday, 7a.m. to 6p.m. Compton City Hall is close every Friday. Compton City Hall is located at 205 S Willowbrook Ave, Compton, CA 90220. A digital (PDF) copy of the Draft ND No. 955 may also be view on the City of Compton web site:

<https://www.comptoncity.org/home/showpublisheddocument/13006/638962187063676185>

The draft limited-scope initial study/Negative Declaration No. 955 is being circulated and is available for a 20-day, public review period, from **October 16, 2025 to November 5, 2025**. Comments should be

submitted in writing, attention: Jessica Larkin (Case Planner), City of Compton, Planning Division, 205 S. Willowbrook Ave., Compton, CA 90220 or emailed to jlarkin@comptoncity.org The Planning Division may be also be reach at 310.605.5532.

Any written comments received by the above stated deadline will be consider by the City of Compton Planning Commission prior to making a decision on all the above-listed cases. A public hearing date is *tentatively* scheduled for Wednesday, November 12, 2025 at 5:30pm and the public hearing meeting would take place at the Douglas F. Dollarhide Community Center located at 301 N. Tamarind Avenue, Compton, 90220. We expect the County Clerk review period will be from **October 16, 2025 to November 5, 2025**.

Jessica Larkin

10.16.25

Jessica Larkin, Senior Planner

Date