



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 decision-maker 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: 6724 North Amigo Avenue

Case No.: CPC-2017-3900-VZCJ-SPR-CDO
CEQA No.: ENV-2006-7269-MND and ENV-2006-7269-MND-REC
Hearing Held By: City Planning Commission
Date: December 21, 2017
Time: After 8:30 a.m.
Place: Van Nuys City Hall
Council Chambers, Second Floor
14410 Sylvan Street
Van Nuys, CA 91401
Staff Contact: Valentina Knox-Jones, City Planner
6262 Van Nuys Blvd, Room 430
Van Nuys, CA 91401
Valentina.Knox.Jones@lacity.org
(818) 374-5038

Council No: 3 – Blumenfield
Related Cases: CPC-2008-4730-VZCJ-SPR-CDO*
(Previous Case Number)
Plan Area: Reseda-West Van Nuys
Zone: [Q]RA-1VL-CDO-RIO, R1-1-RIO
Plan Overlay: Reseda Central Business District
Community Design Overlay
Land Use: Low Residential, Low Medium II
Residential, General Commercial
Applicant: One Amigo, LLC,
Steve Zipp
Representative: AHN Associates,
Athena Novak

***PLEASE NOTE:** The project was previously reviewed under Case No. CPC-2008-4730-VZCJ-SPR-CDO. Public Hearings were held on April 29, 2011, October 17, 2016, and June 23, 2017. For legal purposes, a new case number was requested, as it appears that the case was terminated in 2009 by the City, and the record is unclear as to whether it was reinitiated properly. This notice is to inform you that the project has been reinitiated under a new case number (CPC-2017-3900-VZCJ-SPR-CDO) and a limited public hearing will be held at the City Planning Commission to satisfy the requirements of the Code (LAMC 12.32 C.3).

PROPOSED PROJECT:

The construction, use, and maintenance of a new 100-unit senior citizen (62 years and older) independent housing complex. The housing complex will total approximately 122,730 square-feet on an approximately 2.43 acres (105,771 square-foot) parcel. The project will provide a total of 143 parking stalls. The building's height will be a maximum of 45 feet within four stories. The project will include a gym, recreation room, community dining room, game room, library, computer room, and 16,600 square feet of open space. The proposed project will provide five percent (5%) of the total units at rents affordable to Extremely Low Income households (five units) and six percent (6%) of the total units at rents affordable to Very Low Income households (six units).

REQUESTED ACTION(S):

1. Pursuant to Los Angeles Municipal Code Section 11.5.11 and 12.32 Q, a **Vesting Zone Change** from R1-1-RIO to (T)(Q)RD1.5-1-CDO-RIO (Multiple Residential Zone) and from [Q]RA-1VL-CDO-RIO to (T)(Q)RAS4-1VL-CDO-RIO (Residential Accessory Services Zone).

2. Pursuant to LAMC Section 11.5.11 (e), and as specified in 12.22 A.25(f), three (3) **Developer Incentives** as follows:
 - a. To permit a maximum height of 4 stories in lieu of the permitted 3 stories as permitted in the RAS4-1VL Zone.
 - b. To permit a maximum height of 4 stories in lieu of the limitation in the Reseda-West Van Nuys Community Plan's Footnote No. 7 restricting the height of buildings in the General Commercial land use category to a maximum of 3 stories.
 - c. To permit floor area, density, open space, and parking averaging over the project site and to permit vehicular access from a more restrictive zone (RD1.5) to a less restrictive zone (RAS4).
3. 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 four-story residential building within the Reseda Central Business District Community Design Overlay District (Ordinance Nos. 176,557 and 176,558).
4. 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 four-story residential structure.
5. The City Planning Commission] shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration (ENV-2006-7296-MND) dated November 24, 2010, and including the Addendum (Reconsideration), dated December 7, 2015, and all comments received.
6. The City Planning Commission shall consider, pursuant to CEQA Guidelines Section 15074.1, the Substituted Mitigation Measures ("MM") for Aesthetics (MM I-120), Air Quality (MM III-50), Green House Gases (MM VII-10), and Noise (XII-20) is equivalent or more effective in mitigating or avoiding potentially significant effects.

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.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available on-line seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

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. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

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

- Matters before Commissions: Written materials not limited as to volume must be received ten **(10) days** prior to the hearing date. Provide an **original** plus **twelve (12) copies** of all correspondence or exhibits. You may submit written testimony to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.

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 Associate Zoning Administrator or Hearing Officer 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 Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

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 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.