



Notice of Public Review Period and Intent to Adopt a Sustainable Communities Environmental Assessment

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act (CEQA), the City of Torrance proposes to adopt a Sustainable Communities Environmental Assessment (SCEA). A SCEA was prepared in compliance with CEQA and the CEQA Guidelines. The proposed SCEA and Initial Study (Record No. EAS22-00001) are available for **PUBLIC REVIEW** on the following matter:

PROJECT TITLE: Del Amo Circle Residential Apartments Project
Legacy/Collier Residential LLC (Del Amo 5, LLC and Hawthorne Parcel 3 Owner, LLC)
RECORD No. CUP22-00003, DIV22-00001, DVP22-00002, MOD22-00003, EAS22-00001

PROJECT LOCATION: Northeast corner of Carson Street and Del Amo Circle Drive (APNs 7525-023-034 and 7525-023-035)

PROJECT DESCRIPTION: Construction of a 5-story apartment complex building and a 6.5-level parking structure with rooftop amenity level, in conjunction with a lot consolidation, on a site measuring 2.84 acres. Access to the project is proposed via existing driveways on Del Amo Circle Dr and Carson St. The apartment complex proposes 234,928 sf for a Floor Area Ratio of 1.90, consisting of 200 units. The apartment complex measures mostly 57 ft tall to top of parapets at street level (65 ft tall to stairs tower). The parking structure proposes 169,946 sf with 440 parking spaces. The parking structure measures 75 ft tall at street level.

DETERMINATION: Based on the Initial Study and associated analysis in the SCEA, the project would have a less than significant effect on the environment when certain mitigation measures are incorporated. The City of Torrance proposes to adopt a SCEA. The SCEA is based on the finding that the project's environmental effects would be less than significant with adherence to mitigation measures included in the SCEA. The reasons to support such a finding are documented by in the SCEA prepared for and independently reviewed by the City.

PUBLIC COMMENTS: Public review of the SCEA will commence on Friday, December 16, 2022 and will continue until 5:00 p.m. on Tuesday, January 17, 2023. Written comments on the SCEA 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 SCEA and all documents referenced in the SCEA 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 SCEA and Initial Study are also available for review online at: <https://www.torranceca.gov/our-city/community-development/planning-division/development-review/environmental-documents>

PUBLIC HEARING: The Torrance Planning Commission will consider the proposed adoption of the SCEA 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 date. 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: December 16, 2022

Oscar Martinez
Secretary, Planning Commission



LOCATION AND ZONING MAP

CUP22-00003, DIV22-00001,
 DVP22-00002, MOD22-00003
 (PP65-38), & EAS22-00001
 APNs 7525-023-034 and 7525-023-035



LEGEND

- Project Site
- Notification Area

