



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

R2014-03527-(2)

**HEARING DATE**

11/09/2016

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. 073203  
 Zone Change No. 201400013  
 Conditional Use Permit No. 201400172  
 Parking Permit No. 201500005  
 Environmental Assessment No. 201400280

# PROJECT SUMMARY

**OWNER / APPLICANT**

Normandie Harbor City Investors / La Terra Development

**MAP/EXHIBIT DATE**

06/22/2016

**PROJECT OVERVIEW**

Vesting Tentative Tract Map for 111 residential condominiums and a separate commercial space on three lots totaling 11.27 gross (9.37 net) acres. The proposed Lot 1 would have an area of 0.90 gross (0.44 net) acres and be reserved for future commercial use. The proposed Lot 2 would have an area of 3.27 gross (2.55 net) acres and contain 39 attached residential condominium units. The proposed Lot 3 would have an area of 7.10 gross (6.39 net) acres and contain 72 detached residential condominium units. Vehicular access would be from Normandie Avenue for Lots 1-3 as well as Lomita Boulevard for Lot 1. The applicant also proposes to change the zone of Lots 2 and 3 from M-1 (Light Manufacturing) to RPD (Residential Planned Development). A parking permit is requested to allow for parallel guest parking spaces on Lot 2.

**LOCATION**

24500, 24906 S. Normandie Avenue, West Carson

**ACCESS**

Normandie Avenue, Lomita Boulevard

**ASSESSORS PARCEL NUMBER(S)**

7409-029-006; 7409-029-009; 7409-029-010

**SITE AREA**

11.27 gross (9.37 net) acres

**GENERAL PLAN / LOCAL PLAN**

Countywide Land Use Plan (1980)

**ZONED DISTRICT**

Carson

**LAND USE DESIGNATION**

2—Low/Medium Density Residential (6 to 12 dwelling units/gross acre) (per 1980 Plan)

**ZONE**

M-1 (Light Manufacturing)

**PROPOSED UNITS**

Lot 1: 0 units

**MAX DENSITY/UNITS**

LOT 1: 10 UNITS (12 DU/AC)

**COMMUNITY STANDARDS DISTRICT**

None

Lot 2: 39 units (12 DU/AC)

LOT 2: 39 UNITS (12 DU/AC)

Lot 3: 72 units (10 DU/AC)

LOT 3: 85 UNITS (12 DU/AC)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- Consistency with the Countywide Land Use Plan (1980)
- Consistency with the Subdivision Map Act and Title 21 (Subdivisions) of the Los Angeles County Code
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.16.110 (Zone Change Burden of Proof)
  - 22.20.460 (RPD Zone Development Standards)
  - 22.56.040 (Conditional Use Permit Burden of Proof)
  - 22.56.1020 (Parking Permit Burden of Proof)

**CASE PLANNER:**

Tyler Montgomery

**PHONE NUMBER:**

(213) 974-6433

**E-MAIL ADDRESS:**

TMontgomery@planning.lacounty.gov