



Legislation Text

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Report to Mayor and City Council

Tuesday, November 01, 2016

Discussion

SUBJECT:

CONSIDER RESOLUTION NO. 16-142, AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1578U FOR A NEW AUTISTIC THERAPY BUSINESS WITHIN THE EXISTING TIRECO BUILDING LOCATED AT 500 WEST 190TH STREET, SUITE 220 (CITY COUNCIL)

I. SUMMARY

On January 19, 2016, the City Council adopted Interim Urgency Ordinance No. 16-1578U extending a moratorium on new development and expansion or modification of existing buildings or sites in six Planning Areas for 10 months and 15 days. On February 2, 2016, the City Council ratified the ordinance (Exhibit No. 1). Section 6 of this Ordinance allows the City Council to make exceptions to the application of this Ordinance. On September 29, 2016, Ms. Sarah Spector, Vice President for Autism Spectrum Therapies, LLC (AST) filed a request to make an exception to this ordinance to allow AST to perform tenant improvements for proposed office space that would provide administrative support to their on-field therapists (Exhibit No. 2). If the City Council determines to allow an exception pursuant to Section 6, all necessary applications and/or permits may be filed and processed in accordance with the City's regulations and authority, and any other applicable laws, ordinances and regulations. Staff recommends adoption of Resolution No. 16-142 allowing the applicant to proceed with filing the plans (Exhibit No. 3).

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 16-142, "ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1578U TO ALLOW FOR A NEW AUTISTIC THERAPY BUSINESS WITHIN THE EXISTING TIRECO BUILDING LOCATED AT 500 WEST 190TH STREET, SUITE 220."

III. ALTERNATIVES

TAKE such other action as the City Council deems appropriate, consistent with the requirements of law.

IV. BACKGROUND

The "Tireco" building is one the iconic buildings in Carson. The major tenant for this 9-story, 120,790 square-foot office building is Tireco which occupies approximately 54,000 square feet of the building. Tireco, Inc. is one of North America's largest private brand marketers and distributors of tires and tire related products. Started in 1972, Tireco offers one of the most comprehensive private brand programs in the industry with products covering consumer, commercial, specialty and wheel applications. Other notable tenants include Episource LLC and Fairday. The Vision Plan

contemplates this office building to remain and be a catalyst for future office development in the area. The proposed use will occupy 2,722 square feet, is a five year lease ending March 31, 2021, provides a needed service to the community, and supports the office building by reducing the vacancy rate to zero.

Section 6 of Interim Urgency Ordinance No. 16-1578U states that the City Council may allow exceptions to the application of this Ordinance, if the City Council determines any of the provisions included in Section 6, A through D apply to the request. Based on the above, staff has determined that provisions of Section C. apply to this request. Section 6.C. of Interim Urgency Ordinance No. 16-1578U states:

“The request is for an exception from the application of this Ordinance for the leasing and tenant improvements of tenant space within an existing building or structure and either (1) the use proposed under the lease is consistent with and will not pose an impediment to the establishment of a “signature project” as that concept is described in the Land Use and Economic Development Elements of the City’s General Plan.”

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Ordinance No. 16-1578U. (pgs. 3-11)
2. Letter from VP Sarah Spector, dated September 29, 2016. (pg. 12)
3. Resolution No. 16-142. (pgs. 13-15)

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