

CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

MICHELLE G. RAMIREZ
COMMUNITY DEVELOPMENT
DIRECTOR

December 1, 2021

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014).
Formal Notification of determination that a project application is complete or decision to undertake a
project, and notification of consultation opportunity, pursuant to Public Resources Code § 21080.3.1
(hereafter PRC).

Dear Mr. Salas:

The City of Torrance has determined that a project application is complete for construction of five new light industrial buildings (Case Nos. CUP21-00022, DIV21-00010, EAS21-00002). Below please find a project description, a map showing the project location, and the project name and point of contact, pursuant to PRC § 21080.3.1.

Project Title: Torrance Gateway (Phase III)
Patrick Russell (T.I. Commerce Center, LLC)
Conditional Use Permit 21-00022
Division of Lot 21-00010
Environmental Assessment 21-00002

Project Location: On property bounded to the north by 190th Street, to the east by Western Avenue,
to the south by 195th Street, and to the west by Gramercy Place.
APNs 7352-016-040, 7352-016-042, and 7352-016-044
Torrance, CA 90501
County of Los Angeles

USGS Torrance Quadrangle
California, San Bernardino Meridian T4S,R14W,sec3

The project site is situated within an urbanized environment and in an industrial area. The site is located in the M-2 Zone (Heavy Manufacturing District) and has a General Plan Land Use Designation of Business Park (I-BP). The site is irregular in shape with a "horseshoe" configuration and measures approximately 39 acres in area. The site contains various vacant office buildings, ancillary structures, and parking and landscape areas originally constructed as part of the former Toyota National Headquarters. Access to the site is provided via existing driveways and pedestrian pathways on 190th Street, Western Avenue, 195th Street, and Gramercy Place.

No historical resources are known to exist on the project site nor in the immediate area. The Community Resources Element of the City of Torrance General Plan (2009) does not list the project site as a location of historic interest to the City. In addition, the project site is not registered under the State or National Register of Historic Places. There are no outstanding natural features on the site.

Industrial and office uses are located to the east across Western Avenue within the City of Los Angeles. Industrial and office uses are located to the south across 195th Street, and to the west across Gramercy Place. Industrial and office uses and commercial uses are located to the north across 190th Street. Interstate 405 is located further north across 190th Street.

The structures in the project vicinity do not have any unusual characteristics nor are known to be associated with any national, regional, or local figures of significance that would qualify them as a historical resource or of historic significance. There are no outstanding natural features in the project vicinity.

City of Torrance GIS Aerials (Spring 2021) of the project site and surrounding uses.



Project Description: Construction of a five light industrial buildings for warehouse and manufacturing use, in conjunction with a subdivision into five parcels, all situated on property bounded to the north by 190th Street, to the east by Western Avenue, to the south by 195th Street, and to the west by Gramercy Place.

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The five buildings are of concrete tilt-up construction and measure a maximum 53' in height. The buildings feature matching architectural design with varying projections, heights, and finishes, including aluminum canopies and accents panels. Construction is proposed in one phase.

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The floor plans for each building show similar layouts with tenant separations, ground floors, loading docks, and second story office mezzanines. Building 8 measures 138,813 square feet resulting in a 0.42 Floor Area Ratio (FAR), Building 9 measures 148,295 square feet resulting in a 0.42 FAR, Building 10 measures 148,638 square feet resulting in a 0.43 FAR, Building 11 measures 159,132 square feet resulting in a 0.46 FAR, and Building 12 measures 135,122 square feet resulting in a 0.42 FAR, all within the allowable 0.60 FAR. Combined the building floor area totals 730,000 square feet, resulting in a 0.43 FAR, within the maximum 0.60 FAR analyzed in the 2009 General Plan EIR (SCH No. 2008111046).

The potential environmental impacts associated with the project are being assessed in an Initial Study. The City of Torrance is the Lead Agency.

Lead Agency: City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

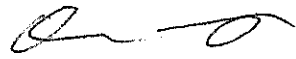
Contact Person: Oscar Martinez
Planning and Environmental Manager
(310) 618-5990

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Sincerely,

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By 
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Planning and Environmental Manager



CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

MICHELLE G. RAMIREZ
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DIRECTOR

December 1, 2021

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 ½ Judge John Aiso St, #231
Los Angeles, CA 90012

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Dear Chairperson:

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Torrance, CA 90503

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Planning and Environmental Manager
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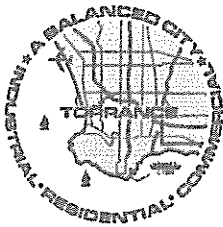
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December 1, 2021

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

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December 1, 2021

Soboba Band of Luiseno Indians
Scott Cozart, Chairperson
P.O. Box 487
San Jacinto, CA 92583

