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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**DANNY SANTANA**  
COMMUNITY DEVELOPMENT  
DIRECTOR

October 19, 2020

Gabrieleno Band of Mission Indians - Kizh Nation  
Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA, 91723

**RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014).  
Formal Notification of Determination that a Project Application is Complete or Decision to  
Undertake a Project, and Notification of Consultation Opportunity, Pursuant to Public  
Resources Code § 21080.3.1 (hereafter PRC).**

Dear Mr. Salas:

The City of Torrance has determined that a project application is complete for a proposed industrial development project (Case Nos. CUP20-01003, DIV20-01002 and EAS20-01001).

Below please find a description of the proposed project, a map showing the project location, and the name of our project point of contact, pursuant to PRC § 21080.3.1 (d).

**Project Description:** The proposed light industrial project provides for the construction of one (1) warehouse building totaling 305,550 square feet located on a 13.29-acre site resulting in an overall Floor Area Ratio (FAR) of 0.53. The single industrial building will be supported by truck yards, vehicular parking/drive aisles and landscaping. The majority of the parking proposed is at grade. The project includes a Division of Lot to consolidate three existing parcels into one to locate the project entirely on one parcel resulting in a FAR that does not exceed 0.60.

**Project Location:** 2555 W 190<sup>th</sup> Street  
(APNs: 4090-021-032, 4090-021-033, 4090-021-034)  
Torrance, CA 90504

The project site is located within an urbanized environment, and in an industrial area with nearby industrial and commercial uses, including a refinery to the south, commercial and residential uses to the west, and warehouse/light industrial uses to the north and east. The 13.29-acre site is located on the northeast corner of 190<sup>th</sup> Street and Crenshaw Place. The property consists of a vacant education building with surface parking lot and ornamental landscaping. An educational institution (ITT Tech) previously occupied the property.



*City of Torrance GIS Aerial Imagery (circa 2019) of proposed project placement (red) and surrounding uses.*

Lead Agency: City of Torrance  
3031 Torrance Blvd.  
Torrance, CA 90503

Contact Person: Oscar Martinez  
Planning and Environmental Manager  
(310) 618-5990  
Carlos Huizar  
Planning Assistant  
(310) 618-5882

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request consultation, in writing, with the City of Torrance.

Sincerely,

DANNY E. SANTANA  
COMMUNITY DEVELOPMENT DIRECTOR

By

Oscar Martinez  
Planning and Environmental Manager

DES:OM:CH



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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**DANNY SANTANA**  
COMMUNITY DEVELOPMENT  
DIRECTOR

October 19, 2020

Gabrieleno/Tongva San Gabriel Band of Mission Indians  
Anthony Morales, Chairperson  
P.O. Box 693  
San Gabriel, CA, 91778

**RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014).  
Formal Notification of Determination that a Project Application is Complete or Decision to  
Undertake a Project, and Notification of Consultation Opportunity, Pursuant to Public  
Resources Code § 21080.3.1 (hereafter PRC).**

Dear Mr. Morales:

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COMMUNITY DEVELOPMENT DIRECTOR

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Oscar Martinez  
Planning and Environmental Manager

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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**DANNY SANTANA**  
COMMUNITY DEVELOPMENT  
DIRECTOR

October 19, 2020

Gabrielino-Tongva Tribe  
Charles Alvarez  
23454 Vanowen Street  
West Hills, CA, 91307

**RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014).  
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Undertake a Project, and Notification of Consultation Opportunity, Pursuant to Public  
Resources Code § 21080.3.1 (hereafter PRC).**

Dear Mr. Alvarez:

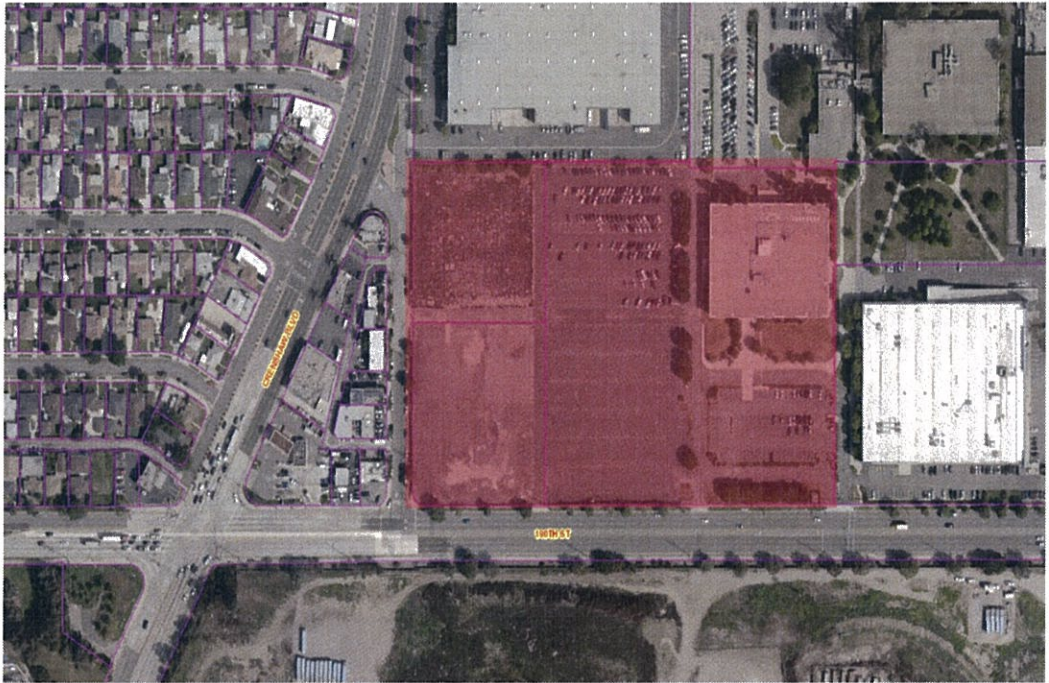
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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**DANNY SANTANA**  
COMMUNITY DEVELOPMENT  
DIRECTOR

October 19, 2020

Gabrielino Tongva Indians of California Tribal Council  
Robert Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA, 90707

**RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014).  
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## COMMUNITY DEVELOPMENT DEPARTMENT

**DANNY SANTANA**  
COMMUNITY DEVELOPMENT  
DIRECTOR

October 19, 2020

Gabrielino /Tongva Nation  
Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St. #231  
Los Angeles, CA, 90012

**RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014).  
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