



Item 10(b) Attachment
SMMC
9-26-2011

DEPARTMENT OF CITY PLANNING
Plan Implementation Division

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 2,600 FOOT RADIUS

**CASE NO. CPC-2005-6656-AD-GPA-ZC-CU-DA-ZAD
and ENV-2005-6657-EIR**

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

This notice is to inform you of a public hearing for **CPC-2005-6656-AD-GPA-ZC-CU-DA-ZAD** and is being sent to you because you own property or reside 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 public hearing at which you may listen, speak, or submit written information relating to the environmental determination and the proposed project.

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

TIME: **FRIDAY, SEPTEMBER 23, 2011 AT 2:00 PM**

APPLICANT: Hidden Creeks Estates, LLC

PROPERTY INVOLVED: 12100 Browns Canyon Road (see attached map)

STAFF CONTACT: Daniel O'Donnell at (818)374-9907 or dan.odonnell@lacity.org

PROPOSED PROJECT: Demolition of an existing single-family dwelling, accessory building, barn, corral and equestrian facility for the phased construction of a gated residential community, on a total 285-acre site, to be developed as follows: 188 single-family residential lots (25 of which will be Equine Keeping, Residential Lots), to be constructed with two-story, approximately 35 feet in height homes, on approximately 140 acres; a public park, to include baseball/softball fields, soccer fields, basketball courts, a children's playground and walking trails and paths, community room, restrooms and parking for 100 vehicles, on approximately 19 acres; replacement and relocation of the existing Mountain Meadows Equestrian Center, accommodating up to 120 horse stalls, 30 trailer storage stalls, two arenas, a hot walker, two wash racks, a caretaker house, a manager house and 30 parking spaces, on approximately 12 acres; a total of two (2) miles of horse trails will be developed within the property; and approximately 114 acres of preserved Open Space, dedicated to a public entity in perpetuity.

(Note: Vesting Tentative Tract No. 68724 has been filed for Hidden Creeks Estates and will require a separate public hearing before the Advisory Agency at a later date).

REQUEST: 1. Pursuant to Section 56000 se. seq. of the Government Code, an **Annexation** of (approximately 285 acres) of the subject property from the County of Los Angeles, to the City of Los Angeles;

2. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Chatsworth-Porter Ranch Community Plan. The requested General Plan Land Use Designations are from Los Angeles County Non-Urban to Los Angeles City Open Space, Minimum Density Residential, Very Low I Density Residential, and Very Low II Density Residential;
3. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Framework Element, Figure 4.1, City Sub-regions Map, to include the site in the Northwest Valley Sub-region;
4. Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from Los Angeles County A-2-1 to Los Angeles City OS-1 (Open Space), A1-1 (Agricultural), RA-1 (Suburban), and RE11-1-H (Residential Estate – Hillside);
5. Pursuant to Section 12.24 X 7 of the Municipal Code, a **Zoning Administrator’s Determination** to permit fences and walls in the A or R Zones within the required yards at a height of up to 8 feet, in lieu of the maximum 42 inches in height permitted;
6. Pursuant to Section 12.24 W 5 of the Municipal Code, a **Conditional Use** to allow the raising, grazing, breeding, boarding or training of equines, riding academies or stables in the RA, MR or M1 Zones;
7. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a pre-annexation **Development Agreement** between Hidden Creeks Estates, LLC, and the City of Los Angeles. The Development Agreement is intended to provide reasonable assurances to the Applicant with respect to their ability to implement proposed Project Approvals, with the Applicant providing the City with certain public benefits.
8. Pursuant to Section 21082.1(c)(3) of the Public Resources Code, **Certification** of an Environmental Impact Report (EIR) for the above-referenced project. **Adoption** of the proposed Mitigation Monitoring Program and the required findings for the adoption of the EIR. **Adoption** of a statement of overriding considerations, setting forth the reasons and benefits of adopting the EIR with full knowledge that temporary, significant and unavoidable environmental impacts, related to construction noise and air quality, would occur.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this proposed project. The hearing will be conducted by a Hearing Officer, who will consider 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. The environmental document will be among the matters considered at the hearing. After the hearing, the Hearing Officer will prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date.

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: 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, Plan Implementation Division, 6262 Van Nuys Boulevard, Suite 351, Van Nuys CA 91401, or e-mailed to the Staff Contact indicated on the first page of this notice.

