



CITY PLANNING DEPARTMENT  
Advisory Agency and  
Community Planning Bureau

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

**CONCURRENT PUBLIC HEARING**

CASE NOS. CPC 2004-4344-ZC-GPA-MPR,  
CPC 2004-4345-SPP-SPR, and  
Vesting Tentative Tract No. 61672

SUNLAND-TUJUNGA-LAKEVIEW TERRACE-  
SHADOW HILLS-EAST LA TUNA CANYON AND  
SUN VALLEY 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: Municipal Building Auditorium  
7747 Foothill Boulevard  
Los Angeles, CA 91042

TIME: THURSDAY, DECEMBER 9, 2004, AFTER 9:45 AM

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

PROPERTY INVOLVED: 7000-8000 La Tuna Canyon Road (see map on reverse)

REQUEST: The Deputy Advisory Agency will consider:

1. Pursuant to Section 17.50 of the Municipal Code, a **Vesting Tentative Tract Map** involving a 355 lot subdivision, including 280 single family residential lots and 75 private/public lots on an 887 acre site;
2. Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance No. 175,736); and
3. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50 or more dwelling units.

The Hearing Officer will consider:

1. Pursuant to procedures set forth in Section 11.5.8 of the Municipal Code, a **General Plan Amendment** to the Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon Community Plan for the following: (See Table 1 below for more detail.)
  - a. From Minimum Residential, Very Low I Residential and Very Low II Residential to Low Residential;
  - b. From Very Low I Residential and Open Space to Minimum Residential; and
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A1-1 (Agriculture Zone) and RE11-1 (Residential Estate Zone) to RE9-1-H, RE11-1-H, and RE20-1-H (Residential Estate Zones). (See Table 1 below for more detail.)

Table 1. Existing and requested zone and plan designations, by Area.

Area*	Existing Zone	Existing Plan Designation	Acreage	Requested Zone	Requested Plan Designation	Requested Development
A	A1-1/ RE11-1-H	Minimum Very Low II	52	RE11-1-H	Low Residential	49 Single family homes & Open space
	A1-1	Minimum/ Very Low I	124	RE9-1-H	Low Residential	162 Single family homes & Open space
B	A1-1	Minimum	61	RE20-1-H	Low Residential	69 Single family homes & Open space
**	A1-1	Minimum RPD	626	A1-1	Minimum RPD	Open space & Equestrian Park
	A1-1-K		24	A1-1-K		Open space
Total			887			280 Single family homes & Open space

\* Area A is located north of Interstate 210 and Area B is south of Interstate 210.

\*\* No proposed zone changes or plan amendments for remaining areas of the subject property.

**PROPOSED PROJECT:**

**Construction of 280 single-family homes on individual lots clustered on a 183.3 acres, a 3-acre equestrian park (open to the public), private recreational amenities and the preservation of 700.7 acres as permanent 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.

**ENVIRONMENTAL CLEARANCE: ENV-2002-2481-EIR**

The hearing will be conducted by the Deputy Advisory Agency and 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. Written communications should include all case numbers listed above. The Hearing Officer will subsequently prepare a report, including a recommendation, which will be considered by the Area Planning Commission at a later date. A subsequent determination by the Advisory Agency will become effective 15 days from the decision date, unless an appeal to the Planning Commission has been received.

WRITTEN CORRESPONDENCE should cite the Case numbers indicated at the top of this notice and may be mailed to the Los Angeles City Planning Department, Room 750, City Hall, 200 North Spring Street, Los Angeles, CA 90012. Vesting Tentative Tract Map No. 61672, including the application and an environmental assessment, are 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 (213) 978-1414 several days in advance to assure that the files will be available.

Case No. CPC 2004-4344-ZC-GPA, including the application and an environmental assessment, is 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.

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 delivered to the Deputy Advisory Agency/ Planning Commission at, or prior to, the public hearing. Any written correspondence delivered to the Department before the Deputy Advisory Agency/Planning Commission's action on the matter will become a part of the administrative record. Note that this may not be the last hearing on this matter.

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 other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the above number. *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.*

An Equal Employment Opportunity/Affirmative Action Employer.

SUNLAND BLVD.

YATES ST.

MC GREGORY ST.

WOODWARD AVE.

MCGREGORY ST.

ESTABAN WAY

HIGH HILL DR.  
VERDUGO CRESTLINE DR.

HIGH TENSION LINES

LA TUNCA CANYON RD.

