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Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

DAY OF HEARING SUBMISSIONS

ITEM 6

**RECEIVED
CITY OF LOS ANGELES**

FEB 11 2020

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**

FILE COPY

MICHAEL MALTZAN ARCHITECTURE

1600 WILSHIRE BLVD

2/11/20

DIR-2019-2614-SPR-1A

ENV-2019-2615-CE

AGENDA ITEM 6



CREST APARTMENTS / 64 UNITS



NEW CARVER APARTMENTS / 97 UNITS



STAR APARTMENTS / 102 UNITS



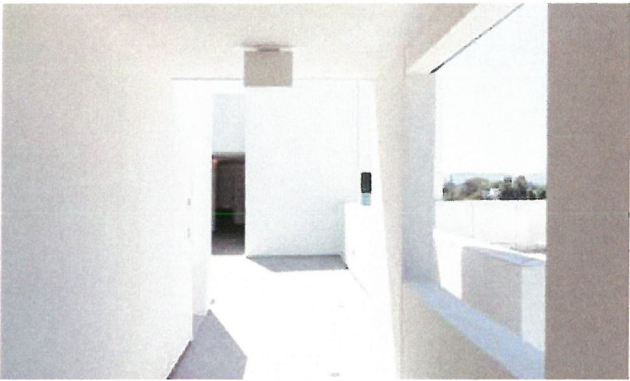
ONE SANTA FE / 438 UNITS



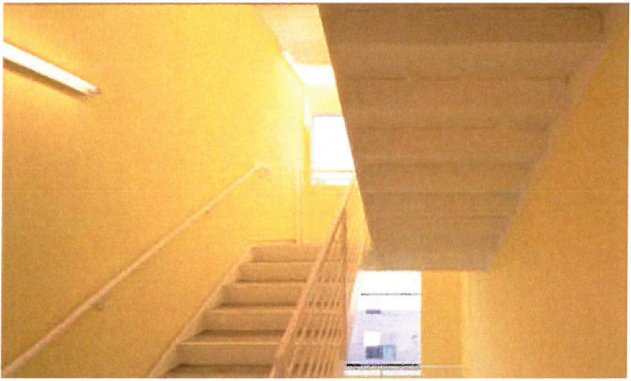
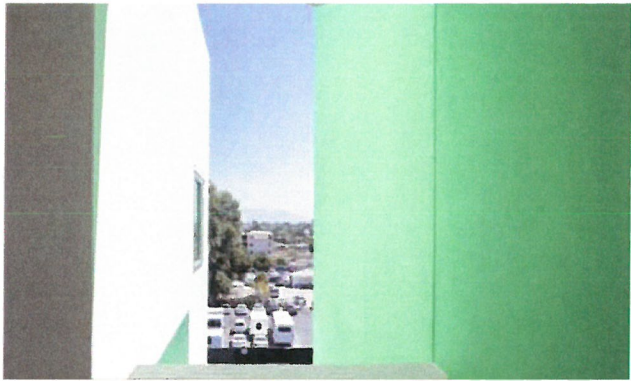
290 COLONY ST / 119 UNITS

MMA MULTI-FAMILY HOUSING PROJECTS

WHITE PLASTER



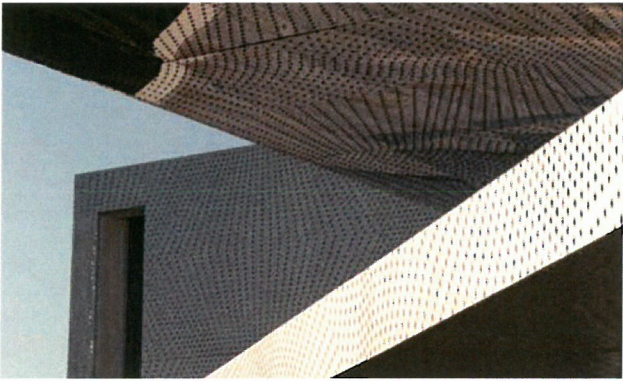
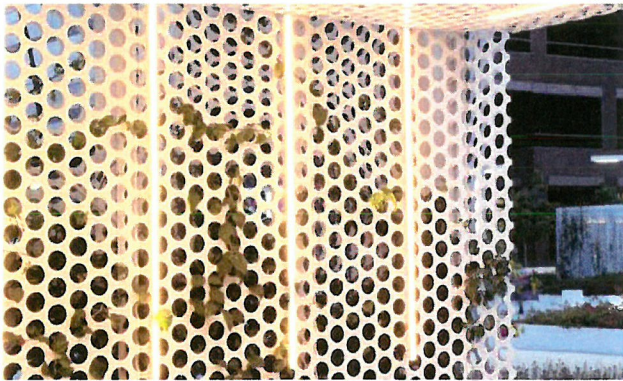
PAINTED PLASTER ACCENT COLOR



