



Board of Directors
2016-2018

Scott Epstein
Chair

Andrew Jhun
First Vice Chair

Angela Guzman
Second Vice Chair

Amy Mucken
Secretary

Patrick Seamans
Treasurer

- Susan Belgrade
- Mehmet Berker
- Ravi Bhatia
- Shem Bitterman
- Doug Cullum
- Heather Fox
- Scott Epstein
- Liza Gerberding
- Angela Guzman
- Michael Hilty
- Andrew Jhun
- Karen Hollis
- Dean Howell
- Christine Johnson
- Emily Kantrim
- Keith Kirkwood
- Abraham Langer
- Steven Luftman
- David Mann
- Andy Meselson
- Paul Motchall
- Amy Mucken
- Taylor Nichols
- Joshua Paget
- Laura Petry
- Richard Risemberg
- Scott Sale
- Patrick Seamans
- Marc Sigal
- Marc Sinnott
- David Sobel
- Nick Solish
- Don Whitehead
- Roque Wicker



543 N. Fairfax Avenue, Suite 106
Los Angeles, California 90036
Telephone (323) 651-3512
www.midcitywest.org

Date 1/18/17
Submitted in PLUM Committee
Council File No: 16-1368+16-1368-52
Item No. 7 + 8

*Communication from
Mid City West
Community Council*

January 12, 2017

Councilmember Jose Huizar (via Email jose.huizar@lacity.org)
Chair, Planning and Land Use Management Committee
City of Los Angeles
200 North Spring Street, Room 465
Los Angeles, CA 90012

**Subject: 333 South La Cienega Boulevard - Former Loehmann's
Redevelopment (Case No. ENV-2015-897-EIR)**

Dear Councilmember Huizar:

The Mid City West Community Council (MCW) Board of Directors approved the attached motion (Motion) on Thursday, October 13, 2016.

The MCW Planning and Land Use Committee (PLUC) held two community meetings on August 16 and October 7, 2016. More than fifty community members voicing opinions in both support and in opposition of the applicant's proposed project attended each meeting. A large number of stakeholders also turned out for the October 13, 2016 MCW meeting at which this application and Motion were further discussed.

The applicant began the stakeholder engagement process nearly two years ago and actively engaged with MCW over the past six months. At the three public meetings which included this project on the agenda, community members spent nearly six hours articulating their concerns with the scale and scope of the proposed project. MCW and its stakeholders vigorously negotiated with Caruso Affiliated to improve and enhance the project so that it fulfills the needs of our diverse community. Those improvements are presented in the attached Motion and have been agreed to by the applicant.

The most exciting aspects of the Motion are 1) the inclusion of much needed public space and civil, streetscape, traffic calming and greening improvements which will make navigating the public realm surrounding the project much safer and more enjoyable, and 2) the creation of net new affordable housing in MCW. MCW is committed to maintaining affordability for residents of all income levels and we welcome projects such as this one, which create both market rate and affordable housing without displacing current residents.

PURPOSE OF NEIGHBORHOOD COUNCILS: "To promote more citizen participation in government and make government more responsive to local needs"

We urge you to approve this community supported project. Please feel free to contact us via email at sepstein@midcitywest.org and rkbhatia@midcitywest.org.

Sincerely,

Scott Epstein
Chair
Mid City West Community Council

Ravi K. Bhatia
PLU Committee Chair
Mid City West Community Council

Cc: Office of Council District No. 14, Shawn Kuk
Hon. Paul Koretz
Office of Council District No. 5, Mr. John Darnell
Office of Council District No. 5, Mr. Shawn Bayliss
Director of City Planning, Mr. Vince Bertoni
Director of Housing and Community Investment,
Mr. Rushmore Cervantes
Executive Officer Housing and Community Investment
Ms. Laura Gugliemo
VP Development Caruso Affiliated, Mr. Samuel Garrison

MID CITY WEST COMMUNITY COUNCIL

MOTION

Presented at October 13, 2016 Board Meeting

333 South La Cienega Boulevard - Former Loehmann's Redevelopment (Case No. ENV-2015-897-EIR)

Motion:

Mid City West Community Council supports the project as proposed, with the following conditions (in two groups, A and B):

GROUP A. AFFORDABLE HOUSING

- 5% SB 1818 units, 5% low or moderate income units to be managed alongside very-low income units, all resident service and parking included, overseen by LA Housing and Community Investment Department (LAHCID).
- Units will be Onsite, NOT Offsite or Toward a Housing Fund.
- 55 Year Lifespan for Program.