210  
FREWAY

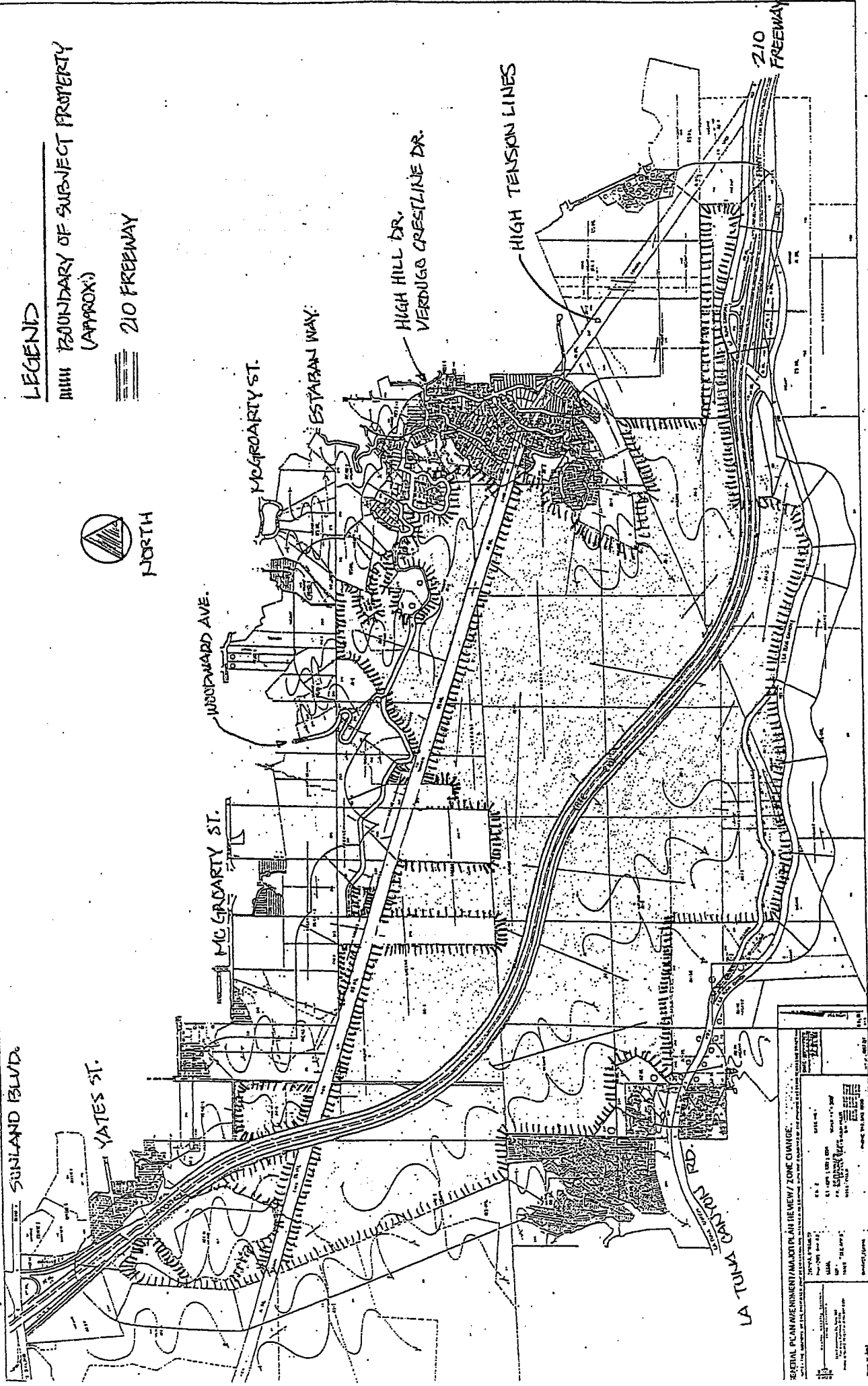
LEGEND

-----  
BOUNDARY OF SUBJECT PROPERTY  
(APPROX)

=====  
210 FREWAY



NORTH



**SPECIAL PLANNING INSTRUMENT FOR AN INTER-URBAN ZONE CHANGE**

DATE: 10/1/88

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

SCALE: 1" = 100'

DATE: 10/1/88

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

SCALE: 1" = 100'

DATE: 10/1/88

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

SCALE: 1" = 100'