



**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 Brisbane Crossing 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**

Brisbane Crossing Industrial Project  
Record Nos. CUP23-00019, DIV23-00004, EAS23-00004

**PROJECT LOCATION**

Southeast of the intersection of Del Amo Boulevard and Crenshaw Boulevard at 350, 370 Crenshaw Boulevard and 2421, 2441, 2461 205th Street, Torrance, California 90501 (APNs 7352-018-067 and -068)

**PROJECT APPLICANT**

Link Logistics  
3333 Michelson Dr, Suite 725  
Irvine, CA 92612

**CEQA CONSULTANT**

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

**PROJECT DESCRIPTION**

The proposed Project would demolish the existing five two-story office and commercial buildings (totaling approximately 69,288 square feet) onsite and would construct two new light industrial warehouse buildings totaling approximately 143,933 square feet. Building 1, located on Parcel 1, would have a total building area of 79,609 square feet with a building footprint of 76,055 square feet, resulting in a Floor Area Ratio (FAR) of 0.388 for the 4.71-acre site. Building 2, located on Parcel 2, would feature a total building area of 64,324 square feet and a building footprint of 60,756 square feet, resulting in a FAR of 0.423 for the 3.49-acre site. In addition, the Project considers two development scenarios: one scenario assumes a combination of office space and warehousing space, while the other includes a mix of office space, warehousing space, and manufacturing space. To provide a conservative analysis and to account for potential variations in land use and their associated environmental impacts, the IS/MND analyzes the development of the manufacturing scenario. Under the manufacturing scenario, the proposed light industrial warehouse buildings would include 76,875 square feet of warehousing space, 52,000 square feet of manufacturing space, 7,936 square feet of ground floor office space, and 7,122 square feet of mezzanine office space in total. The buildings would have a maximum height of 42 feet, within the maximum allowable height of 55 feet according to the California Building Code. Parking and internal circulation would be provided onsite with 251 parking spaces. Access to the proposed Project would be provided via three driveways: one on Crenshaw Boulevard and two on 205<sup>th</sup> 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 the following approvals:

- Conditional Use Permit (Site Development Review)
- Division of Lot (Lot Line Adjustment)
- Approvals and permits necessary to execute the proposed Project, including but not limited to, grading permit, building permit, etc.

## **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://www.torranceca.gov/our-city/community-development/planning-division/development-review/environmental-documents>.

## **COMMENT PERIOD**

Members of the public may comment on the adequacy of the IS/MND during a 32-day public review and comment period that begins on June 12, 2025, and ends at 5:00 p.m. on July 14, 2025.

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 by the terms of Resolution No. 88-19.

## **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.