

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING RESCHEDULED
(HEARING DATE AND TIME HAS BEEN CHANGED)

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

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

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 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, prior to a decision is rendered.

Hearing By:	Hearing Officer	Case No.:	CPC 2016-837-SP-MCUP- DRB-SPP-SPR
Date:	Tuesday, June 21, 2016 <u>Wednesday, July 13, 2016</u>	Incidental Case:	CPC-2016-838-DA
Time:	4:30 a.m. <u>1:00 p.m.</u>	Related Case:	DIR-2016-1555-DRB-SPP-SPR
Place:	Marvin Braude San Fernando Valley Constituent Services Center 6262 Van Nuys Boulevard, Room 1B Van Nuys, CA 91401	CEQA No.:	ENV-1998-26-EIR Addendum 12
Staff Contact:	May Sirinopwongsagon	Council No.:	12
Phone No.:	(213) 978-1372	Plan Area:	Chatsworth – Porter Ranch
E-mail:	May. Sirinopwongsagon@lacity.org	Specific Plan:	Porter Ranch Land Use / Transportation Porter Ranch
		Certified NC:	
		Zone:	[Q]C2-2D, (T)C4-2D, [T]C2-2D, and A1-2D
		Applicant:	John Love / Shapell Liberty Investment Properties, LLC
		Representative:	Kyndra Casper / Liner, LLP

PROJECT LOCATION: 11401 – 11405 North Porter Ranch Drive and 20200 West Rinaldi Street

PROPOSED PROJECT: The construction, use, and maintenance of a new 345,295 square foot shopping center on two sites located on the northern and southern side of Rinaldi Street. The northern portion of the project will consists of 221,804 square feet of commercial space consisting of a grocery store, movie theater, restaurant, and retail. There will be 1,236 vehicular parking spaces and 100 bicycle parking spaces. The southern portion of the project will consist of 48,941 square feet of medical office, 12,045 square feet of retail and restaurant uses, and a 57,775 square foot hotel with 120 guest rooms and multi-purpose rooms. There will be 499 vehicular parking spaces and 39 bicycle parking spaces.

REQUESTED ACTION: The Hearing Officer will Consider:

- 1) Pursuant to LAMC Section 11.5.7-G, a Specific Plan Amendment to permit a 4,000 square foot community room in lieu of a library and other municipal facilities required and to amend

- the signage provisions to permit a digital display pole sign, information signs, and identification signs;
- 2) Pursuant to LAMC Section 16.50-E,3 and 11.5.7-C, a Director's Determination for Design Review and Project Permit Compliance for the Porter Ranch Land Use / Transportation Specific Plan;
 - 3) Pursuant to LAMC Section 12.24-W,1, a Master Conditional Use Permit for the sale of alcoholic beverages for on- and/or off-site consumption for a total of twenty-four (24) establishments:
 - a. One (1) venue for on-site and off-site consumption for a full line of alcoholic beverages sales in conjunction with a grocery with in-store dining and beverage services;
 - b. One (1) venue for on- and off-site consumption of a full line of alcoholic beverages in conjunction with an on-site brewery/microbrewery;
 - c. Eight (8) venues for on-site consumption for a full line of alcoholic beverages in conjunction with eight (8) restaurants;
 - d. Eleven (11) venues for on-site consumption for beer and wine sales in conjunction with eleven (11) restaurants and eating establishments;
 - e. One (1) venue for on-site consumption of beer and wine in conjunction with a microbrewery/restaurant;
 - f. One (1) venue for on-site consumption of a full line of alcoholic beverages in conjunction with a movie theater with food service and bar/lounge; and
 - g. One (1) venue for consumption of a full line of alcoholic beverages on site in conjunction within the hotel, consisting of a restaurant, room service, and in-room mini-bars/portable bars.
 - 4) Pursuant to Los Angeles Municipal Code Section 16.05, Site Plan Review for a project that creates, or results in an increase of 50,000 gross square feet or more of nonresidential floor area and creates, or results in an increase of 50 or more guest rooms;
 - 5) Pursuant to California Government Code Sections 65864-68869.5, to amend the Development Agreement between the City of Los Angeles and the Porter Ranch Development Agreement for the provision of a community room within the shopping center; and
 - 6) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consider the Addendum to the previously approved Subsequent Final EIR SCH No. 88050420.

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 decision maker 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 report, including 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 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 may be mailed to the: Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: May Sirinopwongsagon)

REVIEW OF FILE: CPC-2016-837-SP-MCUP-DRB-SPP-SPR, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call May Sirinopwongsagon at (213) 978-1372 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

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)482-7071