



**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 LSA Associates, which identifies and evaluates the potential environmental impacts associated with the Fashion Square at Del Amo 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**

Fashion Square at Del Amo  
(EAS23-00003, CUP23-00012, DIV23-00003, DVP23-00002, MOD23-00007, MOD23-00008)

**PROJECT LOCATION**

Northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), Torrance, CA 90503

**PROJECT APPLICANT**

Lennar Corporation  
15131 Alton Parkway, Ste. 365  
Irvine, CA 92618

**CEQA CONSULTANT**

LSA Associates  
3210 El Camino Real, Ste. 100  
Irvine, CA 92602

**PROJECT DESCRIPTION**

The Fashion Square at Del Amo Project (proposed project/project) would include the construction of a residential development comprising approximately 260 residential condominium units and associated community amenities, on a 16.37-acre site at the northwest corner of Carson Street and Madrona Avenue (project site) in the City of Torrance (City). The project site is currently developed with two structures, a restaurant and commercial space, and is located adjacent to the Del Amo Fashion Center. The proposed project would require several authorizations from the City of Torrance, including a Conditional Use Permit (CUP), to allow the proposed residential uses as a mixed-use project.

**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 [bit.ly/Fashion-Square-at-Del-Amo-Project](http://bit.ly/Fashion-Square-at-Del-Amo-Project).

**COMMENT PERIOD**

Members of the public may comment on the adequacy of the IS/MND during a 20-day public review and comment period that begins on October 9, 2024, and ends at 5:00 p.m. on October 29, 2024.

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 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.