



Department of City Planning

P.O. Box 6069

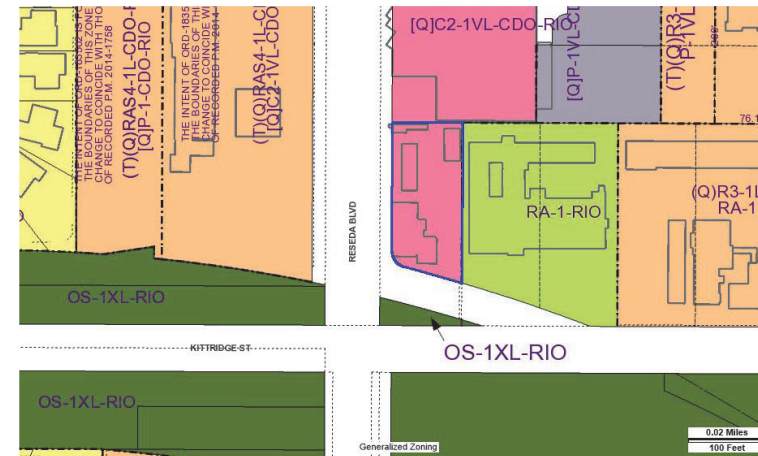
Sherman Oaks, CA 91413

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

☎ 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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Wednesday, August 3, 2022

10:00 a.m.



Eldercare Unified Facility Permit

Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, this meeting will be conducted via telephone and/or videoconference. It is further noted that the Office of Zoning Administration hearings are not subject to the Brown Act and thus, not subject to provisions of AB 361.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477

When prompted, enter the Meeting ID: 812 0854 5525 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/81208545525>

Enter Meeting ID: 812 0854 5525 and Passcode: 850265

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Located at:

6616 North Reseda Boulevard

Hearing Conducted by:

Zoning Administrator

Project Address

6616 North Reseda Boulevard, 91335

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

Demolition of an existing commercial use (boat repair and parts shop) and the development of an Eldercare Facility consisting of 96 units for Assisted Living and memory care with 7 stories over 1 level of subterranean parking, 79.75 feet in height, 85,240 square feet of floor area with an FAR of 4:1, 41 automobile parking spaces, and 10,373 square feet of common open space on an approximately 17,380.9 square foot lot. The applicant is proposing 7,227 cubic yards of grading.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Zoning Administrator will consider:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2019-4258-MND and all comments received.
2. Pursuant to LAMC Section 14.3.1, the construction, use, and maintenance of a 79.75 foot in height, 85,240 square foot Eldercare Facility Unified Permit consisting of 96 units for Assisted Living and memory care on an approximately 17,380.9 square foot lot with the following deviations:
 - a. A height of 79 feet 9 inches in lieu of the 45 feet otherwise allowed pursuant to LAMC Section 12.21.1 A.1 and Ordinance No. 176,558 (Reseda Central Business District Community Design Overlay);
 - b. 7 stories over 1 level of subterranean parking in lieu of the 3 story height limit pursuant to the Reseda-West Van Nuys Community Plan Footnote No. 7;
 - c. Relief from the transitional height requirement of LAMC Section 12.21.1 A.10
 - d. An increase in FAR to 4:1 in lieu of the 1.5:1 FAR otherwise allowed by LAMC Section 12.21.1 A.1
 - e. An easterly side yard setback of 5 feet in lieu of the otherwise required 10 feet, northerly rear yard setback of 16.5 feet in lieu of the otherwise required 19 feet, and a westerly side yard setback of 0 feet in lieu of the otherwise required 10 feet pursuant to LAMC Section 12.14 C;
 - f. A total of 41 automobile parking spaces including relief from LAMC Section 12.21 A.4, and relief from Section 12.21 A.5 to provide a mix of standard, compact, and tandem parking in lieu of 1 standard parking stall per dwelling unit;
 - g. Relief from providing a landscaped strip of at least 5 feet in width of densely planted shrubs or trees which are at least 2 feet in height on all sides of the structure as otherwise required by LAMC Section 13.17 F.2 (River Overlay Supplemental Use District);
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a 96 unit Eldercare Unified Permit Facility.
4. Pursuant to LAMC Section 13.08 E, a Reseda Central Business District Community Design Overlay Review for a 96 unit Eldercare Unified Permit Facility.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): ZA-2019-7257-ELD-SPR-CDO-HCA	Environmental Case Number(s): ENV-2019-7258-MND
Related Case Number(s): n/a	Overlay(s): Reseda Central Business District Community Design Overlay, River Improvement Overlay
Zone: [Q]C2-1VL-CDO-RIO	Community Plan Area: Reseda-West Van Nuys
Land Use Designation: General Commercial	
Council District: 4 - Raman	Assigned Staff Contact Information: Laura Frazin Steele, City Planner laura.frazinsteele@lacity.org (818) 374-9919 6262 Van Nuys Blvd., Room 430 Van Nuys, CA 91401
Applicant: Talmia, LLC and EAE Investment Holdings, LLC	
Representative: Land Use Developers Corp.	

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.