



## CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
<http://cityplanning.lacity.org/>

**Determination Mailing Date: APR 16 2014**

**CASE: CPC-2013-1953-ZC-CU-SPR**  
**CEQA: ENV-2013-1954-MND**

**Location:** 20700-20848 ½ Nordhoff Street  
**Council District:** 3 – Blumenfield  
**Plan Area:** Chatsworth-Porter Ranch  
**Zone:** MR2-1 and P1-1

**Applicant:** Overton Moore Properties  
Rep.: Michael Johnson

**At its meeting of March 27, 2014, the City Planning Commission took the following action:**

1. **Dismissed** without prejudice the **Conditional Use** request to permit the commercial corner development (Lot 1) to operate 24 hours in lieu of the restricted 7:00 a.m. to 11:00 p.m.
2. **Disapproved** the **Zone Change** request from MR2-1 and P1-1 to M2-1.
3. **Approved** the **Zone Change** from MR2-1 and P1-1 to **(T)(Q)M2-1**.
4. **Approved** the **Site Plan Review** for a development project that results in an increase of 50,000 square feet of non-residential floor area.
5. **Adopted** the attached modified **Conditions of Approval**.
6. **Adopted** the attached **Findings**.
7. **Adopted** the Mitigated Negative Declaration No. **ENV-2013-1954-MND**.
8. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

### RECOMMENDATIONS TO CITY COUNCIL:

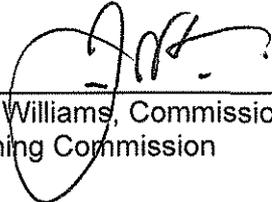
1. **Recommend** that the City Council **approve** the **Zone Change** from MR2-1 and P1-1 to **(T)(Q)M2-1**.
2. **Recommend** that the City Council **adopt** the attached **Findings**.
3. **Recommend** that the City Council **adopt** Mitigated Negative Declaration No. **ENV-2013-1954-MND**.

**Fiscal Impact Statement:** There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

**Moved:** Perlman  
**Seconded:** Choe  
**Ayes:** Ahn, Cabildo, Katz, Mack, Segura  
**Noes:** Dake-Wilson  
**Absent:** Ambroz

**Vote:** 7- 1



James K. Williams, Commission Executive Assistant II  
City Planning Commission

**Appeal Status:** Any person aggrieved by an initial decision of the City Planning Commission may appeal the decision to the City Council. The appeal must be filed within 20 days after the mailing date of this determination. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: MAY 06 2014

*If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.*

Attachments: (T) Conditions, (Q) Conditions, Ordinance, Map, modified Conditions of Approval, Findings  
City Planner: Theodore Irving

**DETERMINATION LETTER**  
**CPC-2013-1953-ZC-CU-SPR**  
**MAILING DATE: 04/16/14**

Michael Johnson  
Overton Moore Properties  
19300 Hamilton Ave., Suite 200  
Gardena, CA 90248

Timur Tecimer  
19300 S. Hamilton Avenue  
Gardena, CA 90248

Jim McQuiston  
6212 Yucca Street  
Los Angeles, CA 90028

Cesar Diaz  
19040 Vanowen Street  
Reseda, CA 91335

Council District 3  
City Hall, Room 415  
**Mail Stop #204**

Theodore Irving  
City Planner  
City Hall, Room 721  
**Mail Stop #395**

GIS/Fae Tsukamoto  
City Hall, Room 825  
**Mail Stop #395**