



**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 EPD Solutions, which identifies and evaluates the potential environmental impacts associated with the 205th Street Industrial 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**

205th Street Industrial Project  
Record No. EAS22-00003, CUP22-00012, DIV22-00003

**PROJECT LOCATION**

2271-2311, 2341 205th Street, Torrance, California 90501 (APNs 7325-018-004, 7352-018-066)

**PROJECT APPLICANT**

Brookhollow  
151 Kalmus Dr, Suite F-1  
Costa Mesa, CA 92626

**CEQA CONSULTANT**

EPD Solutions  
3333 Michelson Dr, Suite 500  
Irvine, CA 92612

**PROJECT DESCRIPTION**

The 205th Street Industrial Project would demolish the existing buildings (totaling approximately 86,995 square feet) onsite and construct a new light industrial building totaling approximately 132,425 square feet. The tilt up building would include 95,940 square feet of light industrial space with 5,000 square feet of ground floor office space and 5,000 square feet of mezzanine office space. In addition, approximately 20 percent of the overall building square footage, or 26,485 square feet, would be utilized for warehouse cold storage uses. Development of the Project would result in a Floor Area Ratio (FAR) of 0.49, within the maximum 0.60 FAR allowed by the City of Torrance General Plan. The building would have a maximum height of 45 feet, within the maximum allowable height of 55 feet according to the California Building Code. Parking and internal circulation is provided onsite with 195 parking spaces. Access to the Project site is proposed via two drive aisles and pedestrian paths of travel along 205th Street.

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 the construction of a light industrial building that measures greater than 15,000 square feet in building floor area.
- Division of Lot (DIV) to allow a Tentative Parcel Map (TPM 83866) to consolidate the lot into one parcel.

**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/205th-Street-Industrial-Project](http://www.bit.ly/205th-Street-Industrial-Project).

## **COMMENT PERIOD**

Members of the public may comment on the adequacy of the IS/MND during a 31-day public review and comment period that begins on May 10, 2024, and ends at 5:00 p.m. on June 10, 2024.

Comments may be submitted via email to [CDDinfo@TorranceCA.Gov](mailto: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](http://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](http://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.