

MITIGATED NEGATIVE DECLARATION, COMMUNICATION FROM VICE CHAIR, PLANNING AND LAND USE MANAGEMENT COMMITTEE and ORDINANCE FIRST CONSIDERATION relative to an appeal and a zone change for property located at 20700 - 20848 1/2 Nordhoff Street.

Submits without recommendation the recommendations of the Los Angeles City Planning Commission (LACPC) and an appeal filed by Timur Tecimur of Overton Moore Properties, from part of the determination of the LACPC in approving: 1) a zone change from MR2-1 and P1-1 to (T)(Q)M2-1, subject to modified Conditions of Approval and 2) the Site Plan Review for a development project that results in an increase of 50,000 square feet of non-residential floor area, for the proposed construction of three retail buildings totaling 17,200 square feet and four light industrial buildings totaling 111,577 square feet on a 321,741 net square foot vacant site, located at 20700 - 20848 1/2 Nordhoff Street:

1. ADOPT Mitigated Negative Declaration No. ENV-2013-1954-MND.
2. ADOPT the Findings, as attached to the Council File.
3. APPROVE a zone change from MR2-1 and P1-1 to (T)(Q)M2-1, for property located at 20700 - 20848 1/2 Nordhoff Street.

Applicant: Overton Moore Properties
Representative: Michael Johnson

Case No. CPC-2013-1953-ZC-CU-SPR

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JULY 20, 2014

(LAST DAY FOR COUNCIL ACTION - JULY 2, 2014)

Summary

At the public hearing held on June 10, 2014, the Planning and Land Use Management Committee considered an appeal and a zone change for property located at 20700 - 20848 1/2 Nordhoff Street.

After an opportunity for public comment, the Committee submitted without recommendation the appeal and the recommendations of the LACPC for the proposed project at 20700 - 20848 1/2 Nordhoff Street. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

COUNCILMEMBER GILBERT A. CEDILLO, VICE CHAIR
PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	ABSENT
CEDILLO:	YES
ENGLANDER:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-