

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  
☒ Within a 500-Foot Radius  
And: ☒ 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.

<b>Hearing By:</b>	Hearing Officer for the City Planning Commission	<b>Case No.:</b>	<b>CPC-2008-4730-ZC-SPR-DB-CDO</b>
<b>Date:</b>	<b>Monday, October 17, 2016</b>	<b>CEQA No.:</b>	ENV-2008-7269-MND-REC
<b>Time:</b>	<b>11:00 a.m.</b>	<b>Incidental Cases:</b>	N/A
<b>Place:</b>	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard First Floor Conference Room	<b>Related Cases:</b>	TT-66975(terminated)
<b>Staff Contact:</b>	Thomas Glick	<b>Council No.:</b>	3
<b>Phone No.:</b>	(818) 374-5062	<b>Plan Area:</b>	Reseda – West Van Nuys
<b>E-mail:</b>	<a href="mailto:tom.glick@lacity.org">tom.glick@lacity.org</a>	<b>Specific Plan:</b>	N/A
		<b>Certified NC:</b>	Reseda
		<b>GPLU:</b>	Low Residential, Low Medium II Residential, General Commercial
		<b>Zone:</b>	[Q]RA-1-CDO-RIO, R1-1-RIO
		<b>Applicant:</b>	One Amigo LLC; Steve Zipp
		<b>Representative:</b>	AHN Associates; Athena Novak

**PROJECT LOCATION:** **6724 N. Amigo Avenue**, legally described as Lots FR 130-129, Tract 1875, ARB 3-4, specifically shown in the application (see attached map).

**PROPOSED PROJECT\*:** The construction, use, and maintenance of a new 100-unit senior citizen (62 years and older) independent housing complex, consisting of a one-story residential building over a ground floor parking level; a two-story residential building over a ground parking level; and a one-story common recreational building and offices. The housing complex will total approximately 123,000 square-feet on an approximately 2.48 acres (108,319 square-foot) parcel. The project will provide a total of 135 parking stalls. The building's height will be a maximum of 35 feet. The project will include a gym, recreation room, community dining room, game room, library, computer room, and 16,600 square feet of open space. Additionally, of the 100 senior citizen units in the proposed development, 90 units will be market rate and 10 units will be designated for Very Low Income households.

(\*Please note: This proposed project is an extensive revision to the originally proposed 152-unit senior housing project which had a public hearing on Friday, April 29, 2011, under the same case number.)

**REQUESTED  
ACTION(S):**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2006-7296-MND) including the Addendum (Reconsideration), dated December 7, 2015, for the above referenced Project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1-RIO to [T][Q]RD1.5-1-CDO-RIO (Multiple Residential Zone) and from [Q]RA-1-CDO-RIO to [T][Q]RAS4-1-CDO-RIO (Residential Accessory Services Zone);
3. Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review** for a new 100-unit senior (62 years and older) independent housing complex, consisting of a two-story residential building over ground parking and one-story common recreational building and offices;
4. Pursuant to Section 12.22-A.25 of the Municipal Code, a **Density Bonus** to permit 100 units in the requested RAS4 Zone and one (1) on-menu incentive which includes the averaging floor area, density, open space over the entire project site and permits vehicular access from a less restrictive zone to a more restrictive zone as permitted in Section 12.22-A.25(f)(8) of the Municipal Code; and
5. Pursuant to Section 13.08-E.3 of the Municipal Code, a **Community Design Overlay Plan Approval** for the construction of a new 100-unit senior (62 years and older) independent housing complex, consisting of a two-story residential building over ground parking and one-story common recreational building and office within the Reseda Central Business District Community Design Overlay District (Ordinance Nos. 176,557 and 176,558).

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 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 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: Thomas Glick).

**REVIEW OF FILE:** The case file, including the application and the proposed Mitigated Negative Declaration, 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 Courtney Shum at (818) 374-5058 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. 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.*