



**CITY OF TORRANCE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC REVIEW AND COMMENT 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 has been prepared in compliance with CEQA and the CEQA Guidelines. The proposed SCEA and Initial Study (Record No. EAS25-00001) are available for **PUBLIC REVIEW** on the following matter:

**PROJECT TITLE**

Westoria Residential Project  
Record Nos. CUP25-00027, DIV25-00005, EAS25-00001, GPA25-00002, MOD25-00005, PUD25-00001, ZON25-00002

**PROJECT LOCATION**

21151, 21171, 21221 Western Avenue, Torrance, California 90501  
Southwest of the intersection of Torrance Boulevard and Western Avenue (APNs 7355-032-010 through -12)

**PROJECT APPLICANT**

Torrance Center South Complex, LLC  
TCS Plaza, Inc.  
2895 Royston Place  
Beverly Hills, CA 90210

**CEQA CONSULTANT**

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

**PROJECT DESCRIPTION**

The Westoria Residential Project proposes to demolish the three existing buildings (totaling 242,965 square feet) and develop 335 residential units on 7.82 acres in the City of Torrance. The residential units would be developed within two sub-areas: Lot A would include 98 four-story townhome units, and Lot B would include 237 multifamily units within a six-story building with a maximum height of 80 feet 5 inches. The Project would result in an average net density of 42.8 dwelling units per acre (du/ac) across the Project site. The Project also proposes an internal access drive, a subterranean parking garage, guest parking within drive aisles, recreational common space areas for resident use, ornamental landscaping, and additional stormwater and utility improvements to accommodate the proposed residences. The Project would also include construction of two driveway entrances, one from Torrance Boulevard and one from S Western Avenue.

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.

**DETERMINATION**

Based on the Initial Study and associated analysis in the SCEA, the Project would have a less-than-significant effect on the environment with incorporation of certain mitigation measures. The City of Torrance proposes to adopt the SCEA. The SCEA is based on the finding that the Project's environmental effects would be less than significant with implementation of the mitigation measures identified in the SCEA. The reasons supporting this finding are documented in the SCEA, which was prepared for and independently reviewed by the City.

**PUBLIC COMMENTS**

Public review of the SCEA will commence on **Thursday, August 20, 2026**, and will continue until 5:00 p.m. on **Monday, September 21, 2026**. Written comments on the SCEA will be accepted during the public review period and may be submitted to Robert Garcia, Planning Manager, Community Development Department, 3031 Torrance Boulevard, Torrance, CA 90503, or by email at [CDDinfo@TorranceCA.Gov](mailto:CDDinfo@TorranceCA.Gov).

**COPIES FOR PUBLIC INSPECTION**

The proposed SCEA, Initial Study, and associated appendices are available for review at the City of Torrance Permit Center during normal business hours. The Permit Center is open from 8:00 a.m. to 5:00 p.m., Monday through Thursday, and on alternate Fridays. The Permit Center is located at 3031 Torrance Boulevard, Torrance, CA 90503. The proposed SCEA, Initial Study, and associated appendices are also available for review online at: [TorranceCA.Gov/EnvironmentalDocuments](http://TorranceCA.Gov/EnvironmentalDocuments).

**PUBLIC HEARING**

The Torrance Planning Commission will consider the proposed adoption of the SCEA in conjunction with consideration of the proposed project at a public hearing in the near future. The Community Development Department will issue 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 its determination.

**RESOLUTION NO. 88-19**

If the above matter is challenged in court, the challenger may be limited to raising only those issues raised by the challenger or another person 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. Further, pursuant to Resolution No. 88-19, and in addition to being subject to all other applicable statutes of limitations, the challenger 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.

**LEAD AGENCY CONTACT**

For more information regarding the SCEA or the public review process, please contact Robert Garcia, Planning Manager, Community Development Department, at (310) 618-5990 or by email at [CDDInfo@TorranceCA.gov](mailto:CDDInfo@TorranceCA.gov).