

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING
AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT**

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

You are being sent this notice because you own and/or reside at property near a site for which an application, as described below, has been filed with the Department of City Planning, you have indicated an interest in the project and/or have requested such notice be provided to you, or you may have expertise/experience regarding the project. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Deputy Advisory Agency/Hearing Officer
Date: Wednesday, December 21, 2016
Time: 11:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Christina Toy Lee
Phone No.: (213) 473-9723
Email: christina.toy-lee@lacity.org

Case Nos.: CPC-2015-4398-GPA-ZC-
HD-ZAD-CU; CPC-2016-
3681-DA; VTT-73675
CEQA No.: ENV-2012-1962-EIR
SCH No. 2008101017

Incidental Cases: N/A
Related Cases: N/A
Council Nos.: 8 and 10
Plan Area: West Adams-Baldwin Hills-
Leimert
Specific Plan: N/A
Certified NC: Empowerment Congress
West Area
GPLU: Regional Commercial
Zone: C2-2D and [T][Q]C2-2D
Applicant: Capri Urban Baldwin, LLC;
Capri Urban Crenshaw, LLC
Representative: Marcos Velayos,
Park & Velayos

PROJECT LOCATION: 3650 and 3691 W. Martin Luther King, Jr. Boulevard; 3901-4145 S. Crenshaw Boulevard; 4020-4090 S. Marlton Avenue; 3701-3791 W. Santa Rosalia Drive; and 3625-3649 W. Stocker Street

The site is bordered by West 39th Street to the north, Crenshaw Boulevard to the east, Stocker Street to the south, and Santa Rosalia Drive and Marlton Avenue to the west; and bisected into two portions by Martin Luther King Jr. Boulevard.

PROPOSED PROJECT:

Redevelopment of the existing Baldwin Hills Crenshaw Plaza, resulting in a mixed-use retail, commercial, office, hotel, and residential project totaling approximately 3,072,956 square feet of floor area. The existing enclosed mall structure and cinema will be maintained and 77,933 square feet of the existing free-standing structures will be demolished. The project will result in a total net floor area of approximately 2,056,215 square feet consisting of: 331,838 square feet of retail/restaurant uses, 143,377 square feet of office uses, 346,500 square feet of hotel uses providing up to 400 hotel rooms, and 1,234,500 square feet of residential uses within 961 residential units (551 condominiums and 410 apartments). The project includes a total of 6,829 parking spaces and 885 bicycle spaces.

Subsequent to the Revised Draft EIR, the applicant has reduced the height of the proposed office building from 145 feet to 135 feet and the hotel building from 135 feet to 94 feet.

REQUESTED ACTION:

The Deputy Advisory Agency will consider:

ENV-2012-1962-EIR:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification and Adoption of **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2012-1962-EIR (SCH No. 2008101017); and

VTT-73675:

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, **Vesting Tentative Tract Map** No. 73675 to permit the merger and re-subdivision of a 43 acre project site to create 17 ground lots and 13 airspace lots. Haul route approval is requested.

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

ENV-2012-1962-EIR:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2012-1962-EIR (SCH No. 2014031014);

CPC-2015-4398-GPA-ZC-HD-ZAD-CU:

2. Pursuant to LAMC Section 11.5.6, a **General Plan Amendment** to the West Adams-Baldwin Hills-Leimert Community Plan to modify Footnote 1 to allow Height District 2 in the Regional Commercial land use designation;
3. Pursuant to LAMC Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** to:
 - a. Revise the "D" Limitation as established by Ordinance No. 165,481 to allow a Floor Area Ratio up to 3:1 across the entire site, in lieu of the "D" Limitation of a 3:1 FAR of each lot and a 1.5:1 FAR total across the entire site;
 - b. Revise the "Q" Condition as established by Ordinance No. 162,020 to allow two parking spaces per 1,000 square feet for the commercial and office use, in lieu of the "Q" Condition requiring three parking spaces per 1,000 square feet.
4. Pursuant to LAMC Section 12.24-W,19, a **Conditional Use** to allow floor area ratio averaging for a unified development;
5. Pursuant to LAMC Section 12.24-Y, a **Special Permission for the Reduction of Off-Street Parking** to allow a 10 percent parking reduction for the commercial use located within 1,500 feet of a transit facility;
6. Pursuant to LAMC Section 12-24-X,20, a **Zoning Administrator's Determination** to allow shared parking; and