REVIEW OF THE FILE: The complete file, including application and the environmental impact report, is available for public review at The Los Angeles City Planning Department, Plan Implementation Division, 6262 Van Nuys Boulevard, Suite 430, Van Nuys CA 91401, between the hours of 8:00 AM to 4:30 PM, Monday through Friday. Please call the Staff Contact indicated on the first page 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 en avance.*

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.*

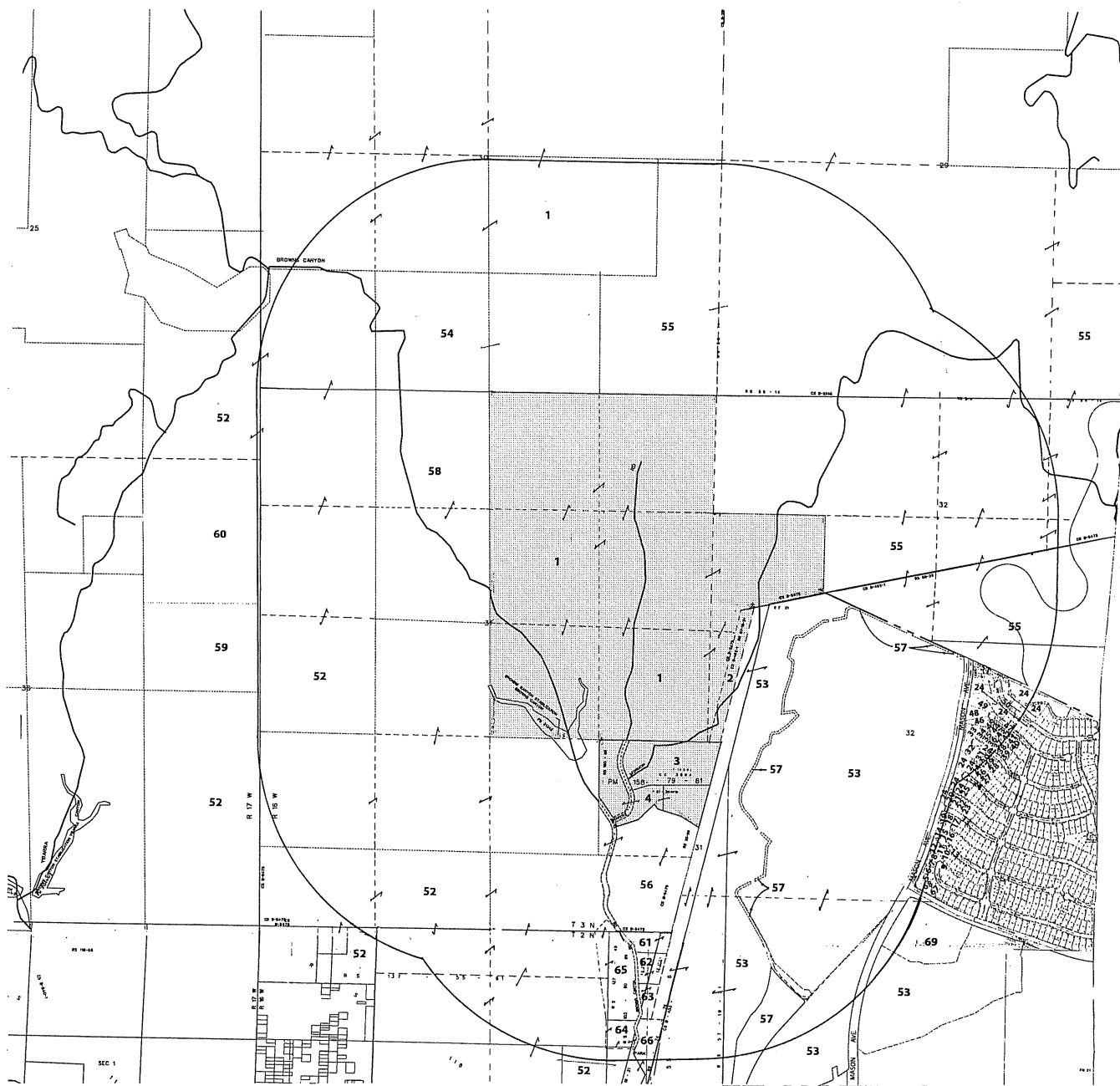
Vicinity Map



Address: Browns Canyon




11-018



2600 FT. NOTIFICATION MAP

CASE NO:
 DATE: 02-02-11
 SCALE: 1" = 400'




Quality Mapping Service
 14549 Archwood St, Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmapping@qms.com