CONCRETE



PERFORATED METAL



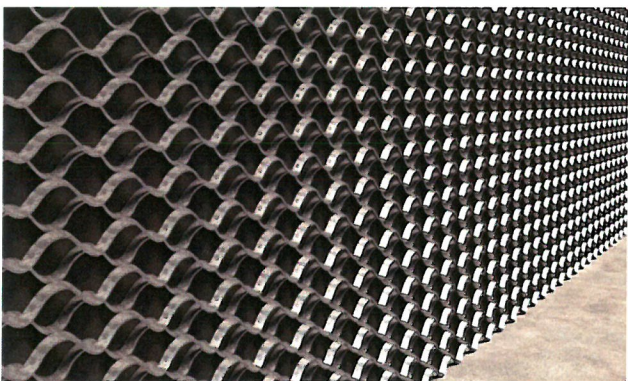
LIVE WALL PLANTING



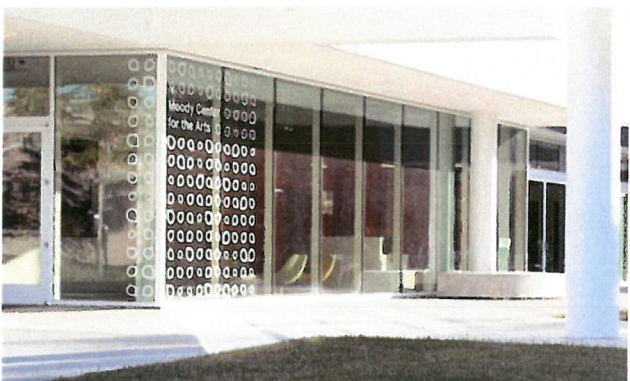
PAINTED METAL ROLL UP DOOR



METAL MESH



ALUMINUM STOREFRONT



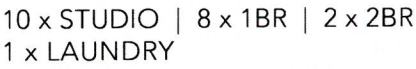
MATERIAL REFERENCES



SCALE: N.T.S.

