

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지  
Abiso ng Pagdinig sa Publiko • 公開聽證會通知  
Հանրային լսումների մասին ծանուցագիր



Traducción  
번역 • 翻译  
Pagsasalin  
Թարգմանություն



**Thursday 2/27/2025 after 8:30 a.m.**

City Planning Commission

Van Nuys City Hall  
14410 Sylvan Street, Room 201  
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see [planning4la.org/hearings](http://planning4la.org/hearings) for the meeting agenda.



## Project Address

7556-7572 N. WOODLAKE AVENUE

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto  
ծրագրի Հասցե

## Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

Construction, use, and maintenance of a 332 unit, 5-story, 73 foot 2 inch in height, 187,902 square foot, 100% affordable senior citizen housing development reserving 66 units for Moderate Income Household occupancy and 265 units for Low Income Household occupancy for a period of 55 years. One on site Manager's unit will be provided. The project is providing 154 automobile parking spaces; 38 long-term and 19 short-term bicycle parking spaces; 28,800 square feet of open space; and 7,220 square feet of landscaping. A minimum of 83 trees will be provided.

## Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

Appeals of the December 5, 2024 Letter of Compliance for a Ministerial On-Menu Density Bonus under Case No. ADM-2024-5202-DB-PHP-VHCA which: (1) Determined, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act ("CEQA") as a ministerial project, pursuant to California Government Code ("CA GC") Sections 65915(f)(5) and (j)(1) and California Public Resources Code ("CA PRC") Section 21080(b)(1); and (2) Approved with Conditions, pursuant to CA GC Section 65915 and Los Angeles Municipal Code ("LAMC") Section 12.22 A.25, a Ministerial On-Menu Density Bonus Compliance Review for a 100% Affordable Housing Development (as defined in CA GC Section 65915(b)(1)(C) and (G)) for a project totaling 332 units in a senior citizen housing development, reserving one Manager's Unit, 66 units set aside for Moderate Income Household occupancy, and 265 units set aside for Low Income Household occupancy for a period of 55 years. As the project requested a waiver from maximum controls on density, the project is allowed five incentives and one waiver pursuant to CA GC Section 65915(e)(3) and the following on-menu incentives were granted: (a) an up to 20 percent reduction in the required north side yard setback, for a minimum side yard of 9 feet 7 inches in lieu of the required 11 feet 11 and  $\frac{3}{4}$  inches; (b) an up to 20 percent reduction in the required south side yard setback, for a minimum side yard of 9 feet 7 inches in lieu of the required 11 feet 11 and  $\frac{3}{4}$  inches; and (c) an up to 20 percent decrease in the required open space, allowing a minimum of 28,800 square feet of open space in lieu of the required 36,100 square feet of open space.

## Actions Requested

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

The City Planning Commission will consider appeals of the December 5, 2024 Letter of Compliance for a Ministerial On-Menu Density Bonus which:

1. DETERMINED, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act ("CEQA") as a ministerial project, pursuant to California Government Code ("CA GC") Sections 65915(f)(5) and (j)(1) and Public Resources Code ("PRC") Section 21080(b)(1); and
2. APPROVED a Density Bonus Compliance Review pursuant to CA GC Section 65915 and Los Angeles Municipal Code ("LAMC") Section 12.22 A.25 for a 100% Affordable Housing Development for a project totaling 332 units in a senior citizen housing development, reserving one Manager's Unit, 66 units set aside for Moderate Income Household occupancy, and 265 units set aside for Low Income Household occupancy for a period of 55 years with three On-Menu Incentives for a north side yard setback reduction, a south side yard setback reduction, and a decrease in open space.



## Case Information

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

### Case Number(s):

ADM-2024-5202-DB-PHP-VHCA-1A

### Environmental Case Number(s):

N/A

### Related Case Number(s):

PAR-2024-4645-VHCA  
PAR-2024-3365-AHRF-PHP  
ADM-2024-5252-DB-PHP-VHCA

### Overlay(s):

N/A

### Zone:

A2-1

### Community Plan Area:

CANOGA PARK-WINNETKA-WOODLAND  
HILLS-WEST HILLS

### Land Use Designation:

LOW RESIDENTIAL

### Assigned Staff Contact Information:

LAURA FRAZIN STEELE, CITY PLANNER  
LAURA.FRAZINSTEEL@LACITY.ORG  
818.374.9919  
VALLEY PROJECT PLANNING,  
6262 VAN NUYS BLVD., ROOM 430  
VAN NUYS, CA 91401

### Council District:

12 - LEE

### Applicant:

JEFF ZBIKOWSKI, JZ DEVELOPMENT LLC  
(APPLICANT)  
JILL ROSS MEER AND RON WILLIAM ROSS AS  
CO-TRUSTEES OF THE WILLIAM G. ROSS AND  
JOY A. ROSS SURVIVOR'S TRUST (OWNER)

### Appellant/Appellant Representative:

1. CARLOS L. MORALES/ROBERT C. BAKER
2. ERIC ANDERSON
3. JERONNEL BARICAN
4. ROBERT J. BALL

### Applicant Representative:

JEFF ZBIKOWSKI, JZA  
4043 IRVING PLACE, SUITE B  
CULVER CITY, CA 90232

## Who's Receiving This Notice

Quién recibe este aviso • 본통자를 받은 사람들 • 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 abutting where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. 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](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**File Review** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

**Agendas And Reports** - Commission Agendas are accessible online at [planning4la.org/hearings](http://planning4la.org/hearings). Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

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.**

**Testimony And Correspondence** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the 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 materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **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. The Commission Rules and Operating Procedures are available online at [planning4la.org/hearings](http://planning4la.org/hearings) and selecting the specific Commission.

**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. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213)978-1299, the Commission Office Main Line at (213) 978-1300 or by email at [Cecilia.lamas@lacity.org](mailto:Cecilia.lamas@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.