



**CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD
AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15072, the City of Torrance, as Lead Agency, has accepted an Initial Study/Mitigated Negative Declaration (IS/MND) that was prepared by T&B Planning, Inc., which identifies and evaluates the potential environmental impacts associated with the 2555 W. 190th Street Industrial Warehouse Project (Project), described below, and that the IS/MND and all documents incorporated by reference in the preliminary environmental analysis are readily available for public review and comment as set forth below.

PROJECT TITLE

2555 W. 190th Street Industrial Warehouse Project
(EAS20-01001, CUP20-01003, DIV20-01003)

PROJECT LOCATION

2555 W. 190th Street (APN 4090-021-032 through -034), Torrance, CA 90504

PROJECT APPLICANT

Comstock Development
3760 Airport Way #130
Long Beach, CA 90806

CEQA CONSULTANT

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

PROJECT DESCRIPTION

The proposed project consists of the construction of one industrial warehouse building totaling 262,970 square feet on a 13.59-acre site. As proposed, the project will require a Conditional Use Permit to allow the construction of the industrial warehouse building; and a Tentative Parcel Map No. 83184 to consolidate three existing parcels into one to locate the property entirely on one parcel.

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 REVIEW

A copy of the IS/MND and all documents incorporated by reference are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance CA 90503, during normal business hours open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990. A copy of the IS/MND and all related documents are also available on the City webpage at bit.ly/2555-190th-Project.

COMMENT PERIOD

Members of the public may comment on the adequacy of the IS/MND during a 30-day public review and comment period that begins on February 18, 2025, and ends at 5:00 p.m. on March 20, 2025.

Comments may be submitted via email to CDDinfo@TorranceCA.Gov. Comments may also be delivered by mail or submitted in-person at the following address:

City of Torrance
Community Development Department, Planning Division
3031 Torrance Boulevard
Torrance, CA 90503

Comments must be written and must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the IS/MND and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

PUBLIC HEARING

The Planning Commission of the City of Torrance will conduct a public hearing to consider adoption of the IS/MND in conjunction with consideration of the Project. Notices of the public hearing will be made no less than 10 calendar days before the Planning Commission meeting date and will include the meeting location, date, and time. Notices will be posted at the Project site and mailed to the registered owner of properties located within a 500-foot radius of the exterior boundaries of the Project site. Notices will also be published in the local newspaper and posted on the City webpage at www.bit.ly/TorrancePlanningCommissionNoticeofPublicHearing. The Planning Commission will consider all written comments received during the public review period in making their determination at the public hearing. For more information about the Planning Commission, please visit the City webpage at www.TorranceCA.gov/Planning.

RESOLUTION NO. 88-19

Any challenge in court to items on the meeting agenda may be limited to only those issues raised at the public hearing described in this notice, or in written comments delivered to the Community Development Department or the City Clerk's Office, prior to the public hearing and further, by the terms of Resolution No. 88-19, and may be limited to 90 days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

LEAD AGENCY CONTACT

For more information, please contact the Planning Division at (310) 618-5990 or visit the Permit Center (Planning Counter) located at the above referenced address, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays.