

# BTC

BETTER TECHNOLOGY CORPORATION

201 N. Los Angeles St., Ste. 13A  
Los Angeles, CA 90012  
(213) 617-9600  
Fax (213) 617-9643

14540 Sylvan St., Ste. A  
Van Nuys, CA 91411  
(818) 779-8866  
Fax (818) 779-8870

## MAILING AFFIDAVIT

City Planning Commission  
Case No. \_\_\_\_\_

Deputy Advisory Agency  
Tentative Tract No. \_\_\_\_\_

CF No. CF-14-0608

Parcel Map No. \_\_\_\_\_

Zoning Administrator  
Case No. \_\_\_\_\_

Private Street No. \_\_\_\_\_

Coastal Permit  
Case No. \_\_\_\_\_

Area Planning Commission  
Central, Harbor, SV, ELA, SLA, WLA, NV  
Case No. \_\_\_\_\_

Design Review Board  
Case No. \_\_\_\_\_

SITE ADDRESS: 20700-20848 1/2 NORDHOFF STREET

I, Kim GEAR certify that I am an employee of BTC, a contractor of the City of Los Angeles. Department of City Planning, State of California, and I did, on the 23rd day of MAY, 2014 mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- 500-foot radius
- Abutting the subject site
- Owners and Occupants
- Tenant Notice
- 100-foot coastal notice
- State Coastal Commission
- Adjacent City (ies)
- Applicant and Representative (where indicated)
- city Newspaper Notice
- LA Unified School District, LA County Regional Planning
- Caltrans
- Council's Own Initiative
- Metropolitan Transit Authority
- Certified Neighborhood Council (dept. of Neighborhood Empowerment)
- Council Office and Council District Office
- city Homeowners Associations
- Other SEE ATTACHED LIST
- Appelant

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.

Kim Gear  
BTC Hearing Notice Mailing Clerk

# CITY OF LOS ANGELES

CALIFORNIA

**HOLLY L. WOLCOTT**  
Interim City Clerk



**ERIC GARCETTI**  
MAYOR

Office of the  
CITY CLERK

Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
Fax: (213) 978-1040

**SHANNON HOPPE**  
Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

When making inquiries relative to  
this matter, please refer to the  
Council File No.  
**14-0608**

May 23, 2014

CD 3

## **NOTICE TO APPELLANT(S), APPLICANT(S), INTERESTED PARTIES, AND PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, June 10, 2014**, at approximately **2:30 p.m.**, or soon thereafter, in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider a Mitigated Negative Declaration and related California Environmental Quality Act findings, and an appeal filed by Timur Tecimur of Overton Moore Properties, from part of the determination of the Los Angeles City Planning Commission 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.

Applicant: Overton Moore Properties  
Representative: Michael Johnson  
Case No. CPC-2013-1953-ZC-CU-SPR

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. 14-0608 by visiting: <http://www.lacouncilfile.com>.

