



# **AGENDA ITEM 9B**

## **CUP23-00012**

# PRESENTATION OUTLINE

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1. Project Location
2. Existing Conditions
3. Land Use Designation
4. Zoning Designation
5. Site Plan
6. Renderings
7. Environmental Analysis
8. Recommendation

**TORRANCE BLVD**

**HAWTHORNE BLVD**

**CARSON ST**

**SEPULVEDA BLVD**

**MADRONA AVE**





**FASHION WAY**

**DEL AMO CIRCLE EAST**

**MADRONA AVE**

**CARSON ST**





## **NORTHEAST STREET VIEW**





**SOURCE: GOOGLE**

**NORTHWEST STREET VIEW**



**SOURCE: GOOGLE**

**SOUTHEAST STREET VIEW**





**SOURCE: GOOGLE**

**SOUTHWEST STREET VIEW**



**FASHION WAY**

**C-CTR**

**DEL AMO CIRCLE EAST**

**C-CTR**

**CARSON ST**

**MADRONA AVE**

**PUB**

**R-LO**

**R-LO**

**R-LO**

**R-LO**



**FASHION WAY**

**H-DA1**

**DEL AMO CIRCLE EAST**

**H-DA1**

**CARSON ST**

**MADRONA AVE**

**PU**

**R-1**

**R-1**

**R-1**

**R-1**







# SITE PLAN





**3-STORY BUILDING**





**4-STORY BUILDING**



**5-STORY BUILDING**





**MADRONA AVENUE VIEW**



**DEL AMO CIRCLE EAST VIEW**



# ENVIRONMENTAL ANALYSIS

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- Initial Study prepared by LSA Associates
- Public Review Period (October 2024)
- Less Than Significant Impacts with Mitigation Measures
- Recommend adopting a Mitigated Negative Declaration (MND)

# RECOMMENDATION

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Planning Commission and Community Development Director recommend that City Council:

- Adopt a Mitigated Negative Declaration; and
- Adopt Resolutions approving the project.





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