



## DEPARTMENT OF CITY PLANNING

### NOTICE OF APPEAL HEARING

#### Central Area Planning Commission

<b>Date:</b>	October 25, 2016	<b>Case No.:</b>	DIR-2015-2976-TDR-SPR-1A
<b>Time:</b>	After 4:30 PM*	<b>CEQA No.:</b>	ENV-2006-6302-MND-REC1
<b>Place:</b>	Los Angeles City Hall 200 North Spring Street, 10 <sup>th</sup> Floor Los Angeles, CA 90012	<b>Council District:</b>	14 – Huizar
<b>Public Hearing:</b>	May 25, 2016	<b>Plan Area:</b>	Central City
<b>Appeal Status:</b>	Not further appealable	<b>Certified NC:</b>	Downtown Los Angeles
<b>Expiration Date:</b>	October 25, 2016	<b>GPLU:</b>	High Density Residential
		<b>Zone:</b>	C5-4D
<b>Multiple Approval:</b>	Yes	<b>Applicant:</b>	Garth Erdossy, Maple Multi-Family Land CA, L.P.
		<b>Representative:</b>	Alex Irvine, Craig Lawson & Co., LLC
		<b>Appellants:</b>	Alex Hertzberg, Society for the Preservation of Downtown Los Angeles  Sheila Swanson, Eastern Columbia Homeowners Association
<b>PROJECT LOCATION:</b>	850 S. Hill Street (840, 844, 846, 848, 850, 852, 856 S. Hill Street and 217, 219, 221, 223, 223 ½, 225 W. 9 <sup>th</sup> Street)		
<b>PROPOSED PROJECT:</b>	The modification of a previously approved project to allow the construction of a 27-story (approximately 320 feet above grade), mixed-use residential project with 305 dwelling units and 6,171 square feet of ground floor commercial space. A total of 336 vehicular and 342 bicycle parking spaces would be located on-site. The Modified Project includes development of approximately 257,569 sf of floor area with a proposed floor area ratio (FAR) of 7.45:1, based on a Transfer of Floor Area Rights ("TFAR") request.		
<b>APPEAL:</b>	Pursuant to Los Angeles Municipal Code Section 14.5.7-A(6) and 16.05-H, an appeal of the Director of Planning's Determination and approval of a request for a Transfer of Floor Area and Site Plan Review associated with the proposed project. In addition, an appeal of the associated Addendum (ENV-2006-6302-MND-REC1) to Mitigated Negative Declaration (ENV-2006-6302-MND).		

**RECOMMENDED ACTIONS:**

1. **Sustain** the decision of the Director's designee and **deny** the appeals.
2. **Adopt Modified** Conditions of Approval.
3. **Consider** the Addendum (ENV-2006-6302-MND-REC1) with the adopted Mitigated Negative Declaration (ENV-2006-6302-MND) prior to making a decision on the Modified Project.
4. **Request** that within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee, pursuant to Section 14.5.12 of the LAMC.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

VINCENT P. BERTONI, AICP  
Director of Planning

  
Nicholas Hendricks  
Senior City Planner  
Jenna Monterrosa  
City Planner  
(213) 978-1377

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. 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 agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1295.