CPC-2016-3681-DA:

7. Pursuant to California Government Code Sections 65864-68869.5, the Applicant seeks to enter into a **Development Agreement** with the City of Los Angeles.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The Deputy Advisory Agency and the Hearing Officer will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. The Advisory Agency may act on Vesting Tentative Tract Map No. 73675 during the meeting, or may place the tract map under advisement and render a decision at a time thereafter. Following the hearing, the Hearing Officer will prepare Recommendation Reports for Case Nos. CPC-2015-4398-GPA-ZC-HD-ZAD-CU and CPC-2016-3681-DA to the City Planning Commission for its consideration, actions, and recommendations.

EIR CERTIFICATION: An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of three parts, the Draft EIR, the Revised Draft EIR, and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for an extended 62-day public review period from December 18, 2014 to February 17, 2013. A Revised Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for an extended 49-day public review period from January 28, 2016 to March 14, 2016. The Final EIR responds to the comments and includes text revisions to the Draft EIR and the Revised Draft EIR in response to input received on the Draft EIR and the Revised Draft EIR. Unlike the Draft EIR and the Revised Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the City Planning Commission as part of the staff report for the project. The EIR will be submitted to the City Planning Commission and City Council for requested certification and action on the Project.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City 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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

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 Los Angeles City Planning Department, Major Projects/EIR Section, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 (attention: Christina Toy Lee) or e-mailed to christina.toy-lee@lacity.org.

REVIEW OF FILE: CPC-2015-4398-GPA-ZC-HD-ZAD-CU; CPC-2016-3681-DA; and VTT-73675, including the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, are available for public inspection by appointment between the hours of 8:00 a.m. to 3:30 p.m., Monday through Friday, in Room 750, City Hall, 200 N. Spring Street, Los Angeles CA 90012. Please call Christina Toy Lee at (213) 473-9723 or e-mail to christina.toy-lee@lacity.org or call Darlene Navarrete at (213) 978-1332 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing. Copies of the FEIR are also at the following Library Branches:

