



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 (CEQA), the City of Torrance proposes to adopt a Mitigated Negative Declaration. A Mitigated Negative Declaration means that certain mitigation measures have been incorporated into a proposed project to avoid significant effects on the environment. The proposed Mitigated Negative Declaration and Initial Study (Record No. EAS21-00002) are available for **PUBLIC REVIEW** on the following matter:

PROJECT TITLE: TORRANCE GATEWAY (PHASE III)
PATRICK RUSSELL (T.I. COMMERCE CENTER, LLC)
RECORD NO. CUP21-00022, DIV21-00010, EAS21-00002

PROJECT LOCATION: LOCATED 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
(APN: 7352-016-040, 7352-016-042, 7352-016-044)

PROJECT DESCRIPTION: Construction of a five light industrial buildings for warehouse and manufacturing use, in conjunction with a subdivision into five parcels, on a site measuring approximately 39 acres. Access to the site is proposed from driveway and pedestrian pathways on 190th Street, Western Avenue, 195th Street, and Gramercy Place. The five buildings are of concrete tilt-up construction and measure a maximum 53' in height. Construction is proposed in one phase. 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).

DETERMINATION: Based on the Initial Study prepared, the project would have a less than significant effect on the environment when certain mitigation measures are incorporated and no other significant impacts beyond the impacts previously identified and analyzed in the 2009 General Plan Environmental Impact Report (Schedule No. 2008111046). 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 Thursday, January 13, 2022 and will continue until 5:00 p.m. on Monday, February 14, 2022. 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 and Environmental Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503 or by email at 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 City of Torrance Permit Center during normal business hours. The Permit Center is open 8:00 a.m. to 5:00 p.m., Monday through Thursday, open alternate Fridays. The Permit Center is located 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 a public hearing in the near future. The Community Development Department will be sending a Notice of Public Hearing ten (10) days prior to the meeting. 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, in addition to being subject to all other applicable statutes of limitations, 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 more information, contact the Planning Division of the Community Development Department at (310) 618-5990.

Publish: January 13, 2022

Oscar Martinez
Secretary, Planning Commission