

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING
AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT**

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
And: Within a 500-Foot Radius
 Others

This notice is sent to you because you own property, a tenant thereof, or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project. **The Final Environmental Impact Report is available online at <http://cityplanning.lacity.org/>.**

Hearing By: Advisory Agency /Hearing Officer
Date: Tuesday, April 28, 2015
Time: 9:30 a.m.
Place: Marvin Braude Building
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Staff Contact: Nicholas Hendricks
Phone No.: (818) 374-5046
nick.hendricks@lacity.org

Case No.: CPC-2014-794-GPA-ZC-
MPD-CU-CUB-SPR
CPC-2015-733-DA
CEQA No.: ENV-2014-210-EIR
(SCH No. 2014041066)
Incidental Cases: VTT-72622
Related Cases: N/A
Council No.: 12
Plan Area: Chatsworth-Porter Ranch
Specific Plan: N/A
Certified NC: Chatsworth
GPLU: **Existing** - Light Industrial
Proposed – Commercial
Industrial
Zone: Existing – MR2-1 & P-1
Proposed – CM-1
Applicant: MGA North, LLC
Representative: Armbruster Goldsmith &
Delvac, LLP

PROJECT LOCATION: 20000 West Prairie Street, Chatsworth

PROPOSED PROJECT: The project is an integrated light industrial/corporate office and residential mixed-use campus development project (Campus Project). The Campus Project would consist of a mix of uses totaling approximately 1.22 million square feet, including: (1) adaptive re-use and rehabilitation of the former LA Times printing facility (255,855 square feet) for MGA light

industrial uses and its corporate headquarters, as well as ancillary creative office space; (2) 700 rental housing units in four main buildings (i.e., Buildings A-D); (3) shared recreational campus amenities located throughout the project site; and (4) approximately 14,000 square feet of campus and neighborhood serving retail and restaurant uses. The project site will be subdivided (Vesting Tentative Tract Map) into one master ground lot and four (4) airspace lots accommodating the proposed residential units and retail/commercial uses. A total of 1,467 parking spaces will be provided.

REQUESTED ACTION(S):

1. Pursuant to Section 11.5.6.A of the Los Angeles Municipal Code (LAMC), a General Plan Amendment amending the Chatsworth Community Plan's Light Industrial Designation to the Plan's Commercial Industrial Designation;
2. Pursuant to Section 12.32-F of the LAMC, a Zone Change from the MR2-1 and P-1 Zones to the CM-1 Zone;
3. Pursuant to Section Section13.15 of the LAMC, establishment of a Modified Parking District to establish special, demand based parking ratios for the project and to allow for shared parking between residential and commercial uses;
4. Pursuant to Section 16.05.C.1.b of the LAMC, Site Plan Review for the construction of more than fifty dwelling units (700 apartment units);
5. Pursuant to Section 12.24.W-51, a Conditional Use Permit for a Child Care Facility/Nursery School in the proposed CM Zone;
6. Pursuant to Section 12.24.W-1, a Conditional Use Permit to allow the on-site and off-site sale of alcoholic beverages;
7. Pursuant to Section 17.00 of the LAMC, a Vesting Tentative Tract Map for the subdivision of land on the subject property;
8. Pursuant to **Sections 65864-65869.5** of the California Government Code and the City of Los Angeles' implementing procedures, approval of a Development Agreement between MGA North and the City of Los Angeles;
9. Pursuant to **Section 21082.1(c)** of the Public Resources Code, Certification of the Final Environmental Impact Report and the adoption of findings and Statement of Overriding Considerations of the environmental evaluation provided in the Final Environmental Impact Report;
10. Also, pursuant to **Section 15097(a)(C)** of the California Environmental Quality Act, Adoption of the proposed mitigation monitoring program provided in the Final Environmental Impact Report for the above-referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The hearing officer will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. After the hearing, the Hearing Officer will prepare a recommendation report 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 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 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 (or Email: nick.hendricks@lacity.org):

Department of City Planning
Major Projects Section
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401
Attn.: Nicholas Hendricks

REVIEW OF FILE: *The complete file, including the Final Environmental Impact Report is available for public inspection in the Department of City Planning, Room 351, 6262 Van Nuys Blvd, CA between the hours of 8:30 am and 3:30 pm, Monday through Friday. Cases will not be available for inspection on the day of the hearing. For further information, please call Nicholas Hendricks at (818) 374-5046.*

The Final Environmental Impact Report is available online at <http://cityplanning.lacity.org/>.

FINAL ENVIRONMENTAL IMPACT REPORT LIBRARY LOCATIONS: The Final Environmental Impact Report is available at the following library locations:

- Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- Chatsworth Branch Library, 21052 Devonshire Street, Chatsworth, CA 91311
- Northridge Branch Library, 9051 Darby Avenue, Northridge, CA 91325
- Porter Ranch Branch Library, 11371 Tampa Avenue, Porter Ranch, CA 91326
- Canoga Park Branch Library, 20939 Sherman Way, Canoga Park, CA 91303
- Sherman Oaks Branch Library, 14245 Moorpark Street, Sherman Oaks, CA 91423
- Encino-Tarzana Branch Library, 18231 Ventura Boulevard, Tarzana, CA 91356

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.*

Puede obtener información en Español acerca de esta junta llamando al (213) 473-9984