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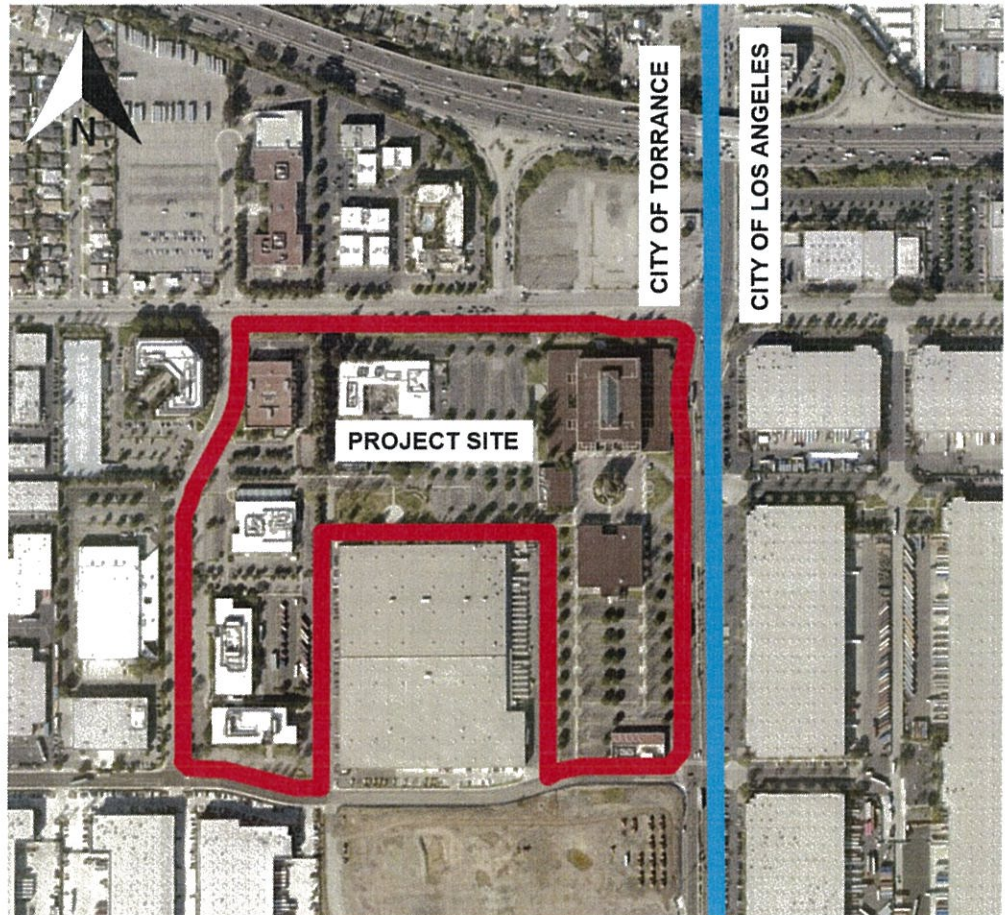
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P.O. Box 490
Bellflower, CA 90707

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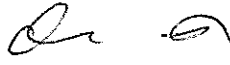
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Environmental Assessment 21-00002

Project Location: On property bounded to the north by 190th Street, to the east by Western Avenue,
to the south by 195th Street, and to the west by Gramercy Place.
APNs 7352-016-040, 7352-016-042, and 7352-016-044
Torrance, CA 90501
County of Los Angeles

USGS Torrance Quadrangle
California, San Bernardino Meridian T4S,R14W,sec3

The project site is situated within an urbanized environment and in an industrial area. The site is located in the M-2 Zone (Heavy Manufacturing District) and has a General Plan Land Use Designation of Business Park (I-BP). The site is irregular in shape with a "horseshoe" configuration and measures approximately 39 acres in area. The site contains various vacant office buildings, ancillary structures, and parking and landscape areas originally constructed as part of the former Toyota National Headquarters. Access to the site is provided via existing driveways and pedestrian pathways on 190th Street, Western Avenue, 195th Street, and Gramercy Place.

No historical resources are known to exist on the project site nor in the immediate area. The Community Resources Element of the City of Torrance General Plan (2009) does not list the project site as a location of historic interest to the City. In addition, the project site is not registered under the State or National Register of Historic Places. There are no outstanding natural features on the site.

Industrial and office uses are located to the east across Western Avenue within the City of Los Angeles. Industrial and office uses are located to the south across 195th Street, and to the west across Gramercy Place. Industrial and office uses and commercial uses are located to the north across 190th Street. Interstate 405 is located further north across 190th Street.

The structures in the project vicinity do not have any unusual characteristics nor are known to be associated with any national, regional, or local figures of significance that would qualify them as a historical resource or of historic significance. There are no outstanding natural features in the project vicinity.

