



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 are available for **PUBLIC REVIEW** on the following matter:

PROJECT TITLE AND APPLICANT: 190th Street & Western Avenue Commercial Center Project
CalBay Development, LLC
Record No. CUP20-00002, DIV20-00003, EAS20-00002

PROJECT LOCATION: Northwest corner of 190th Street and Western Avenue at 1805, 1875 190th Street and 18925, 18999 Western Avenue. Assessor Parcel Numbers (APNs): 4090-024-034, 4090-024-035, 4090-024-036, 4090-024-037, 4090-024-038, 4090-024-039. Torrance, CA 90504

PROJECT DESCRIPTION: Development of a new commercial center composed of five one-story commercial buildings for retail and restaurant use, including three restaurant buildings with drive-thru lanes, all situated on a 5.28-acre site. The project would be located at the northwest corner of 190th Street and Western Avenue. Construction is proposed in two phases (Phase I and II). The project would rearrange and consolidate the site, which currently has six parcels, into four parcels. The combined building floor area would total 22,939 square feet and the outdoor patio areas would total 3,064 square feet, resulting in a 0.10 Floor Area Ratio (FAR), within the maximum 0.60 FAR analyzed in the 2009 General Plan EIR (SCH No. 2008111046). The heights for each building vary with Building 1 measuring 23' in height, Building 2 measuring 21' in height, Building 3 measuring 23' in height, and Buildings 4A and 4B measuring 35' in height. The pylon sign would measure 75' in height and would be situated at the northeast corner of the project site adjacent to I-405. Access to the project site is proposed from two new driveways and pedestrian pathways on 190th Street and one new driveway and pedestrian pathway on Western Avenue. The parking area would provide 249 parking spaces. The project will require a Conditional Use Permit to allow the construction of the commercial buildings, and a Division of Lot to rearrange and consolidate six existing parcels into four parcels.

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 Monday, May 9, 2022 and will continue until 5:00 p.m. on Wednesday, June 8, 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>. For more information, contact the Planning Division of the Community Development Department at (310) 618-5990.

PUBLIC HEARING: The Torrance Planning Commission will consider the proposed adoption of the Mitigated Negative Declaration in conjunction with 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.

Publish: May 9, 2022

Oscar Martinez
Secretary, Planning Commission