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee  
213-978-1074

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

14-0608\_itr\_plum\_5-23-14

An Equal Employment Opportunity - Affirmative Action Employer

1	TT # 72312	UNITED TECHNOLOGIES CORP 4 FARM SPRINGS RD FARMINGTON CT 6032	1	TT # 72312	PRATT & WHITNEY ROCKETDYNE INC 10 FARM SPRINGS RD 10FS1 FARMINGTON CT 6032	2	TT # 72312	NORDHOFF CHATSWORTH PORTFOLIO 445 S FIGUEROA ST 3300 LOS ANGELES CA 90071
3	TT # 72312	TSDR NORDHOFF LIMITED LIABILIT 16133 VENTURA BLVD 340 ENCINO CA 91436	4	TT # 72312	DEWITT,JAMES & LYNNE TR 9000 LURLINE AVE CHATSWORTH CA 91311	5	TT # 72312	8960 LURLINE AVENUE LLC 8960 LURLINE AVE CHATSWORTH CA 91311
6	TT # 72312	M DEVEREAUX INVESTMENTS LTD IN 848 N RAINBOW BLVD 1845 LAS VEGAS NV 89107	7	TT # 72312	CONNOLLY,CAROL C TRUST 19850 LABRADOR ST CHATSWORTH CA 91311	8	TT # 72312	HC CHATSWORTH LLC 11111 SANTA MONICA BLVD 750 VAN NUYS CA 91406
9	TT # 72312	AMIR,PAUL & HERTA TR 8730 WILSHIRE BLVD 300 BEVERLY HILLS CA 90211	10	TT # 72312	K ASSOCIATES ETAL 9350 WILSHIRE BLVD 302 BEVERLY HILLS CA 90212	11	TT # 72312	LAINER ONE 16216 KITTRIDGE ST VAN NUYS CA 91406
12	TT # 72312	JANUS FINANCIAL CORP 515 MADISON AVE 3304 NEW YORK NY 10022	13	TT # 72312	MACLEAN,KIM 4535 SUNNYHILL DR CARLSBAD CA 92008	14	TT # 72312	SALZER FAMILY LTD PTNSHP 9129 LURLINE AVE CHATSWORTH CA 91311
15	TT # 72312	FRESHMAN BROS INVESTMENT CO 20730 DEARBORN ST CHATSWORTH CA 91311	16	TT # 72312	UMHOEFER,ROBERT R TRUST 1600 HUNTINGTON DR SOUTH PASADENA CA 91030	17	TT # 72312	RIMO HOLDINGS LLC 1201 S LOS ANGELES ST 5 LOS ANGELES CA 90015
18	TT # 72312	PUBLISHERS MANAGEMENT CORP 9509 VASSAR AVE CHATSWORTH CA 91311	19	TT # 72312	KATOR,KAMELA 19608 SHADOW RIDGE WAY NORTHRIDGE CA 91326	20	TT # 72312	GARDEN CHRISTIAN FELLOWSHIP 20745 NORDHOFF ST CHATSWORTH CA 91311
21	TT # 72312	LEHRER,KEITH M TRUST 20801 NORDHOFF ST CHATSWORTH CA 91311	22	TT # 72312	NORDHOFF BUILDING LLC 8201 WOODLEY AVE VAN NUYS CA 91406	23	TT # 72312	29475 MALIBU VIEW COURT LLC 8020 DEERING AVE CANOGA PARK CA 91304
24	TT # 72312	KIDS FROM THE VALLEY IX LLC 9143 DE SOTO AVE CHATSWORTH CA 91311	25	TT # 72312	KB SALT LAKE LLC III 9350 WILSHIRE BLVD 302 BEVERLY HILLS CA 90212	26	TT # 72312	PV & HOLDINGS 6700 S MAIN ST LOS ANGELES CA 90003

