

LEGACY PARTNERS PLANS 200 APARTMENTS NEAR DEL AMO FASHION CENTER IN TORRANCE

NEW PROJECT WOULD REPLACE PARKING AT DEL AMO CIRCLE W AND CARSON

By Steve Sharp
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A large apartment complex is set to rise a short walk west of the Del Amo Fashion Center, according to a sustainable communities environmental assessment recently published by the City of Torrance.



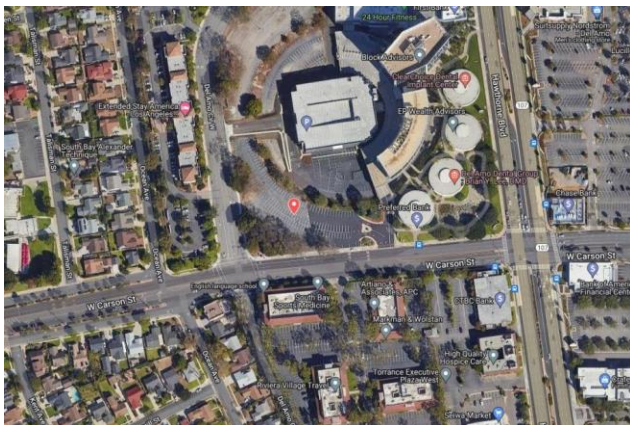
Legacy Partners, a Bay Area real estate development firm, is the applicant behind the project, which would rise at the northeast corner of Del Amo Circle West and Carson Street, replacing a 2.8-acre parking lot which serves an adjoining office complex. Plans call for the construction of a new five-story building featuring 200 studio, one-, and two-bedroom apartments, accompanied by 440 parking spaces in a six-level garage.

AO and MJS Landscape Architecture are designing the project, which would feature a contemporary low-rise structure with an L-shaped footprint. The apartments would wrap around the parking garage, obscuring its view from both Carson Street to the south and Del Amo Circle to the west. Plans show that the new garage would be capped by a pool and amenity deck, with additional open space planned in to street-level courtyards within the housing complex. Co-working space is also proposed for the building's ground floor.



Construction of the apartment complex is expected to occur over a roughly 28-month period, starting in August 2023 and concluding by December 2025. That schedule is contingent on the approval of a conditional use permit, a development permit, and other entitlements by the City of Torrance.

Legacy Partners, based out of Foster City, recently developed a 226-unit apartment complex in Santa Ana, and previously developed housing next to Metro's L Line in Monrovia.



The site is one of just a handful of new multifamily residential developments in the works for Torrance, such as a 39-unit complex recently built near Old Town Torrance.