



Notice of Public Review Period And Intent to Adopt a Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act, the City of Torrance proposes to adopt a Mitigated Negative Declaration. A Mitigated Negative Declaration means that the project has been determined not to have a significant effect on the environment. The proposed Mitigated Negative Declaration and Initial Study (reference number EAS20-01001) are available for **PUBLIC REVIEW** on the following matter:

**2555 W. 190TH STREET INDUSTRIAL WAREHOUSE PROJECT
COMSTOCK DEVELOPMENT (ST PAUL PROPERTIES INC.)
EAS20-01001, CUP20-01003, DIV20-01003:**

PROJECT DESCRIPTION: The proposed project consists of the demolition of an approximately 160,000 square-foot vacant office building and construction of one industrial warehouse building totaling 305,550 square feet on a 13.29-acre site. As proposed, the project will require a Conditional Use Permit to allow the construction of the industrial warehouse building; and a Division of Lot to consolidate three existing parcels into one to locate the property entirely on one parcel, resulting in a Floor Area Ratio that will not exceed 0.60.

PROJECT LOCATION: 2555 W 190th Street
(APNs: 4090-021-032, 4090-021-033, 4090-021-034)
Torrance, CA 90504

DETERMINATION: Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 2009 General Plan Environmental Impact Report (SCH #90010318). The 2009 General Plan EIR is a program EIR and identifies the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Mitigated Negative Declaration.

PUBLIC COMMENTS: Public review of the Initial Study will commence on Friday, February 12, 2021 and will continue until 5:30 p.m. on Monday, March 15, 2021. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration will be accepted during the public review period and may be directed to Oscar Martinez, Planning & Environmental Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503 or CDDinfo@TorranceCA.Gov.

COPIES FOR PUBLIC INSPECTION: The proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the One Stop Permit Center public counter of the City of Torrance Community Development Department during normal business hours. The Planning Counter is located at the One Stop Permit Center at 3031 Torrance Boulevard, Torrance CA 90503. The proposed Mitigated Negative Declaration and Initial Study are also available for review online at: <https://www.torranceca.gov/our-city/community-development/planning-division/reports-information>.

PUBLIC HEARING: The Torrance Planning Commission will consider the proposed adoption of the Mitigated Negative Declaration in conjunction with the consideration of the proposed project at public hearings in the near future. The Community Development Department will be sending a Notice of Public Hearing 10 days prior to the meetings. The Planning Commission will consider all written comments received during the public review period in making their determination.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

For further information, contact the PLANNING DIVISION of the Community Development Department at (310) 618-5990.

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Oscar Martinez
Secretary, Planning Commission