



CITY PLANNING DEPARTMENT
Community Planning Bureau

NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500-FOOT RADIUS

**CASE NOS. CPC 2004-7739-DA SUNLAND-TUJUNGA-LAKEVIEW TERRACE-SHADOW
CPC 2004-4344-ZC-GPA-MPR HILLS-EAST LA TUNA CANYON AND SUN VALLEY-
LA TUNA CANYON COMMUNITY PLAN AREAS
COUNCIL DISTRICT 2**

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the City Planning Department. You are invited to attend the public hearing at which interested persons may ask questions or present testimony regarding the application.

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

TIME: **THURSDAY, FEBRUARY 24, 2005, AFTER 8:30 AM***

APPLICANT: Whitebird, Inc. doing business as California Whitebird, Inc.

PROPERTY INVOLVED: 7000-8000 La Tuna Canyon Road

REQUEST: 1. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a **Development Agreement** between California Whitebird, Inc. and the City of Los Angeles. The applicant proposes to develop 280 single family residential dwelling units in exchange for the following public benefits: 1) Preservation of approximately 524.5 acres of undeveloped land as permanent public open space and to be conveyed to the Santa Monica Mountains Conservancy or another qualified transferee; 2) Maximum height of single family homes to be 30 feet and maximum floor area ratio not to exceed the maximum set forth in the Municipal Code; 3) That prior to issuance of any Certificate of Occupancy for any single family home, the developer shall construct an equestrian park on approximately three acres of land adjacent to La Tuna Canyon Road in the southwest portion of the project site, which will be available for public use. Following its completion, the equestrian park will be transferred to the City's Department of Recreation and Parks or another qualified transferee. The equestrian park will include a staging area for horses, and equestrian arena, a parking for approximately two cars with trailers and potable water facilities; 4) The development of the project will help alleviate the substantial housing shortage in the City; and 5) The development of the project will provide economic benefits such as construction and new permanent jobs, additional property tax revenues and

a boost to the local economy;

2. Initiated by the Director of Planning pursuant to Sections 11.5.6 B and 11.5.8 of the Municipal Code, a **General Plan Amendment** to the Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon and Sun Valley-La Tuna Canyon Community Plans, which modifies the application request in Case No. CPC 2004-4344-ZC-GPA-MPR, as follows:

From Minimum Density Residential to Open Space for approximately 524.5 acres of land at various locations throughout the subject property to be preserved as permanent public open space; and

3. Initiated by the Director of Planning pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A1-1 and A1-1-K (Agriculture Zone) to OS-1 (Open Space Zone) for approximately 524.5 acres of land at various locations throughout the subject property to be preserved as permanent public open space.

**PROPOSED
PROJECT:**

Construction of 280 single-family homes on individual lots clustered on a 194 acres, a 3-acre equestrian park (open to the public), private recreational amenities, and the preservation of 693 acres as permanent open space, including approximately 524.5 acres of permanent public open space, on an 887 acre site. Approximately 211 of the homes would be constructed on the site located north of Interstate 210, which is commonly referred to as “Development Area A”. The remaining 69 homes would be constructed on the portion of the project site located south of Interstate 210, which is commonly referred to as Development Area B”. La Tuna Canyon Road will provide direct vehicular access to both development areas.

The hearing will be conducted before the City Planning Commission during its regular meeting where it will consider a recommendation report 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, as well as the merits of the application as it relates to existing environmental and land use regulations. Written communications should include the above Case Number. At the conclusion of the hearing, the Planning Commission will discuss the item and make a decision on the case.

Case Nos. CPC 2004-7739-DA and CPC 2004-4344-ZC-GPA-MPR, including the applications and an environmental assessment, are available for public inspection at the Los Angeles City Planning Department, Community Planning Bureau, 6262 Van Nuys Boulevard, Suite 351, Van Nuys, CA 91401. The complete file, including the application and an environmental assessment, is available for public inspection at this location between, the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Please call (818) 374-5074 several days in advance to assure that the file will be available.

ADVICE TO PUBLIC: *The exact time this case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission’s meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or

someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300. *Traductores u otro tipo de servicio puede ser proveído si se solicita. Para asegurar que este tipo de servicio sea disponible, favor de solicitarlos por lo menos 3 días (72 horas) antes de la audiencia llamando al teléfono mencionado.*

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