City of Torrance GIS Aerials (Spring 2021) of the project site and surrounding uses.



Project Description: Construction of a five light industrial buildings for warehouse and manufacturing use, in conjunction with a subdivision into five parcels, all situated on property bounded to the north by 190th Street, to the east by Western Avenue, to the south by 195th Street, and to the west by Gramercy Place.

Access to the site is proposed from one driveway and pedestrian pathways on 190th Street, one driveway and pedestrian pathways on Western Avenue, two driveways and pedestrian pathways on 195th Street, and two driveways and pedestrian pathways on Gramercy Place.

The five buildings are of concrete tilt-up construction and measure a maximum 53' in height. The buildings feature matching architectural design with varying projections, heights, and finishes, including aluminum canopies and accents panels. Construction is proposed in one phase.

Building 8 is positioned at the northwest corner of 195th Street and Western Avenue with the main building entrances along Western Avenue and the truck courts and loading docks screened internally. Building 9 is positioned at the northeast corner of 195th Street and Gramercy Place with the main building entrances along Gramercy Place and the truck courts and loading docks screened internally. Buildings 10, 11, and 12 are positioned perpendicular to 190th Street between Gramercy Place and Western Ave with the main building entrances alongside 190th Street, and the truck courts and loading docks screened internally. Landscaping is provided in between parking areas and along the site perimeter, with monument sign enhancements at the northwest corner of 195th Street and Western Avenue, at southwest corner of 190th Street and Western Avenue, and at center along 190th Street. Parking and internal circulation is provided across the site with total 1,211 parking spaces.

The floor plans for each building show similar layouts with tenant separations, ground floors, loading docks, and second-story office mezzanines. Building 8 measures 138,813 square feet resulting in a 0.42 Floor Area Ratio (FAR), Building 9 measures 148,295 square feet resulting in a 0.42 FAR, Building 10 measures 148,638 square feet resulting in a 0.43 FAR, Building 11 measures 159,132 square feet resulting in a 0.46 FAR, and Building 12 measures 135,122 square feet resulting in a 0.42 FAR, all within the allowable 0.60 FAR. Combined the building floor area totals 730,000 square feet, resulting in a 0.43 FAR, within the maximum 0.60 FAR analyzed in the 2009 General Plan EIR (SCH No. 2008111046).

The potential environmental impacts associated with the project are being assessed in an Initial Study. The City of Torrance is the Lead Agency.

Lead Agency: City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

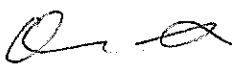
Contact Person: Oscar Martinez
Planning and Environmental Manager
(310) 618-5990

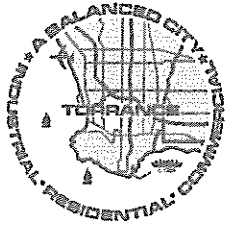
For more information or assistance, please contact Leo Oorts, Sr. Planning Associate, at (310) 618-5925.

Pursuant to PRC § 21080.3.1, the California Native American tribe has 30 days from the receipt of this letter to request consultation, in writing, with the City of Torrance.

Sincerely,

MICHELLE G. RAMIREZ
COMMUNITY DEVELOPMENT DIRECTOR

By 
Oscar Martinez
Planning and Environmental Manager



CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

MICHELLE G. RAMIREZ
COMMUNITY DEVELOPMENT
DIRECTOR

December 1, 2021

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA 92539

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014).
Formal Notification of determination that a project application is complete or decision to undertake a project, and notification of consultation opportunity, pursuant to Public Resources Code § 21080.3.1 (hereafter PRC).

Dear Tribal Chair:

The City of Torrance has determined that a project application is complete for construction of five new light industrial buildings (Case Nos. CUP21-00022, DIV21-00010, EAS21-00002). Below please find a project description, a map showing the project location, and the project name and point of contact, pursuant to PRC § 21080.3.1.

Project Title: Torrance Gateway (Phase III)
Patrick Russell (T.I. Commerce Center, LLC)
Conditional Use Permit 21-00022
Division of Lot 21-00010
Environmental Assessment 21-00002

Project Location: On property bounded to the north by 190th Street, to the east by Western Avenue,
to the south by 195th Street, and to the west by Gramercy Place.
APNs 7352-016-040, 7352-016-042, and 7352-016-044
Torrance, CA 90501
County of Los Angeles

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Lead Agency: City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

Contact Person: Oscar Martinez
Planning and Environmental Manager
(310) 618-5990

For more information or assistance, please contact Leo Oorts, Sr. Planning Associate, at (310) 618-5925.

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Sincerely,

MICHELLE G. RAMIREZ
COMMUNITY DEVELOPMENT DIRECTOR

By 
Oscar Martinez
Planning and Environmental Manager