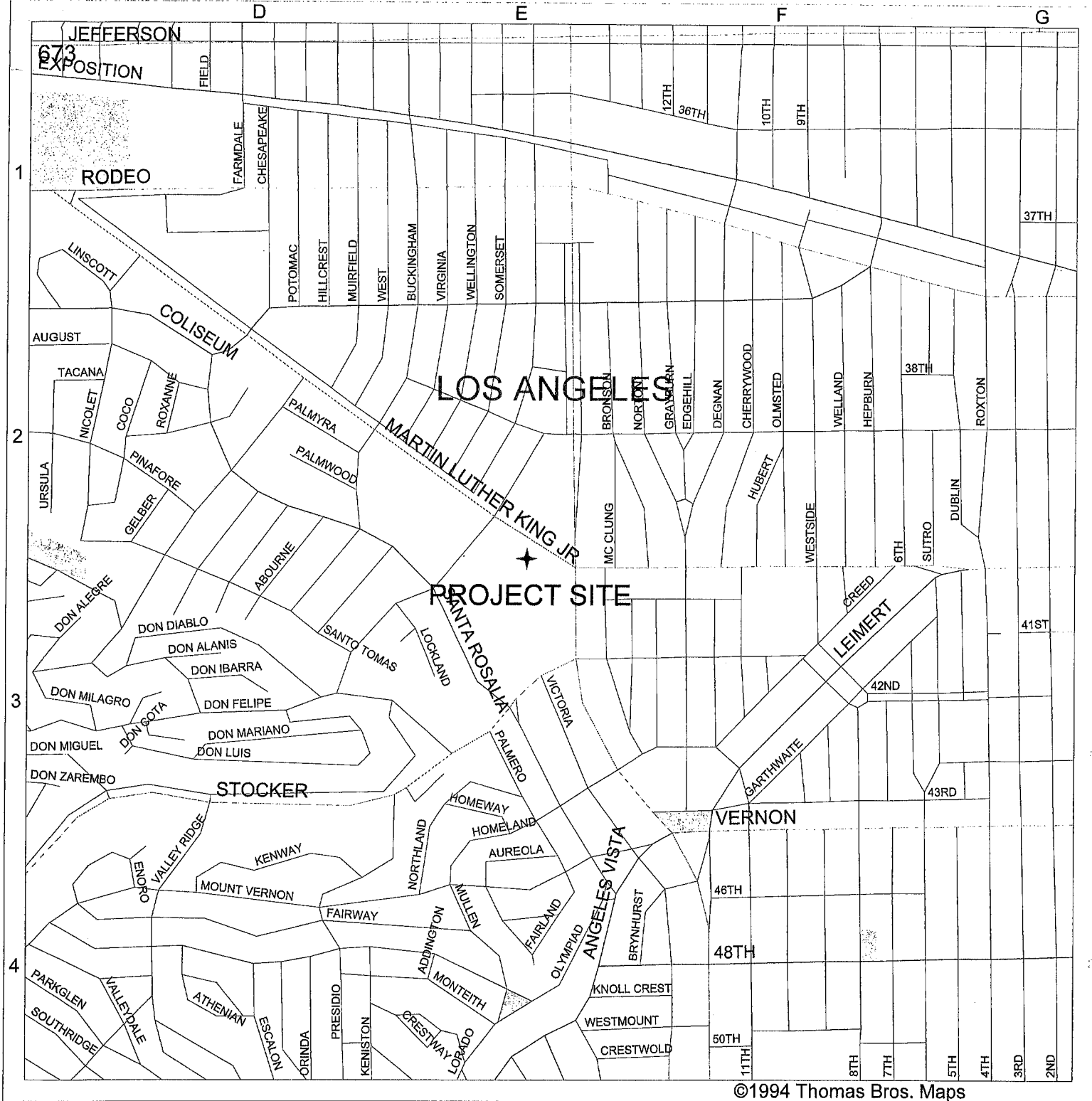
1. Baldwin Hills Branch Library, 2906 S. La Brea Avenue, Los Angeles, CA 90016
2. Jefferson – Vassie D. Wright Memorial Branch Library, 2211 W. Jefferson Boulevard, Los Angeles, CA 90018
3. Angeles Mesa, 2700 W. 52nd Street, Los Angeles, CA 90043
4. Los Angeles Central Library, 630 W. 5th Street, Los Angeles, CA 90071

The FEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org>] (click on "Environmental" and then "Final Environmental Impact Reports"). The FEIRs can be purchased on CD-ROM for \$7.50 per copy. Contact Christina Toy Lee of the City of Los Angeles at (213) 473-9723 to purchase one.

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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

