



CITY PLANNING DEPARTMENT
Community Planning Bureau
NOTICE OF LIMITED PUBLIC HEARING
TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS

**CASE NO.'s: CPC-2007-237-GPA-ZC-CU-SPR
and ENV-2006-10437-MND**

**COUNCIL DISTRICT: 12
PLAN AREA: CHATSWORTH-
PORTER RANCH**

This notice is being sent to you because you own property or are an occupant residing near a site for which an action, as described below, has been initiated with the City Planning Department. All interested persons are invited to attend the limited public hearing at which you may listen, speak, or submit written information relating to the environmental determination and to the proposed project. **A public hearing for this project was previously conducted on December 8, 2008, the changes to the previously noticed project on which the City Planning Commission will conduct a limited public hearing are shown underlined below.**

PLACE: Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, First Floor Conference Room
Van Nuys, CA 91401

TIME: **THURSDAY, FEBRUARY 26, 2009, AFTER 8:30 * AM**

APPLICANT: Kevin K. McDonnell, Esq.

PROPERTY INVOLVED: 8401 N. Fallbrook Avenue

STAFF CONTACT: Tom Glick at (818) 374-5062 or at Tom.Glick@lacity.org

PROPOSED PROJECT: **A project consisting of a change of use and new construction of approximately ~~440,750~~ 466,000 square-feet. The project will involve a change in use of an existing 106,000 square-foot school (formerly DeVry university) to an office building, a new office building consisting of approximately ~~210,000~~ 250,000 square-feet with a maximum height of 100 feet, a new office building approximately ~~90,000~~ 110,000 square-feet with a maximum height of 45 feet, ~~approximately 35,000 square-foot of new retail use with a maximum height of 29 feet, 7 inches,~~ and a new parking structure to accommodate approximately 969 parking spaces with a total 5,705 parking stalls over the entire site. Total building area upon completion will be approximately ~~4,252,348~~ 1,277,598 square-feet on an approximately 80.80 acre site (includes ~~440,750~~ 466,000 square-feet of proposed project, 340,194 square-feet of existing buildings with no change proposed, and 471,404 square-feet of existing buildings in the M1-1 area, not a part of this request).**

- REQUEST:
1. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Chatsworth-Porter Ranch Community Plan from Minimum density Residential to Limited Manufacturing land use.
 2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]M1-1 (Limited Industrial) and A1-1 (Agricultural Zone) to [T][Q]M1-1(Limited Industrial Zone).
 3. Pursuant to Section 12.24 W. 27, a **Conditional Use** to permit a Commercial Corner Development which does not comply with the following requirements as enumerated in Section 12.22 A 23:
 - a. Hours of operation limited to between 7:00 a.m. and 11:00 p.m.; and
 - b. Exterior walls consisting of at least 50 percent transparent windows.
 4. Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review Approval** for a project that will result in an increase of 50,000 square-feet or more of non-residential floor area.
 5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration for the above project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. **The limited public hearing will be conducted before the City Planning Commission during its regular meeting** where it will consider a report prepared by City Staff on the proposed project, all the testimony presented at that time, and any written communication received prior to or at the hearing from affected and/or interested persons regarding this Project, as well as the merits of the application as it relates to existing environmental and land use regulations. The environmental document will be among the matters considered at the hearing. At the conclusion of the hearing, the City Planning Commission will discuss the item and make a decision on the case.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City 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 on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

* **ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications should cite the Case Number indicated at the top of this notice and may be mailed to The Los Angeles City Planning Department, Community Planning Bureau, 6262 Van Nuys Boulevard, Suite 430, Van Nuys CA 91401.

REVIEW OF THE FILE: The complete file including application and an environmental assessment is available for public review at The Los Angeles City Planning Department, Community Planning Bureau, 6262 Van Nuys Boulevard, Suite 430, Van Nuys CA 91401 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. Please call the Staff Contact indicated at the top of this notice several days in advance to assure its availability.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*