VICINITY MAP | 1600 WILSHIRE BLVD





2/11/2020 6

PLANT IMAGES

Trees



Acacia podalyrifolia
Pearl Acacia Tree



Dracena Draco
Dragon Tree



Olea europaea 'Swan Hill'
Swan Hill Olive



Platanus x acerfolia
London Plane Tree

Shrubs and Ground covers



Acacia cognata Cousin Itt
Little River Wattle



Anigozanthus 'Gold Velvet'
Gold Velvet Kangaroo Paw



Aloe 'Moon Glow'
Moon Glow Aloe



Agave attenuata variegata
Foxtail Agave



Cordylina 'Renegade'
Renegade Cordylina



Dianella 'Cassa Blue'
Cassa Blue Dianella



Dodonaea viscosa 'Purpurea'
Purple-leaved Hop Bush



Dudleya pulverulenta
Chalk Dudleya



Echeveria spp.
Echeveria



Feijoa sellowiana
Pineapple Guava



Fescue 'Beyond Blue'
Blue Fescue



Heuchera 'caramal'
Coral Bells



Mangave 'Macho Mocha'
Mangave



Ophiopogon planiscapus 'Nigrecens'
Black Mondo Grass



Sedum nussbaumerianum
Coppertone Stonecrop



Sedum spathulifolium 'cape blanco'
Cape Blanco Stonecrop



Senecio serpens 'Blue Chalk Sticks'
Blue Chalk Stick



Sesleria autumnalis
Autumn Moor Grass

PLANT PALETTE

Scientific Name	Common Name	Size	WUCLOS
STREET TREES			
Platanus x acerfolia	London Plane Tree	36" Box	M
COURTYARD TREES			
Acacia podalyrifolia	Pearl Acacia Tree	24" Box	L
Dracena Draco	Dragon Tree	24" Box	M
Olea europaea 'Swan Hill'	Swan Hill Olive	36" Box	L
LARGE SHRUBS			
Cordylina 'Renegade'	Renegade Cordylina	5 Gal	M
Dodonaea viscosa 'Purpurea'	Purple-leaved Hop Bush	5 Gal	L
Feijoa sellowiana	Pineapple Guava	5 Gal	L
MEDIUM SHRUBS			
Acacia cognata Cousin Itt	Little River Wattle	3 Gal	M
Agave attenuata variegata	Foxtail Agave	5 Gal	VL
Aloe 'Moon Glow'	Moon Glow Aloe	3 Gal	L
Dianella 'Cassa Blue'	Cassa Blue Dianella	3 Gal	M
Dudleya pulverulenta	Chalk Dudleya	3 Gal	L
Mangave 'Macho Mocha'	Mangave	5 Gal	L
LOW SHRUBS			
Anigozanthus 'Gold Velvet'	Gold Velvet Kangaroo Paw	5 Gal	M
Echeveria spp.	Echeveria	1 Gal	L
Fescue 'Beyond Blue'	Blue Fescue	1 Gal	L
Heuchera 'Caramal'	Coral Bells	1 Gal	M
Ophiopogon planiscapus	Black Mondo Grass	1 Gal	L
Sedum nussbaumerianum	Coppertone Stonecrop	1 Gal	L
Sedum spathulifolium	Cape Blanco Stonecrop	1 Gal	L
Senecio serpens 'Blue Chalk'	Blue Chalk Stick	1 Gal	M
Sesleria autumnalis	Autumn Moor Grass		

DUANE BORDER DESIGN

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GILBERT A. CEDILLO
COUNCILMEMBER
FIRST DISTRICT

ITEM 6

**RECEIVED
CITY OF LOS ANGELES**

FEB 11 2020

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**

FILE COPY

February 11, 2020

Honorable Commissioners
Central Los Angeles Area Planning Commission
200 North Spring Street
Los Angeles, CA. 90012

Dear President DelGado:

**Re: Item No. 6
DIR-2019-2614-SPR-1A
ENV-2019-2615-CE
1600-1614 West Wilshire Boulevard**

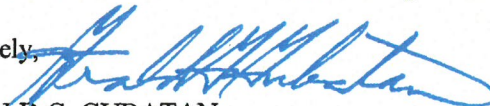
On behalf Council District 1, I would like to express our office's support for the proposed new construction of 86 dwelling units with 4,500 square-feet of ground-floor retail uses at the southwest corner of Wilshire Boulevard and Union Avenue in the Westlake community; and reaffirm the Director of Planning's determination to approve a Site Plan Review and issue the CEQA categorical exemption.

The proposed development represents essentially a "by-right" project in a location designated for "Regional Commercial Center" land uses by the Westlake Community Plan and "Tier 3" under the City's Transit-Oriented Communities incentive program. It embodies new economic investment in this portion of the Wilshire Boulevard corridor which will generate positive community benefits and results in zero displacement of residential tenants.

The applicant, a longtime community stakeholder, has advised that the new units will be priced to serve the Westlake community housing market within a 1/4 mile radius of the subject location. A market rent study has been commissioned to determine prevailing rent levels in the local area. The applicant has expressed a commitment to work closely with local non-profit community-based organizations and employers to engage in affirmative marketing. The vision is to extend the benefits of new modern housing to the people who already live and work in Westlake.

Our office embraces the vision to revitalize Westlake, eliminating physical and economic blight while welcoming positive new investment which benefits the existing community: better neighborhood, same neighbors!