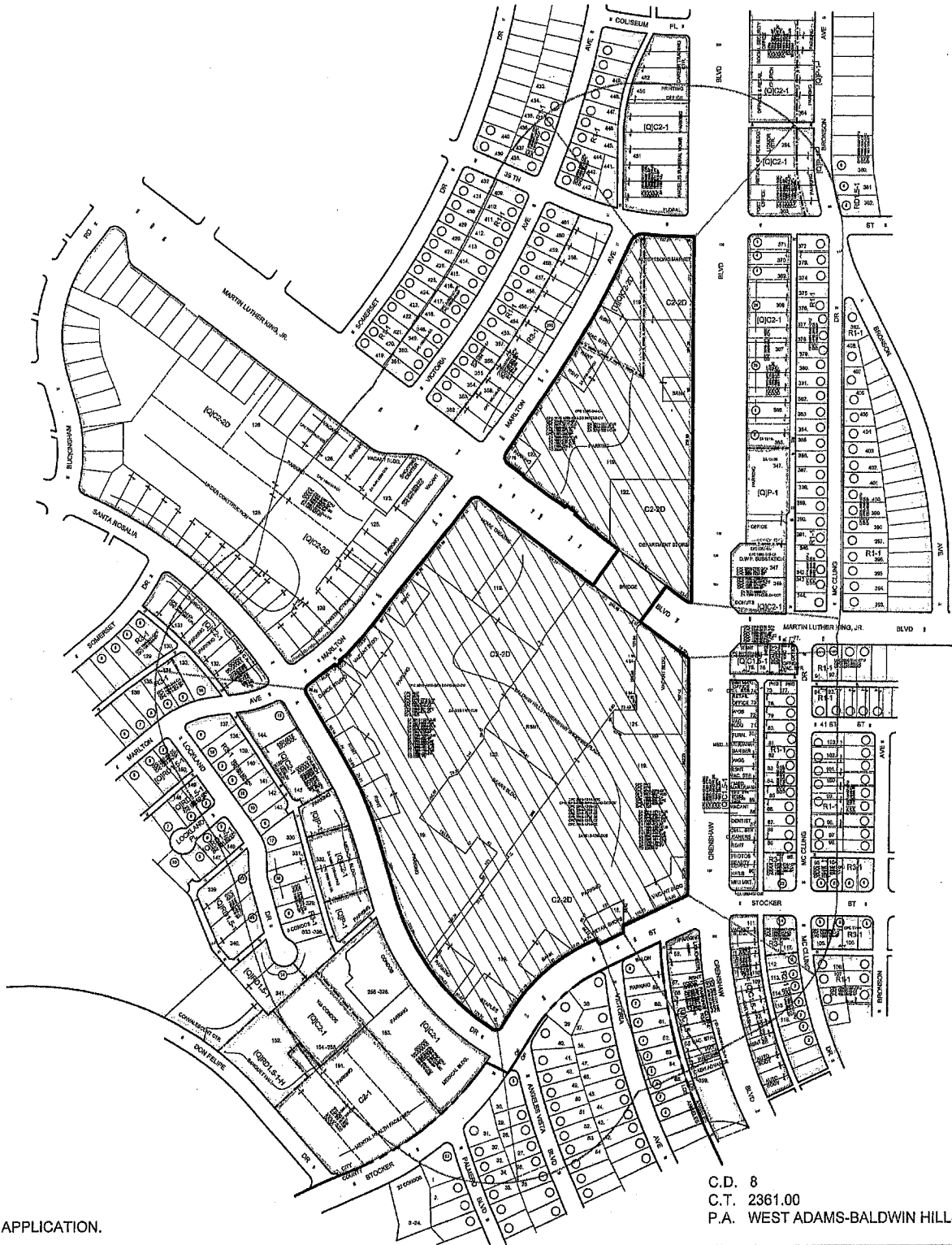


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VICINITY MAP

SITE : 3901-4101 CRENSHAW BLVD.

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 3055 WEST VALLEY BOULEVARD
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 (626) 441-1080, FAX (626) 441-8850
 GCMAPPING@RADIUSMAPS.COM



C.D. 8
 C.T. 2361.00
 P.A. WEST ADAMS-BALDWIN HILLS-LEIMERT

LEGAL: SEE APPLICATION.

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E.I.R.

CASE NO.
 DATE: 11-16-2016
 SCALE: 1" = 200'
 USES FIELD
 D.M. 114 B 185, 117 B 185,
 114 B 181, 117 B 181
 T.B. PAGE: 673 GRID: E-2