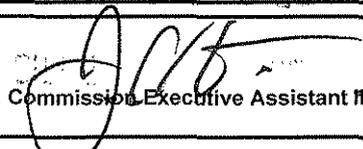


TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
CPC-2013-1953-ZC-CU-SPR	THEODORE IRVING 213-978-1366	3
Items Appealable to Council:	Last Day to Appeal:	Appealed:
ZC-CU-SPR	MAY 6, 2014	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Location of Project (Include project titles, if any.)		
20700 – 20848 ½ NORDHOFF STREET		
Name(s), Applicant / Representative, Address, and Phone Number.		
OVERTON MOORE PROPERTIES MICHAEL JOHNSON 19300 HAMILTON AVE. 200 19300 South Hamilton Ave., Suite 200 GARDENA, CA 90248		
Name(s), Appellant / Representative, Address, and Phone Number.		
OVERTON MOORE PROPERTIES TIMUR TECIMUR 19300 HAMILTON AVE. 200 GARDENA, CA 90248 310-354-2460 email: ttecimer@omprop.com		
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)		
<p>The proposed project is the construction, use and maintenance of three retail buildings totaling 17,200 square feet and four light industrial buildings totaling 111,577 square feet with 314 parking spaces on a 321,741 net square-foot vacant site in the proposed M2-1 Zone. The proposed project includes requests for a zone change, from MR2-1 and P1-1 to M2-1, a conditional use request to allow the commercial corner development to operate 24 hours in lieu of the 7:00 a.m. to 11:00 p.m. restrictions and a Site Plan Review.</p> <p>The project involved two prior actions to distinguish the proposed project site from a larger 49-acre manufacturing site to establish five separate parcels. A parcel map exemption (Lot Line Adjustment) was completed independent of the requested actions herein and the tentative tract map request was approved to separate the vacant project site from the larger manufacturing site currently occupied by Pratt and Whitney.</p> <p>The tentative tract map request (TT-72312) involved the merger and re-subdivision of the vacant 321,741 square-foot lot into five lots: Lot 1 will consist of 100,558 square feet of lot area with Building #1 containing 3,500 square feet of retail floor area for a drive through fast food restaurant, Building #2 consisting of 10,200 square feet of retail floor area and 1,800 square feet of outdoor patio area, and Building #3 consisting of 3,500 square feet of retail floor area for a drive through fast food restaurant, and 106 retail parking spaces. Lot 2 will consist of 53,124 square feet of lot area with Building #4 containing 25,654 square feet of warehouse floor area, 2,000 square feet of office floor area, and 2,000 square feet of mezzanine floor area, and 58 parking spaces. Lot 3 will consist of 50,843 square feet of lot area with Building #5 containing 28,600 square feet of warehouse floor area, 2,000 square feet of office floor area, and 2,000 square feet of mezzanine floor area, and 40 parking spaces. Lot 4 will consist 54,341 square feet of lot area with Building #6 containing 28,097 square feet of warehouse floor area, 2,500 square feet of office floor area, and 2,500 square feet of mezzanine floor area, and 51 parking spaces. Lot 5 will consist of 65,664 square feet of lot area with Building #7 containing 29,208 square feet of warehouse floor area, 2,500 square feet of office floor area, and 2,500 square feet of mezzanine floor area, and 59 parking spaces.</p>		
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental No. ENV-2013-1954-MND
		Commission Vote: 7 - 1
JAMES WILLIAMS, Commission Executive Assistant II 		Date: MAY 09 2014