



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

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: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 6648-6670 Reseda Boulevard

Case Nos.: VTT-74423
CPC-2016-3545-ZC-DB-SPR-CDO

CEQA No.: ENV-2016-3546-MND

Hearing Held By: Deputy Advisory Agency & Hearing Officer

Date: Tuesday, September 26, 2017

Time 11:00 a.m.

Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Staff Contact: Will Hughen, Planning Assistant
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
william.hughen@lacity.org
(818) 374-5049

Council No: 3 - Blumenfield

Related Case(s): None

Plan Area: Reseda – West Van Nuys

Zones: [Q]C2-1VL-CDO-RIO;
[Q]P-1VL-CDO-RIO

Plan Overlays: Reseda Central Business
District Community Design
Overlay;
Reseda Central Business
District Streetscape Plan

Land Use: General Commercial

Applicant: 6648 Reseda, LLC

Representative: Rosenheim & Associates, Inc.

PROPOSED PROJECT:

Demolition of existing commercial office/retail structures and surface parking lots, relocation/vacation of the public alley, and the subsequent construction, use, and maintenance of a new six (6)-story, 61 feet in height mixed-use project with 205 residential units and 5,932 square feet of commercial space. The project proposes a total of 181,893 square feet of floor area on a 59,724 square-foot lot (3.1:1 FAR). The project proposes 307 automobile parking spaces, 212 long-term bicycle parking spaces, and 26 short-term bicycle parking spaces within one subterranean level and a partial first floor level parking area.

REQUESTED ACTION(S):

1. The Deputy Advisory Agency shall consider:
 - a. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3546-MND ("Mitigated Negative Declaration"), and all comments received;
 - b. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for the merger and resubdivision of six (6) total lots, and realignment of an existing public alley from the eastern to the northern edge of the property through a vacation.

2. The City Planning Commission shall consider:
 - a. Pursuant to Los Angeles Municipal (LAMC) Section 12.32 F., a Zone Change from the [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO Zones to the RAS4-1VL-CDO-RIO Zone;
 - b. Pursuant to LAMC Section 12.22-A.25, a Density Bonus to permit 160 units by-right in the requested RAS4 Zone and 45 additional units by density bonus, for a total of 205 units. The applicant has requested two (2) on-menu incentives for an increase in Floor Area Ratio (FAR) above the 3:1 limitation and for an increase in height above the 50-foot height limitation;
 - c. Pursuant to LAMC Section 16.05, Site Plan Review for a development project consisting of 50 or more dwelling units;
 - d. Pursuant to LAMC Section 13.08 E.1., Design Overlay Plan approval for a project located within the Reseda Central Business District Community Design Overlay District;

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original plus (3) copies**, and follow the size guidelines above.

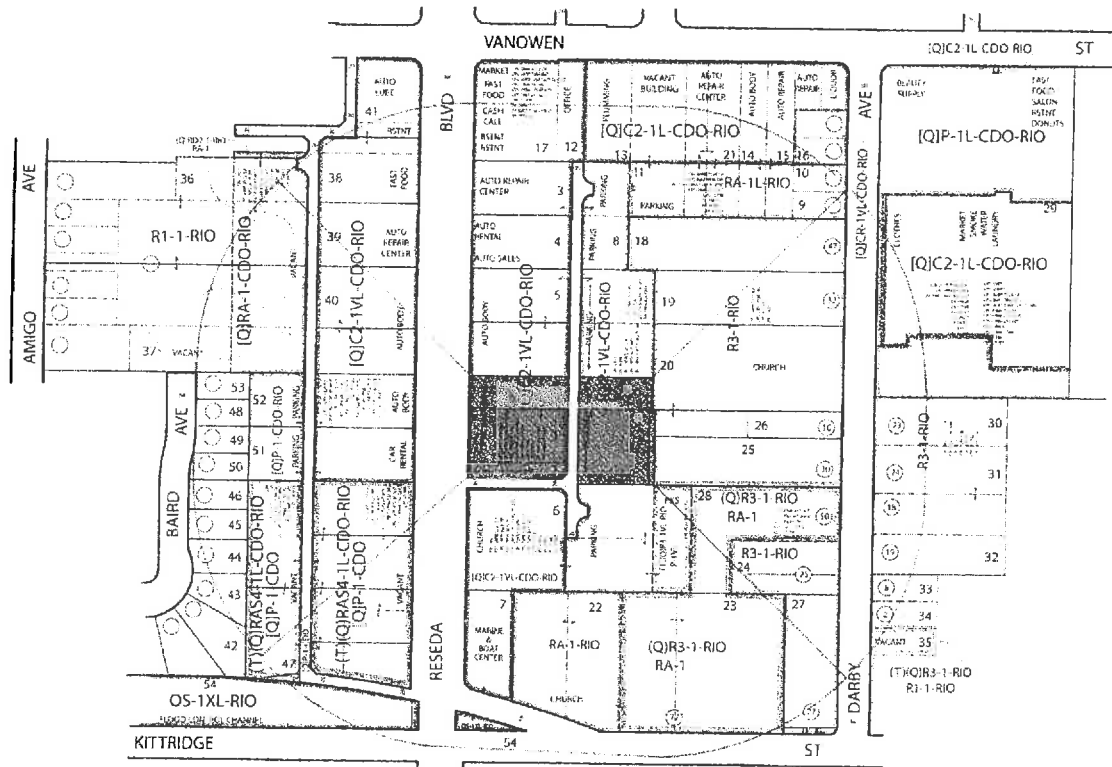
Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.



REQUEST: [Q]C2-1VL-CDO-RIO, [Q]P-1VL-CDO-RIO TO RAS4-1VL-CDO-RIO

VESTING TENTATIVE TRACT #74423 - ZONE CHANGE - SITE PLAN REVIEW - DENSITY BONUS ON MENU



Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7948 • Fax (818) 997-0351
qmapping@qms.com

DRAWN BY

THOMAS BROTHERS
Page: 530 Grid: J6

LEGAL
"SEE APPLICATION"

CONTACT: ROSENHEIM AND ASSOCIATES

A.P.N. 2125-013-005 007,
2125-015-012-014

CD: 3
CT: 1327
PA: 223 RESEDA - WEST VAN NUYS
USES: FIELD

SITE ADDRESS
6648-6670 RESEDA BLVD

CASE NO:
SCALE: 1"=100'
D.M.: 1808125

PHONE: 818-716-2789

DATE: 09-01-16
Update: 06-22-17

NET AC: 1.41

NORTH

QMS-16-3024