



AGENDA ITEM 9B

CUP23-00012

PRESENTATION OUTLINE

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

- 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

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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