

## 2413 Hyperion Fences and Retaining Walls

2413 Hyperion is a commercial zoned lot that runs street-to-street from Hyperion to Tracy Terrace above. The 2413 building fronting on Hyperion is used as a "boutique recording studio" according to Seth Hartman, the son of owner Douglas Hartman. It appears well equipped. The building on the upper part of the lot appears to be a single family residence with an address of 2416 Tracy Terrace.

In March of 2007 the wrought iron fences seen in the photos were erected to provide security. Seth says he was the victim of an armed assault 7 years ago and the property shows clear evidence of frequent graffiti attacks. The retaining walls at the back and side of the property appear to have been in place for some time.

The razor wire in various places, according to Seth, pre-dates the fence and he says he plans to remove it in about a year. The razor wire near the billboard was put up by the billboard company at the owner's request.

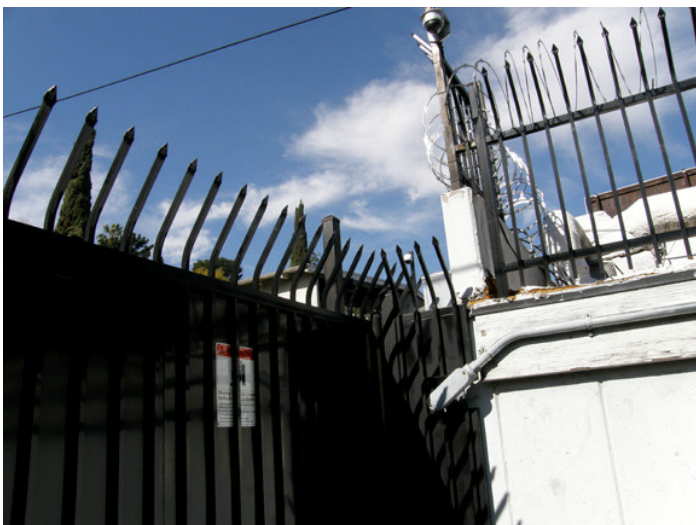
Seth pointed out that he has planted vines around the fences so as to block the view of his property's ugly roofs from neighbors above and that what's seen in the photo is less than one year's growth. He was personally advised of our Wednesday meeting as was a neighbor who said that another neighbor down the street had called to city to complain about the high fence on Tracy Terrace. Seth indicated there had been two separate complaints to the city. The Hartman's are represented by attorney Zachary Smith 949-975-7500 who says that the fences are legal because the lot is zoned commercial. BUT admits there is some ambiguity and disagreement within the city because of another code section that requires residential use on commercial zoned property to comply with residential rules.



Front View 2413 Hyperion



Rear over-in-height fence at 2416 Tracy Terrace



Close up of roof fencing and razor wire in front area



Razor wire on roof at rear.



Address Any Communications to:  
**OFFICE OF ZONING ADMINISTRATION**  
200 N. SPRING ST., 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978-1318  
FAX - (213) 978-1334

**NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS**

- Within a 100-Foot Radius
- Within a 500-Foot Radius
- Abutting a Proposed Development Site
- And Occupants within a 100-Foot Radius
- And Occupants within a 500-Foot Radius

CASE NO. ZA 2007-5791(ZAA)  
ZONING ADMINISTRATOR'S ADJUSTMENT/

HOLLYWOOD PLANNING AREA  
DISTRICT MAP NO. 148.5A205  
COUNCIL DISTRICT NO. 4

The Office of Zoning Administration will conduct a public hearing which you may attend.

PLACE: Los Angeles City Hall  
200 North Spring Street, Room 1020  
(Enter From Main Street)  
Los Angeles, CA 90012

TIME: **TUESDAY, FEBRUARY 19, 2008 AT 9:30 A.M.**

APPLICANT: DOUGLAS HARTMAN

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact will be among the matters considered at the hearing.

REQUEST: Pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from Section 12.21-C, 1(g) to permit the continued use and maintenance of a fence (6 feet 8 inches) and retaining wall (varying in height from 1-foot to 6 feet 4 inches) with a combined maximum height of 12 feet 4 inches in lieu of the permitted 6-foot height, located within the side yards, and to permit a wrought iron fence with a height of 8 feet within the rear yard, in conjunction with an existing commercial and an existing residential building; and from Section 12.13-C, 1 to permit continued use and maintenance of an 8-foot high wrought iron fence constructed on top of an existing commercial building that observes a 0-foot front yard in lieu of the required 10 feet.

PROPERTY INVOLVED: 2413 North Hyperion Avenue, legally described as Lot 12, Tract 4944, as more specifically described in the application. The property is zoned C1-1D.

REVIEW OF FILE: Case No. ZA 2007-5791(ZAA) containing the application, maps and exhibits with the request, is available in the Office of Zoning Administration, 7th Floor, 200 North Spring Street, Los Angeles, CA 90012, between the hours of 7:15 a.m. and 4 p.m., Monday through Friday. Please call (213) 978-1318, (818) 756-8121 or (310) 548-7721 in advance to assure that the file will be available. The file will be unavailable for review the day of the 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 its programs, services and activities.

Pursuant to California Government Code Section 65009(b)(2), any court challenge to the Zoning Administrator's action on this matter may be limited to only those issues raised prior to the close of the public hearing.