27 TT # 72312  
HANCZ,ELZA TRUST  
919 N ALPINE DR  
BEVERLY HILLS CA 90210

30 TT # 72312  
WU,CHIUNG I L TRUST  
7457 DORIE DR  
CANOGA PARK CA 91307

33 TT # 72312  
BPOE LODGE 2190  
20925 OSBORNE ST  
CANOGA PARK CA 91304

36 TT # 72312  
BEHDARVANDI,MANUCHEHR & KATAY  
22442 BERDON ST  
WOODLAND HILLS CA 91367

999 TT # 72312  
Pratt & Whitney Rocketdyne, Inc  
6633 CANOGA AVE, MC-RLA 52  
CANOGA PARK CA 91309

28 TT # 72312  
DHILLON,AMRIT  
9061 DE SOTO AVE  
CANOGA PARK CA 91304

31 TT # 72312  
LOWI LIMITED PARTNERSHIP  
1102 REXFORD DR 202  
LOS ANGELES CA 90035

34 TT # 72312  
CANOGA PARK LODGE NO 2190  
20925 OSBORNE ST  
CANOGA PARK CA 91304

999 TT # 72312  
OVERTON MOORE PROPERTIES  
19300 HAMILTON AV STE 200  
GARDENA CA 90248

C.D. 3  
COUNCILPERSON BOB BLUMFIELD  
200 N SPRING ST RM 415  
LOS ANGELES CA 90012

C.D. 3  
DISTRICT FIELD OFFICE  
19040 VANOWEN ST  
RESEDA CA 91335

WINNETKA NC  
20830 SHERMAN WAY  
c/o valley village center  
WINNETKA CA 91306

29 TT # 72312  
KAPPAS,ERNEST & ANETTE TR  
19121 SARITA PL  
TARZANA CA 91356

32 TT # 72312  
LOWI LIMITED PARTNERSHIP  
PO BOX 10117  
BEVERLY HILLS CA 90213

35 TT # 72312  
WENTZ,RICHARD B  
25418 CUMBERLAND LN  
CALABASAS CA 91302

999 TT # 72312  
JPL ZONING SERVICES #7124  
6257 VAN NUYS BLVD #101  
VAN NUYS CA 91401

**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~~

1 TT # 72312  
OCCUPANT  
8900 DE SOTO AVE  
CHATSWORTH CA 91311

2 TT # 72312  
OCCUPANT  
20640 NORDHOFF ST  
CHATSWORTH CA 91311

2 TT # 72312  
OCCUPANT  
20550 NORDHOFF ST  
CHATSWORTH CA 91311

2 TT # 72312  
OCCUPANT  
20680 NORDHOFF ST  
CHATSWORTH CA 91311

3 TT # 72312  
OCCUPANT  
20660 NORDHOFF ST  
CHATSWORTH CA 91311

6 TT # 72312  
OCCUPANT  
8954 LURLINE AVE  
CHATSWORTH CA 91311

7 TT # 72312  
OCCUPANT  
8940 LURLINE AVE  
CHATSWORTH CA 91311

8 TT # 72312  
OCCUPANT  
20630 NORDHOFF ST  
CHATSWORTH CA 91311

10 TT # 72312  
OCCUPANT  
20675 NORDHOFF ST  
CHATSWORTH CA 91311

11 TT # 72312  
OCCUPANT  
20699 NORDHOFF ST  
CHATSWORTH CA 91311

12 TT # 72312  
OCCUPANT  
9140 LURLINE AVE  
CHATSWORTH CA 91311

13 TT # 72312  
OCCUPANT  
9139 LURLINE AVE  
CHATSWORTH CA 91311

15 TT # 72312  
OCCUPANT  
20846 DEARBORN ST  
CHATSWORTH CA 91311

16 TT # 72312  
OCCUPANT  
20800 DEARBORN ST  
CHATSWORTH CA 91311

17 TT # 72312  
OCCUPANT  
20822 DEARBORN ST  
CHATSWORTH CA 91311

17 TT # 72312  
OCCUPANT  
20830 DEARBORN ST  
CHATSWORTH CA 91311

18 TT # 72312  
OCCUPANT  
9130 DE SOTO AVE  
CHATSWORTH CA 91311

18 TT # 72312  
OCCUPANT  
9134 DE SOTO AVE  
CHATSWORTH CA 91311

18 TT # 72312  
OCCUPANT  
9136 DE SOTO AVE  
CHATSWORTH CA 91311

18 TT # 72312  
OCCUPANT  
9150 DE SOTO AVE  
CHATSWORTH CA 91311

19 TT # 72312  
OCCUPANT  
20701 NORDHOFF ST  
CHATSWORTH CA 91311

19 TT # 72312  
OCCUPANT  
20715 NORDHOFF ST  
CHATSWORTH CA 91311

20 TT # 72312  
OCCUPANT  
20741 NORDHOFF ST  
CHATSWORTH CA 91311

22 TT # 72312  
OCCUPANT  
20837 NORDHOFF ST  
CHATSWORTH CA 91311

22 TT # 72312  
OCCUPANT  
20833 NORDHOFF ST  
CHATSWORTH CA 91311

23 TT # 72312  
OCCUPANT  
9110 DE SOTO AVE  
CHATSWORTH CA 91311

25 TT # 72312  
OCCUPANT  
9119 DE SOTO AVE  
CHATSWORTH CA 91311

26 TT # 72312  
OCCUPANT  
20935 NORDHOFF ST  
CHATSWORTH CA 91311

27 TT # 72312  
OCCUPANT  
9111 DE SOTO AVE  
CHATSWORTH CA 91311

27 TT # 72312  
OCCUPANT  
9103 DE SOTO AVE  
CHATSWORTH CA 91311

27 TT # 72312  
OCCUPANT  
9101 DE SOTO AVE  
CHATSWORTH CA 91311

29 TT # 72312  
OCCUPANT  
9035 DE SOTO AVE  
CANOGA PARK CA 91304

30 TT # 72312  
OCCUPANT  
9029 DE SOTO AVE  
CANOGA PARK CA 91304

31 TT # 72312  
OCCUPANT  
9006 INDEPENDENCE AVE  
CANOGA PARK CA 91304

31 TT # 72312  
OCCUPANT  
9000 INDEPENDENCE AVE  
CANOGA PARK CA 91304

31 TT # 72312  
OCCUPANT  
20914 NORDHOFF ST  
CHATSWORTH CA 91311

32 TT # 72312  
OCCUPANT  
20946 NORDHOFF ST  
CHATSWORTH CA 91311

34 TT # 72312  
OCCUPANT  
20917 OSBORNE ST  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
8949 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
8959 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
8957 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
8955 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
8953 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9001 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9003 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9005 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9007 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9009 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9011 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9013 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9015 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
8967 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9045 DE SOTO AVE  
CANOGA PARK CA 91304

35 TT # 72312  
OCCUPANT  
9049 DE SOTO AVE  
CANOGA PARK CA 91304

35            TT # 72312  
OCCUPANT  
9051 DE SOTO AVE  
CANOGA PARK CA        91304

35            TT # 72312  
OCCUPANT  
9055 DE SOTO AVE  
CANOGA PARK CA        91304

35            TT # 72312  
OCCUPANT  
9057 DE SOTO AVE  
CANOGA PARK CA        91304

35            TT # 72312  
OCCUPANT  
9059 DE SOTO AVE  
CANOGA PARK CA        91304

36            TT # 72312  
OCCUPANT  
9021 DE SOTO AVE  
CANOGA PARK CA        91304