

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

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

And: ☒ Within a 500-Foot Radius

☐ Others

This notice is sent to you because you own property or live 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.

**Hearing By:** Hearing Officer for the South Valley Area  
Planning Commission

**Case No.:** **APCSV-2015-3057-ZC-CDO**  
**CEQA No.:** ENV-2015-3058-MND

**Date:** **Friday, February 5, 2016**  
**Time:** **2:00 p.m.**  
**Place:** Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard  
First Floor Conference Room

**Related Case:** None  
**Council No.:** 3 – Blumenfield  
**Plan Area:** Reseda – West Van Nuys  
**Specific Plan:** None  
**Certified NC:** Reseda Neighborhood  
Council  
**GPLU:** Community Commercial  
**Zone:** R2-2D-CDO-RIO

**Hearing Officer:** Courtney Schoenwald  
**Phone No.:** (818) 374-9904  
**E-mail:** [courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org)

**Applicant:** Kobi Serazi, Alko Reseda  
LLC  
**Representative:** Athena Novack, AHN &  
Associates

**PROJECT LOCATION:** **7004-7006 Baird Avenue**, legally described as Lots 3 and 4, Block 6, Tract 5236, specifically shown in the application (see attached map).

**PROPOSED PROJECT:** The demolition of one (1) single-family home and removal of 3 non-protected trees, and the development of a new 27-unit, residential apartment building on an approximately 16,268 square-foot lot (.40 acres). The building will be comprised of four (4) levels of residential units including the ground-floor, with one (1) level of subterranean parking. The maximum building height proposed is 45 feet. The project will provide 41 resident vehicle parking spaces.

**REQUESTED  
ACTION(S):**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed **Mitigated Negative Declaration** (ENV-2015-3058-MND) and associated **Mitigation Monitoring Plan** as the CEQA clearance document for the project; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a **ZONE CHANGE** from [Q]R2-2D-CDO-RIO to [Q]RAS3-1VL-CDO-RIO.
3. Pursuant to LAMC Section 13.08 E.1., **Design Overlay Plan approval** for a project located within the Reseda Central Business District CDO District.

**Note:** The project includes a by-right density bonus for seven (7) additional units- three (3) of which will be set aside for very low income households and four (4) of which will be market-rate- in addition to the 20 by-right units allowed by the requested zone, for a total of 27 units. The project also includes a by-right parking reduction from 45 to 41 parking spaces through providing these affordable units. These entitlements are not a part of the public hearing and case.

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 report, including a recommendation, which will be considered by the decision maker, the South Valley Area Planning Commission, tentatively scheduled for March 10, 2016.

**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 Department before the action on this matter, which will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** Written communications may be mailed to the Los Angeles Department of City Planning; Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401 (Attention: Courtney Schoenwald).

**REVIEW OF FILE:** The case file, including the application and the Environmental Impact Report, are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Suite 430; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Please call the Hearing Officer indicated at the top of this notice several days in advance to assure that the file will be available. The files are not available for review on 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 and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. *Como entidad cubierta bajo la Sección II de la Ley para Estadounidenses con Discapacidad, el Ayuntamiento de Los Angeles no discrimina en base a discapacidad y bajo petición, proveerá acomodaciones razonables para asegurar igualdad de acceso a sus programas, servicios y actividades.*

It is the Policy of the City of Los Angeles to provide access to its programs, services and activities for persons with disabilities in accordance with Title II of the Americans with Disabilities Act. *Es la Política del Ayuntamiento de Los Angeles el proveer acceso a sus programas, servicios y actividades a personas con discapacidad, de acuerdo con el Artículo II de la Ley para Estadounidenses con Discapacidad.*

Sign Language Interpreters, Communication Access Real-Time Transcription, Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to

make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the staff person referenced in this notice. *Se proporcionarán Servicios de Intérpretes de Lenguaje por Señas, Dispositivos para Escuchar, Transcripción Instantánea de Audio a Texto u otro tipo de asistencia o servicio, al solicitarlo. Para asegurarse de que estos se encuentren a su disposición, su petición debe hacerse por lo menos 72 horas antes de la junta a la cual desea asistir. Debido a las dificultades que existen en conseguir Intérpretes de Lenguaje por Señas, se recomienda que lo solicite con cinco días de anticipación o más. Para mayor información, favor de comunicarse con la persona del personal mencionada en este aviso.*

Reasonable accommodations will be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the staff person referenced in this notice. Se proveerán adaptaciones razonables al solicitarlo. Para asegurarse de que estos se encuentren a su disposición, su petición debe hacerse por lo menos 72 horas antes de la junta a la cual desea asistir. *Debido a las dificultades que existen en conseguir Intérpretes de Lenguaje por Señas, se recomienda que lo solicite con cinco días de anticipación o más. Para mayor información, favor de comunicarse con la persona del personal mencionada en este aviso.*