



**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 CAJA Environmental Services, LLC, which identifies and evaluates the potential environmental impacts associated with the Torrance Del Amo 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

Torrance Del Amo Project
Record No. CUP23-00027, DIV23-00008, GPA23-00002, MOD23-00013, PUD23-00001, and EAS23-00005

PROJECT LOCATION

2325 Crenshaw Boulevard (APN 7359-028-233), Torrance, California 90501.

PROJECT APPLICANT

Rose Equities, LLC
8383 Wilshire Boulevard, Suite 632
Beverly Hills, CA 90211

CEQA CONSULTANT

CAJA Environmental Services, LLC
9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311

PROJECT DESCRIPTION

Construction of a new multifamily residential development comprised of 272 dwelling units located within buildings that range from three- to five-stories and heights from 48 feet to 69 feet, respectively, and developed with onsite circulation, amenities, open spaces, and landscaping, all situated atop a two-level subterranean parking garage with 461 parking spaces.

The Project gross floor area measures 681,759 square feet and the Project site measures 239,632 square feet (5.5 acres), resulting in a Floor Area Ratio (FAR) of 2.84 and a density of 49.45 dwelling units per acre (du/ac). The Project proposes a base number of 181 dwelling units or 33 du/acre. The Project sets aside 28 dwelling units (or 15%) reserved for Very Low Income households and is therefore entitled to receive a density bonus and related incentives/concessions and waivers/reductions as provided for in State Density Bonus Law (Government Code Section 65915 – 65918).

Access to the Project site is proposed via two drive aisles and pedestrian paths of travel with one drive aisle connecting to Park Del Amo (a private roadway) on the east side of the site that extends east to Crenshaw Boulevard and a second drive aisle to the south of the site that extends south to Sepulveda Boulevard.

The Project includes demolition and removal of all existing uses from the Project site. The Project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Government Code Section 65962.5.

The Project requires discretionary approval of the following land use entitlements:

- Conditional Use Permit (CUP) to allow residential development above three stories in height, having more than 100 units and a density greater than 27 units per acre, and to allow multiple owner-occupied residential structures (condominiums).
- Vesting Tentative Tract Map (DIV) for residential condominium purposes.
- General Plan Amendment (GPA) to change the land use designation from General Commercial (C-GEN) to Medium High Residential (R-MH).

- Modification (MOD) of a previously approved Planned Development (PD88-01).
- Planned Development (PD) to establish development standards for the Project.

DETERMINATION

Based on the analysis provided within the IS/MND, the City of Torrance has determined that the Project would not result in significant impacts on the environment when certain mitigation measures are incorporated. 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 www.bit.ly/Torrance-Del-Amo-Project.

COMMENT PERIOD

Members of the public may comment on the adequacy of the IS/MND during a 20-day public review and comment period that begins on February 8, 2024, and ends at 5:00 p.m. on February 28, 2024.

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.