

(Distributed at hearing by staff) PC 5/8/14 #4 2 pages



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

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TO: Planning Commission Agenda of: May 8, 2014  
FROM: Aaron Mount, Project Planner  
DATE: May 7, 2014  
SUBJECT: Finding of Consistency pursuant to Condition of Approval Number Two of Development Plan PD97-0011/The Crossings (formerly Sundance Plaza)

### Findings

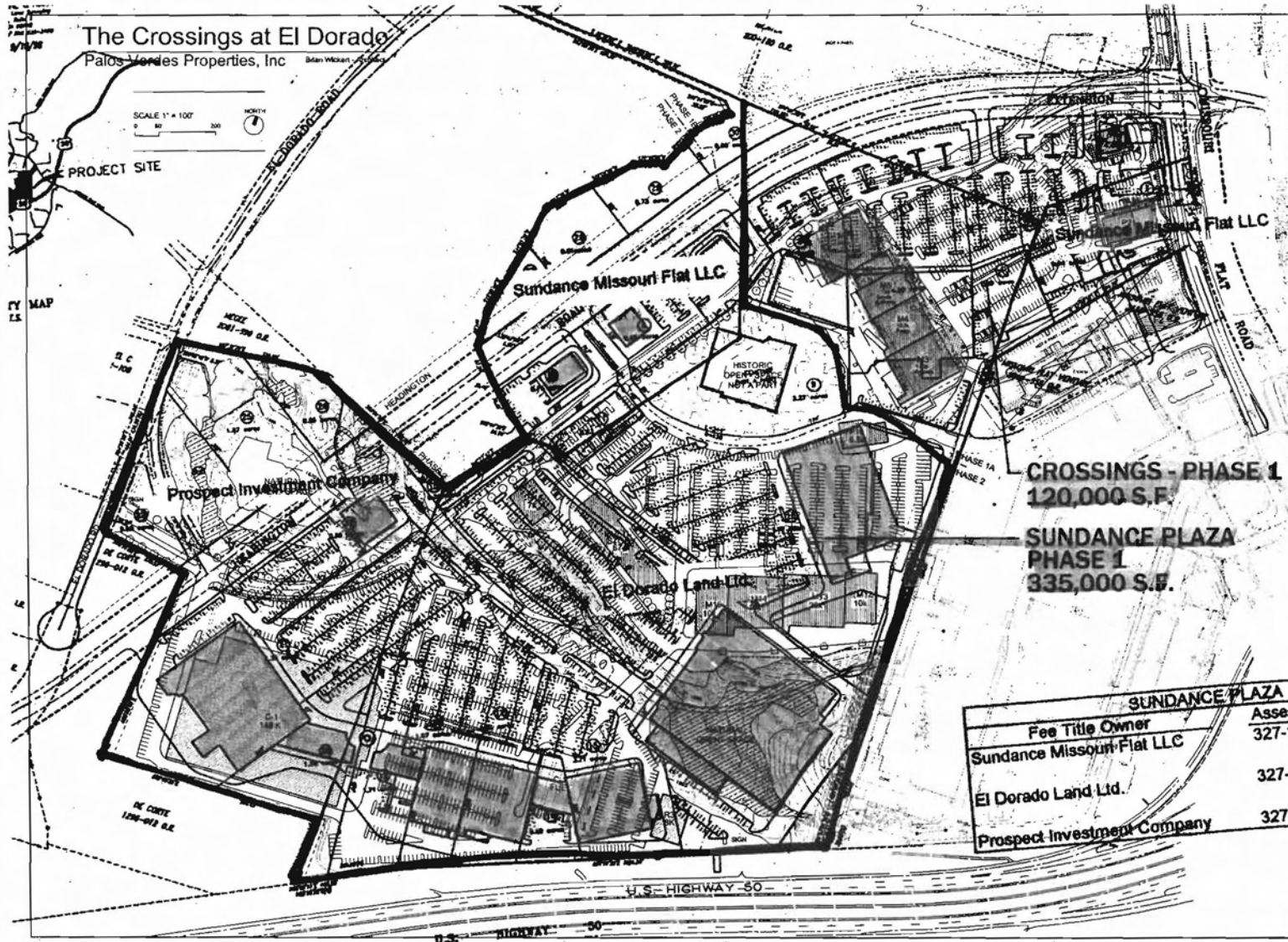
1. The Planning Commission finds that the applicant's request to revise phasing to allow Phase 2 to be constructed prior to Phase 1 is consistent with Condition of Approval Number 2 of Development Plan PD97-0011, Section 2.A.1 of Development Agreement DA98-0001, and the certified EIR (SCH#1997092074).
2. The Approved Phasing Plan is identified as Exhibit A.
3. The Planning Commission finds that the change in phasing does not increase any environmental impacts that were previously identified.
4. The revised phasing will allow only 120,000 square feet of commercial building to proceed at this time in the location shown on Exhibit A. A Planned Development revision would be subject to Planning Commission review at some time in the future and would address development on the remainder of the project site.

### SUPPORT INFORMATION

**Exhibit:**

Exhibit A.....Phasing Plan

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 RECEIVED  
 PLANNING DEPARTMENT



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Palos Verdes  
 Properties, Inc

The Crossings  
 at El Dorado

SUNDANCE PLAZA	
Fee Title Owner	Assessor's Parcel #
Sundance Missouri Flat LLC	327-110-02, 327-130-02
El Dorado Land Ltd.	327-116-04, 05
Prospect Investment Company	327-120-18, 20, 21, 22

SCALE 1" = 100'  
 DATE 4-3-14

SHT A1