



**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 T&B Planning, Inc., which identifies and evaluates the potential environmental impacts associated with the Sequoia Commerce Center (Project), described below, and that the IS/MND and all documents incorporated by reference in the environmental analysis are readily available for public review and comment as set forth below.

PROJECT TITLE

Sequoia Commerce Center
Record No. EAS24-00001, CUP24-00012, CUP24-00013, DIV24-00004

PROJECT LOCATION

2160 W 190th Street (APNs: 7352-016-001, 7352-016-002, 7352-016-003), Torrance, CA 90504

PROJECT APPLICANT

RREEF America, LLC
13450 Maxella
Marina Del Rey, CA 90292

CEQA CONSULTANT

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

PROJECT DESCRIPTION

The proposed Project consists of the construction of two industrial buildings totaling 276,300 square feet on a 14.02-acre site. Building 1 consists of a 120,466-square-foot industrial building and Building 2 consists of a 155,834-square-foot industrial building. The proposed buildings would be constructed to a maximum of 45 feet in height and designed in a contemporary architectural style to be visually compatible with adjacent buildings and uses. The primary color scheme of the proposed building would include varying shades of white, grays, and dark grays and would be further accented with reflective glazing. Building 1 is designed with 16 dock doors on the east-facing side of the building and Building 2 is designed with 28 dock doors on the east-facing side of the building.

Vehicular access will be provided via one driveway on West 190th Street, two driveways on Van Ness Avenue, and one driveway on 195th Street. The southernmost driveway on Van Ness Avenue would be restricted for passenger vehicles only while the remaining driveways would be for both passenger cars and trucks. The Project also includes a total of 444 parking spaces. As proposed, the Project will require a Conditional Use Permit to allow for the construction of the industrial warehouse buildings; and a Tentative Parcel Map No. 83184 to consolidate three existing parcels into two.

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 <https://bit.ly/SequoiaCommerceCenter>.

COMMENT PERIOD

Members of the public may comment on the adequacy of the IS/MND during a 30-day public review and comment period that begins on March 6, 2025, and ends at 5:00 p.m. on April 7, 2025.

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:

Attn: Public Comment for the Sequoia Commerce Center Project
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.