



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 Project

**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 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 project planner 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 N. AMIGO AVENUE

**Case No.:** CPC-2008-4730-ZC-SPR-DB-CDO

**CEQA No.:** ENV-2008-7269-MND-REC

**Hearing Held By:** Hearing Officer for the  
City Planning Commission

**Date:** Friday, June 23, 2017

**Time** 2:00 p.m.

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

**Staff Contact:** Tom Glick  
6262 North Van Nuys Boulevard, Room 430  
Van Nuys, CA, 91401  
tom.glick@lacity.org  
(818) 374-5062

**Council No:** Three (3) – Hon. Bob  
Blumenfield

**Plan Area:** Reseda – West Van Nuys

**Zone:** [Q]RA-1-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

**PROPOSED PROJECT:**

The construction, use, and maintenance of a new 100-unit senior citizen (62 years and older) independent housing complex which shall be restricted affordable senior units at a minimum percentage of five percent Extremely Low income and a minimum of six percent Very Low income per the requirements of the November 8, 2016, voter-approved initiative known as the Affordable Housing and Labor Standards Initiative (Measure JJJ). The housing complex will total approximately 122,730 square-feet on an approximately 2.48 acres (108,320 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 a four-story building. 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 applicant is proposing two (2) driveway entrances into the project site with a main entrance located on the northeast corner from the alley which accesses Vanowen Street to the north and Reseda Boulevard to the south and a secondary, one-way only, gate-restricted entrance into the site from Amigo Avenue.

(\*Please note: This proposed project is a revision to the proposed 100-unit senior housing project which had a public hearing on Monday, October 17, 2016, under the same case number.)

## REQUESTED ACTION(S):

The City Planning Commission will consider:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigation Negative Declaration (ENV-2008-7269-MND), the Addendum to the Mitigated Negative Declaration (ENV-2008-7269-MND-REC), and all comments received;
2. Pursuant to Section 12.32 Q.3(a) of the Municipal Code, a Vesting **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 four-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 two (2) on-menu incentive which includes: 1) 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 2) The allowance of one additional story above the three story limitation established for properties in the General Commercial land use category in the Reseda-West Van Nuys Community Plan Land Use Map Footnote No. 7; 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).

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

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## 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](http://planning.lacity.org). If this matter is before a Commission, please note that a Recommendation Report will be available online seven (7) days prior to the hearing and will be accessible at [planning.lacity.org](http://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.

**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.
- **Matters before an Associate Zoning Administrator (AZA) or Hearing Officer:** 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 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.

**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](mailto: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.