Sincerely,


GERALD G. GUBATAN
Senior Planning Deputy
Council District 1

CITY HALL 200 N. Spring St. Room 470 Los Angeles, CA 90012
Tel: (213) 473-7001 • Fax: (213) 473-7462

February 11, 2020

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CITY OF LOS ANGELES

FEB 11 2020

Central Los Angeles Area Planning Commission
200 N. Spring Street
Los Angeles, CA, 90012CITY PLANNING DEPT.
AREA PLANNING COMMISSIONRe: Case Nos. CEQA No. ENV-2016-3181-MND; DIR-2019-2614-SPR
Project Location: 1600-1604 Wilshire Blvd ("the Project")

FILE COPY

Non-Complying Submission

Dear Central Los Angeles Area Planning Commission:

On behalf of Coalition for an Equitable Westlake/MacArthur Park, an unincorporated association of long-time community residents, we are writing to submit an more comprehensive list of past projects, current projects and future projects that contribute towards the cumulative impacts of the Project that should be considered. According to records posted on the Los Angeles City Planning website, prior to July 2016, the area within a 1 mile radius of the Project received very few proposed new construction applications. However, as of July 2016, a flood of development applications have been filed for proposed multi-family, residential construction (the majority requesting density bonuses). Below are project proposals that have been filed with the City since July of 2016 and are within a 1 mile radius of the Project. Many have already been approved. Most are requesting a categorical exemption, or have been determined to be categorically exempt. However, when determining that these projects are categorically exempt, the City fails to take into consideration the significant cumulative impact these projects will have on the environment. The area within a 1 mile radius is heavily populated, and is a high pedestrian and car traffic area. At least 5 different elementary schools are located within that 1 mile radius alone.

1150 Wilshire: construction of 140 condos (.4 miles)
 1930 Wilshire Blvd: construction of 478 residential units and a 220 room hotel (.2 miles)
 668 S. Coronado: construction of 7 story, 122 residential unit building (.8 miles away)
 1543 W. Olympic Blvd: conversion of 5 story commercial building to 200 room hotel (.6 miles)
 451 S. Bonnie Brae 7 story/26 unit (.4 miles)
 1237 W. 7th Street: construction of 304 residential units over 5,699 square feet of commercial space. (.4 miles)
 329 S. Rampart: construction of 53 units (1 mile away)
 2005 S. James Wood: Demo of 8,228 SF shopping center and construction of 6 story, 100 room hotel. (.7 miles away)
 1018 W. Ingraham: construction of 8 story, 37 residential unit with ground floor commercial space (0.6 miles)
 1030 S. Lake: construction of 7 story/93,676 sq eldercare facility (1 mile)
 2001 W. Olympic at Alvarado: construction of 150 room hotel (.7 miles)
 933 S. Park View: construction of a 22 condominium unit (1 mile)
 714 S. Grand View Street: construction of 100 residential units (.6 miles)
 823 S. Coronado Street: construction of 77 residential dwellings (1 mile)
 1600 W. Wilshire Blvd: construction of 85 residential units
 831 S. Westlake: construction of 79 residential units (.6)
 719 S. Hoover: construction of 38 condominium units (1 mile)
 827 S. Grand View: construction of 60 residential units (.8 miles)
 619 S. Westlake: construction of 78 residential, affordable units (.3 miles)

2525 Wilshire Blvd at Coronado: construction of 152 residential units (.7 miles)
2500 Wilshire Blvd. at Coronado: construction of 248 residential units (.7 miles)
2806 7th St. at Hoover: construction of 158 residential units (1 mile)
2902-2908 Wilshire at Hoover: construction of 644 residential units (.9 miles)
2801 Park View at 8th Street: 144 residential units (.6 miles)
2101 W. 8th Street: construction of 57 residential units
1218 Ingraham: construction of 121 residential, affordable units (.4 miles)
452 S. Bonnie Brae: construction of 30 residential units (0.4 miles)
2721 Wilshire Blvd: 64 units, supportive housing (0.7 miles)
2347 Ocean View: construction of 20 units (.9 miles)
2347 Ocean View: construction of 5 story/20 unit building (.9 miles)
2310 Ocean View: construction of 24 residential units (.9 miles)
804 S. Garland: construction of 14 story/118 res units (.6 miles)
366 S. Loma: 6 story/39 residential units (.6 miles)