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January 28, 2016

**NOTICE OF COMPLETION AND AVAILABILITY OF
RECIRCULATED PORTIONS OF THE
DRAFT ENVIRONMENTAL IMPACT REPORT
(REVISED DRAFT ENVIRONMENTAL IMPACT REPORT)
CITY CASE NO. ENV-2012-1962-EIR
STATE CLEARINGHOUSE NO. 2008101017**

TO: Owners of Property and Occupants and Other Interested Parties Project

PROJECT NAME: Baldwin Hills Crenshaw Plaza Master Plan Project

SITE LOCATION: Bordered by 39th Street on the north, Crenshaw Boulevard on the east, Stocker Street on the south, and Santa Rosalia Drive and Marlon Avenue on the west

COMMUNITY PLAN AREA: West Adams-Baldwin Hills-Leimert

COUNCIL DISTRICTS: 8 and 10

COMMENT REVIEW PERIOD: January 28, 2016 to March 14, 2016

PROJECT DESCRIPTION: The Baldwin Hills Crenshaw Plaza Master Plan Project ("Proposed Project") seeks to redevelop the existing Baldwin Hills Crenshaw Plaza, which would result in a mixed-use retail, commercial, office, hotel, and residential project totaling approximately 3,072,956 square feet of net floor area as defined by the City of Los Angeles Planning and Zoning Code. Approximately 77,933 square feet of the existing free-standing structures would be demolished, and all of the enclosed mall structure and cinema would be retained. As compared to the current conditions, the Proposed Project would result in a net increase of approximately 2,056,215 square feet of floor area across

the entire Project Site. Furthermore, the Proposed Project would result in a net increase of approximately 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 in up to 961 residential units consisting of up to 551 condominiums and 410 apartments. Parking would be available in surface parking lots, as well as in above-grade and subterranean parking structures.

Capri Urban Baldwin, LLC and Capri Urban Crenshaw, LLC (the "Applicants"), following the close of the Draft EIR public circulation period on February 17, 2015, revised the design of one of the Proposed Project's six development areas. Specifically, the area proposed for development within Development Area 1 – Retail and Entertainment Area was modified, to retain an existing building (Outbuilding B) which was proposed for demolition and replacement with new construction in the Draft EIR. This proposed change is the subject of the Revised Draft EIR. This Revised Draft EIR has been prepared to provide the public an opportunity to review and comment on the changes to the Proposed Project's environmental analysis based on the changes to the Proposed Project. Pursuant to CEQA Guidelines Section 15088.5(f)(2), the City of Los Angeles, in its role as Lead Agency, is requesting that public comments be limited to only the sections included in the Revised Draft EIR.

PERMITS AND APPROVALS: The Proposed Project would require various approvals that may include, but would not be limited to, the following: (1) certification of an EIR; (2) approval of a General Plan Amendment to amend the West Adams-Baldwin Hills – Leimert Community Plan to allow Height District 2 in the Regional Commercial land use designation, including the Project Site; (3) zone change to amend the "D" limitation and "Q" condition; (4) tentative map; (5) Conditional Use Permits (CUP) for developing a hotel within 500 feet of a residential zone, floor area averaging, and alcoholic beverage service (Master CUP); (6) approval of shared parking; (7) approval of a parking reduction for transit-proximate uses; (8) Development Agreement; (9) approval of a Site Plan Review; (10) haul route approval; and (11) any additional actions as may be deemed necessary or desirable.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: The Proposed Project would have significant impacts with regard to the following: (1) air quality – regional emissions during construction and operations; (2) noise during construction; and (3) transportation – circulation at 10 intersections, three access locations to the Project Site, and neighborhood intrusion.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Revised Draft EIR, the Draft EIR or the documents referenced in the Draft EIR, you may do so during by appointment during our office hours of 8:00 A.M. to 4:00 P.M. at the City of Los Angeles Department of City Planning, at 200 North Spring Street, City Hall, Room 750, Los Angeles, CA. The Revised Draft EIR and the Draft EIR are also available online at the Department of City Planning's Website [<http://cityplanning.lacity.org> (click on "Environmental" and then "Draft EIR")], and digital versions are also available 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. Central Library, 630 W. 5th Street, Los Angeles, CA 90071

The Revised Draft EIR can also be purchased on CD-ROM for \$7.50 per copy. Contact Diana Kitching of the City of Los Angeles at diana.kitching@lacity.org to purchase copies.

If you wish to submit comments following review of the Revised Draft EIR, please reference the file number above, and submit them in writing by Monday, March 14, 2016, no later than 4:00 P.M.

Please direct your comments to:

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