



staff report

TO: Honorable Mayor and Members of the City Council

ATTENTION: Jeffrey L. Stewart, City Manager

FROM: Art Bashmakian, Director of Planning and Building Services
Rowena Genilo-Concepcion, Planning Manager

SUBJECT: Consideration and possible action to conduct a public hearing to consider a Mitigated Negative Declaration (No. MND 15-16), a General Plan Amendment (Case No. GPA 15-02) to change the land use designation of the project area from "I" (Industrial) to "MU" (Mixed Use) and a Zone Change (Case No. ZC 15-07) to change the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan). In addition to the Zone Change and General Plan Amendment, the proposed project also involves a Tentative Map (Case No. TT 73822) to allow for the subdivision of the existing two parcels into twenty-five lots (for purposes of single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) (Case No. ZOTA 15-04) to create development standards for the project located at 10030, 10106, and 10108 Ramona Street; adopt Resolution No. 16-08 – A Resolution adopting Mitigated Negative Declaration No. MND 15-16 and approving General Plan Amendment Case No. GPA 15-02, Tentative Map Case No. TT 73822; and introduce Ordinance No. 1309 - An Ordinance approving Zone Change Case No. ZC 15-07, and Zoning Ordinance Text Amendment Case No. ZOTA 15-04 for properties located at 10030, 10106, and 10108 Ramona Street; Applicant: Paul Feilberg of Mesa Verde Development, Inc.

DATE: March 28, 2016

RECOMMENDATION

1. Continue the public hearing to the April 11, 2016, City Council Meeting; or
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

Revenue will be received from building permit fees and property taxes.

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on March 3, 2016; public hearing notices were sent on March 2, 2016 to 44 property owners within a 300' radius of the subject site; a public hearing notices were posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, and Simms Park on March 2, 2016; and a public hearing notice was posted on the subject site on March 2, 2016. Additionally, on January 25, 2016 and March 3, 2016 notices were sent to the respective tribes.

CEQA STATUS

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). An Initial Study and a Mitigated Negative Declaration have been prepared and will be included in the April 11, 2016 Staff Report.

BACKGROUND

The documents for this project are still under review. Consequently, staff recommends that the City Council open the public hearing and continue it to the April 11, 2016, City Council meeting.