



MISSION HILLS
Neighborhood Council

NOTICE

PROPOSED MISSION HILLS DEVELOPMENT **Subject Property: 11333 Sepulveda Boulevard**

Facey Medical Group, founded in 1923 in the City of San Fernando is proposing to relocate from its current medical facilities located at 11165-11211 Sepulveda Boulevard to 11133-11333 Sepulveda Boulevard in Mission Hills. Pacific Medical Buildings is in escrow on the property and will build, for Facey’s exclusive use (based upon a 20-year lease with two, 10 year extensions), a 45-foot, three-story, medical office building with approximately 119,126 square feet of Floor Area. Off-street parking will be provided in accordance with the Los Angeles Municipal Code (the “LAMC”) Section 12.21 A.4. The existing, approximately 65,000 square foot office building, will be demolished as a part of the proposed project.

The medical office building will be one of the first LEED (Leadership in Energy and Environmental Design) Silver Level Certified medical office buildings in the region. The project will conform to all applicable zoning codes and will be seeking a Site Plan Review to permit a project that creates, or results in an increase of, 50,000 gross square feet or more of nonresidential floor area (approximate net increase of 54,126 square feet of Floor Area over the existing office building).

To assist us in our review process, please fill out the following survey

1. I live , work , own property , attend school , other (please explain) _____ in Mission Hills.
2. Based on the above information, I would support this development , I would not support this development , I am undecided and need more information about the development
3. Please provide any comments re your support, opposition et cetera: _____

4. **Please provide the following:**
 Name: _____ Address: _____ ★
 ★This information will be used expressly for the purpose of validating our survey with the Office of Zoning Administration and will not be shared or used for any other purpose.

Completed Surveys may be dropped off at the following locations:

- ➔ Mission Community Police Station (front desk) - 11121 Sepulveda Blvd. at Chatsworth St.
- ➔ Mail Fax USA - 11100 Sepulveda Blvd. at San Fernando Mission Blvd.
- ➔ Mission Hills Bowl - 10430 Sepulveda Blvd. at San Jose St.
- ➔ Pinnacle Estate Properties - 10328 Sepulveda Blvd. next to Millie’s in Ralphs Shopping Center

NOTE: PRESENTATION TO THE COMMUNITY RE THIS PROPOSED DEVELOPMENT
▶ MEETING TIME & DATE TO BE ANNOUNCED ◀

Thank you for your assistance
MISSION HILLS NEIGHBORHOOD COUNCIL
ZONING & LAND USE COMMITTEE
818-624-0346 or visit us on line at MHNCONLINE.ORG