

# CITY OF LOS ANGELES

CALIFORNIA



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When making inquiries relative to  
this matter, please refer to the  
Council File No.

**13-0876, 13-0876-S1**

July 19, 2013  
CD 1

## NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, August 13, 2013**, at approximately 2:30 p.m., or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, a Mitigated Negative Declaration (MND) and appeal filed by Lisa Duardo on behalf of the Friends of Highland Park (Representative: Dean Wallraff, Advocates for the Environment), from the entire determination of the Los Angeles City Planning Commission (LACPC) in taking the actions listed below for property located at 119 North Avenue 56 (Site One), 5712 East Marmion Way (Site Two: 123 and 125 North Avenue 57, and 5706, 5708 and 5712 East Marmion Way), and 124 North Avenue 59 (Site Three: 124, 128, and 132 North Avenue 59):

1. Approved a Conditional Use to permit the construction of a joint public and private development with residential housing and public parking that is more intensive than those uses permitted in the most restrictive adjoining zone with the following residential densities: Site One: 20 units, Site Two: 50, and Site Three: 10 units.
2. Approved a Conditional Use to permit the construction of a joint public and private development that is more intensive than those uses permitted in the most restrictive adjoining zone with the approval of the following yard setbacks: Site One: a zero-foot to 20-foot 6-inch front yard setback along Avenues 56 and 57, Site One: a zero-foot to 22-foot side yard setback along the northern property line and southern property line, Site Two: a zero-foot to 21-foot side yard setbacks along Marmion Way, the abutting alley and the adjoining property, Site Three: a zero-foot to 10-foot side yard setback along Avenue 59 and the western property line, and Site Three: a 10-foot to 15-foot rear yard setback.
3. Approved a Conditional Use to permit a building height of 47-feet 6-inches on Site Two.
4. Approved a Zoning Administrator's Adjustment to allow: Site One: a 9-foot passageway, Site Two: a 9-foot 8-inch passageway between a stair and a wall, Site Two: a 11-foot 3-inch passageway between a stair and a wall and a 12-foot 7-inch passageway, and Site Three: a 9-foot 8-inch passageway between a stair and a wall and a 11-foot 6-inch passageway.
5. Approved a Project Permit Compliance approval of the Avenue 57 Transit Oriented Specific Plan.
6. Denied without Prejudice the Specific Plan Exception of the Avenue 57 Transit Oriented District Specific Plan.

7. Approved a Certificate of Compatibility for the construction of a joint public-private development consisting of 80 multi-family residential units and 221 public parking spaces and 106 resident parking spaces located within the Highland Park - Garvanza Historic Preservation Overlay Zone.
8. Adopted MND No. ENV-2013-221-MND.
9. Denied the appeals filed by J. Joseph Teresa; Howard Lee, Highland Properties; Lisa Durado, Friends of Highland Park.
10. Adopted Findings and Conditions of Approval.
11. Sustained the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. VTT-72147-CN to permit the merger and re-subdivision of four lots into one master lot and two airspace lots on a 34,920 net square-foot site (dated May 7, 2013).

The above project involves the construction and maintenance of the Highland Park Transit Village Project, a new joint public and private development with residential housing and public parking. The project includes the demolition of the surface parking lots and the construction of a 20-unit residential condominium building with a maximum height of 45 feet, a 50-unit multi-family residential building with 49 affordable dwelling units and one non-restricted manager's unit with a maximum height of 47-feet 6-inches, and a 10-unit affordable multi-family residential building with a maximum height of 39-feet 6-inches. Each site will have a public parking component.

Applicant: Daniel Falcon, Jr., HPTV Apartments, L.P.  
Representative: Andie Adame, Craig Lawson and Company, Inc.  
Case Nos. CPC-2013-226-SPE-CU-ZAA-CCMP-SPP, VTT-72147-CN-1A

The full Los Angeles City Council will also consider this matter on **Wednesday, August 28, 2013**, at approximately **10:00 a.m.** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall.

If you are unable to appear at these meetings, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. 13-0876 and 13-0876-S1 by visiting: **[www.lacouncilfile.com](http://www.lacouncilfile.com)**.

Please be advised that both the Planning Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Gin, Legislative Assistant  
Planning Committee  
(213) 978-1074

**Note:** If you challenge this proposed 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 City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

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