GROUP B. GENERAL COMMUNITY BENEFITS

1. COMMUNITY ROOM:

ADA Compliant Community Room open to the public, capable of holding 200 people for meetings with available use by community groups free of charge and including free parking.

2. MOBILITY:

- Implement agreed to Mobility plan between Epstein, Paget, Nichols (MCWCC Transportation, Parking and Streetscape Committee) and Caruso Affiliated including bike lane enhancements, crosswalks, street trees, signage, etc.
- Eliminate at least one Driveway Entrance. (Too many curb cuts/driveways hurt the pedestrian experience and potentially lead to traffic backups into intersection).
- As part of their CTMP (Construction traffic mitigation plan) Developer will assure that sidewalks on La Cienega Blvd and San Vicente Blvd adjacent to project site remain open and passable during construction either through covered walkways or temporary walkways.

3. TRAFFIC MITIGATION:

- In order to inhibit cut-through traffic and/or prohibit right turns from La Cienega Blvd onto W 4th St, Developer will pay for installation of traffic diverters/barriers or other physical improvement on W 4th St anywhere from La Cienega Blvd east.

4. ENVIRONMENTAL:

- LEED Certified Gold or above.
- Use of Reclaimed Water for Landscaping.
- No Neon Light on Top of Structure.
- No Digital Billboards.

On October 13, 2016 the board voted twenty two (22) Yeas, six (6) Nays, zero (0) Abstentions and one (1) Recusal.

The Motion to support the project affirmatively passed.

Signature and Attestation of Accuracy¹



October 27, 2016

Ravi K. Bhatia, Planning and Land Use, Chairperson

¹ This is a true and accurate memorialization of the motion and any amendments thereto.

333 La Cienega Mobility Plan Negotiated by MCW Transportation, Parking, and Streetscape Committee and Agreed to by Caruso Affiliated

Pedestrian improvements

- Add pedestrian signalized crossings with continental crosswalk treatments from the southeast corner of La Cienega Blvd and Blackburn Ave to the project and from the northeast corner of La Cienega Blvd and Blackburn Ave to the project with ADA-compliant curb ramps.
- Landscape La Cienega Blvd median directly east of project and create median refuge island by adding curb on south side of the crosswalk connecting the project with the southeast corner of La Cienega Blvd and W 4th St.
- Improve pedestrian safety at the southern tip of the project site by either changing the geometry of vehicle turns from southbound La Cienega Blvd to northbound San Vicente Blvd, adding yield “shark teeth” and installing a raised crosswalk, or by adding signal device specifically for turning vehicles. Explore possible expansion of the proposed pedestrian plaza south by reclaiming street space.
- Widen crosswalk between center median south of the project and 8500 Burton Way to shorten pedestrian crossing distance and discourage hazardous right turns from eastbound Burton Way to southbound La Cienega Blvd.
- Add continental crosswalk treatment from corner of Le Doux Rd and Burton Way (The Larder at Burton Way entrance) to Burton Way center median with ADA-compliant curb ramps.
- Add and maintain shade trees to the sidewalks adjacent to the project.
- Work with LADOT to install pedestrian-oriented wayfinding signage in the plaza similar to the signs installed at People Street parklets and plazas.
- Explore additional improvement opportunities with LADOT including conflict markings and new ADA-compliant street curb ramps at crosswalks above.

Bicycle Improvements

- Add northbound San Vicente Blvd green bikeway lane and markings from the southern end of the Beverly Plaza shopping center to the 333 La Cienega pedestrian plaza to help guide cyclists through wide intersection and to alert drivers to conflict zones.
- Explore safe two-stage transition for people biking from northbound San Vicente Blvd to westbound Burton Way including the addition of bicycle waiting area.
- Upgrade northbound San Vicente Blvd bike lane adjacent to project by adding green paint and protecting with parked cars (outside bike lane).
- Upgrade southbound San Vicente Blvd bike lane from W 3rd St to Burton Way opposite project by adding green paint. Utilize green paint to guide cyclists safely to the eastbound Burton Way bike lane adjacent to 8500 Burton Way. Work with LADOT to add bicycle box waiting area at the La Cienega Blvd intersection for cyclists continuing south on San Vicente Blvd or southbound La Cienega Blvd as well as for cyclists turning left onto northbound La Cienega Blvd.

Transit Improvements

- Enhance bus stop on La Cienega Blvd adjacent to the plaza with improved seating and lighting.
- Explore opportunities to participate in local bike sharing programs.