

MOTION PLANNING & LAND USE MANAGEMENT

In 2012, the Planning Department was awarded a Transit Oriented Development grant from METRO to conduct land use planning around Orange Line Bus Rapid Transit Stations. One of those areas is next to the Canoga Ave/Sherman Way station. The Planning Department is expected to begin initial public outreach in 2015.

The properties near the station area on the west side of Canoga Avenue, bounded by Cohasset to the North, Sherman Way to the South and Metro Orange Line Right of Way to the East have historically been industrial and supported the former Southern Pacific Railway.

Over the years, mom and pop manufacturing businesses in this area have included ancillary non-industrial uses such as retail which has enabled them to increase their business output and serve the neighboring community.

Due to the zoning code, existing businesses that include a retail use, run counter to MR-1 (Restricted Industrial) zoning on Canoga Avenue and businesses have been found to be in non-compliance. The Restricted Industrial zone of MR-1 was intended to preserve the industrial land and protect the neighboring residential immediately to the West of Canoga Ave.

Under the Canoga Park-Winnetka-Hills-West Hills Community Plan the Commercial Manufacturing zone allows for a hybrid of limited manufacturing and non-industrial uses, such as retail to co-exist.

To encourage a business friendly environment that promotes new business opportunities and supports existing businesses, the city should take a close look at the existing zoning regulations of this area.

**I THEREFORE MOVE** that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare report relative to possible zone change options, such as but not limited to the Commercial Manufacturing zone, for the area within the boundaries of the west side of Canoga Avenue, bounded by Cohasset Street to the North, Sherman Way to the South, and Metro Orange Line Right of Way to the east, and thereby allow retail uses which are currently disallowed under the existing Restricted Industrial (MR-1) zone.

**I FURTHER MOVE** that the Council instruct the Department of Building and Safety to report on the feasibility of withholding the issuance of any further Orders to Comply and from processing any existing Orders to Comply that have been issued to property owners operating retail uses which are disallowed under the existing Restricted Industrial (MR-1) zone within the above geographical boundaries, until the Planning Department submits the requested zone change report.

PRESENTED BY:

**BOB BLUMENFIELD**  
Councilmember, 3<sup>rd</sup> District

SECONDED BY:

DEC 12 2014

ORIGINAL