

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Westoria Residential Project

Lead Agency: City of Torrance

Contact Person: Robert Garcia, Planning Manager

Mailing Address: 3031 Torrance Blvd

Phone: (310) 618-5990

City: Torrance

Zip: 90503

County: Los Angeles County

Project Location: County: Los Angeles

City/Nearest Community: Torrance

Cross Streets: Torrance Boulevard and Western Avenue

Zip Code: 90501

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 13 " N / 118 ° 18 ' 37 " W Total Acres: 7.82

Assessor's Parcel No.: 7355-032-010 through -12

Section: Twp.: 4 S Range: 14 W Base: SBPM

Within 2 Miles: State Hwy #: I-405, I-110

Waterways:

Airports:

Railways: Torrance Industrial Lead, South Bay Metro

Schools: Torrance HS, Fern Elementary School, Torrance Element

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other: SCEA

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Tentative Tract Map**Development Type:**☒ Residential: Units 335 Acres 7.82☐ Office: Sq.ft. Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft. Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft. Acres

Employees

☐ Power: Type MW☐ Educational:☐ Waste Treatment: Type MGD☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal Cultural**Present Land Use/Zoning/General Plan Designation:**

Commercial Office / Light Manufacturing (M1) / Business Park (I-BP)

Project Description: (please use a separate page if necessary)

The Westoria Residential Project proposes to demolish the three existing buildings (totaling 242,965 square feet) and the development of 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 be developed with 98 four-story townhome units, and Lot B would feature 237 multifamily units within a six-story building with a maximum height of 80 feet and 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 proposed residences. The Project would also include construction of two driveway entrances, one from Torrance Boulevard and one from S Western Avenue.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>4</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 20, 2026 Ending Date September 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Torrance Center South Complex, LLC</u>
Address: <u>3333 Michelson Drive #500</u>	Address: <u>2895 Roystone Place</u>
City/State/Zip: <u>Irvine/CA/92612</u>	City/State/Zip: <u>Beverly Hills, California 90210 USA</u>
Contact: <u>Brady Connolly</u>	Phone: <u>(310) 641-4843</u>
Phone: <u>(949) 794-1180</u>	

Signature of Lead Agency Representative: _____

Date: 08/12/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.