

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON HOPPE  
EXECUTIVE OFFICER

When making inquiries relative  
to this matter, please refer to  
the Council File No. **17-0872-S1**

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information: (213) 978-1133  
FAX: (213) 978-1040

BRIAN WALTERS  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

CPC-2015-4398-GPA-ZC-HD-ZAD-CU  
Council Districts 8 & 10

September 21, 2017

## **NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, October 17, 2017** at approximately **2:30 PM** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Environmental Impact Report (Baldwin Hills Crenshaw Plaza Master Plan EIR), and Errata, and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC) relative to a draft Ordinance effectuating a Zone Change and Height District Change from C2-2D and [T][Q]C2-2D to [T][Q]C2-2D, revising the D Limitation as established by Ordinance No. 165481 to allow a Floor Area Ratio (FAR) 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, and revising the Q Condition as established by Ordinance No. 162020 to allow two parking spaces per 1,000 square feet for commercial and office uses, in lieu of the Q Condition requiring three parking spaces per 1,000 square feet, and appeals filed by:

- 1) Crenshaw Subway Coalition, Hyde Park Organization Partnership for Empowerment, and Damien Goodman;
- 2) Los Angeles Tenants Union;
- 3) Expo Communities United, Clint Simmons, Kim Yergan, and Robbye Davis;
- 4) Jackie Ryan and Lauren Halsey;
- 5) Black Community Clergy and Labor Alliance, National Action Network - Los Angeles, Southern Christian Leadership Conference of Southern California, and Larry Aubry;
- 6) Robert Farrell; and,
- 7) Los Angeles Black Worker Center, Los Angeles Community Action Network, Gregory Akili, and Jan Williams,

from the determination of the LACPC in approving a) a Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-Y, for commercial uses located within 1,500 feet of a transit facility; and, b) a Zoning Administrator's Determination, pursuant to LAMC Section 12.24-X.20, to allow shared parking for commercial uses, for the 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, with the existing enclosed mall structure and cinema to be maintained and 77,933 square feet of the existing free-standing structures to be demolished, resulting 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), including a total of 6,829 parking spaces and 885 bicycle spaces, for the property located at 3650 and 3691 West Martin Luther King, Jr. Boulevard, 3901-4145 South Crenshaw Boulevard, 4020-4090 South Marlton Avenue, 3701-3791 West Santa Rosalia Drive, and 3649 West Stocker Street , subject to modified Conditions of Approval.

Applicant: Capri Urban Baldwin, LLC; Capri Urban Crenshaw, LLC  
Representative: Marcos Velayos, Park and Velayos

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may view the contents of Council file No. 17-0872-S1 by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Zina H. Cheng  
Deputy City Clerk, Planning and Land Use Management Committee  
clerk.plumcommittee@lacity.org  
(213) 978-1074

**Note:** If you challenge this proposed 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

**DETERMINATION MAILING FOR:**  
CPC-2015-4398-GPA-ZC-HD-ZAD-CU

MAILING DATE: August 3, 2017

Applicant: Quintin Primo  
Capri Urban Baldwin, LLC  
3650 W Martin Luther King Jr Blvd,  
Suite 243  
Los Angeles, CA 90008

Ken K. Hira  
Kosmont Companies  
1601 N. Sepulveda Blvd., #382  
Manhattan Beach, CA 90266

Natalie Powell  
3924 Wellington Road  
Los Angeles, CA 90008

Beverly J. Moodie  
2026 Sharcourt Avenue  
Los Angeles, CA 90016

D Newson  
4615 5<sup>th</sup> Avenue  
Los Angeles, CA 90043

A. Rajan  
3950 Somerset Drive  
Los Angeles, CA 90008

Bali Kumar  
3750 Santa Rosalia Drive, #307  
Los Angeles, CA 90008

Rachel Torres  
464 S. Lucas Avenue, Ste.201  
Los Angeles, CA 90017

John Gonzales  
4568 Don Milagro Drive  
Los Angeles, CA 90008

Lynell Washington / Joanne Kim  
Council District 8  
City Hall, Room 450  
Mail Stop: 213

Applicant: Rachel Freeman  
Capri Urban Baldwin, LLC  
3650 W Martin Luther King Jr Blvd,  
Suite 243  
Los Angeles, CA 90008

Barri Brown  
4312 Glenford Street  
Windsor Hills, CA  
Los Angeles, CA 90008

Romerol Malveaux  
3916 Olmstead Avenue  
Los Angeles, CA 90008-2626

Gloria Elliot  
1217 S. Meadowbrook Avenue  
Los Angeles, CA 90019

Ramon Caballero  
3935 Don Diablo Drive  
Los Angeles, CA 90008

Patrice Anderson  
4135 S. Bronson Avenue  
Los Angeles, CA 90008

Kim Williams  
3826 Wellington Road  
Los Angeles, CA 90008

Bernice Noflin  
4218 8<sup>th</sup> Avenue  
Los Angeles, CA 90008

Matt Jeweti  
4014 Don Diablo Drive  
Los Angeles, CA 90008

Jordon Beroukhim  
Council District 10  
City Hall, Room 430  
Mail Stop: 217

Applicant:  
Capri Urban Crenshaw, LLC  
875 N. Michigan Avenue, ste. 3430  
Chicago, Illinois 60611

Representative: Marcos Velayos  
Park & Velayos  
801 S Figueroa St  
Los Angeles, CA 90017

Ling Antido  
3449 W. 41<sup>st</sup> St  
Los Angeles, CA 90008

Fredrick Smith  
846 E Penrod Drive  
Los Angeles, CA 90746

Erick Bell  
4714 S. Wilton Place  
Los Angeles, CA 90062

Pam Washington  
4101 Edgehill Drive  
Los Angeles, CA 90008

Diane Robertson  
4216 6<sup>th</sup> Avenue  
Los Angeles, CA 90008

Myson Way  
3526 4<sup>th</sup> Avenue  
Los Angeles, CA 90018

Tisha Greene  
4024 Don Ibarra Place  
Los Angeles, CA 90008

Damien Goodman  
3818 Crenshaw Blvd., ste.314  
Los Angeles, CA 90008

Mike Echols  
200 N. San Fernando Rd., #514  
Los Angeles, CA 90031

Misty Wicks  
3818 Crenshaw Blvd., ste.445  
Los Angeles, CA 90008

Debora Frazier  
3751 Chesapeake Ave., #314  
Los Angeles, CA 90016

Earlene Anderson  
3684 Virginia Road  
Los Angeles, CA 90016

Brenda Ashby  
3906 Victoria Avenue  
Los Angeles, CA 90008

Alexis Flenori  
3740 Santa Rosalia Drive, #215  
Los Angeles, CA 90008

C.L. Smith  
P.O. Box 17044  
Long Beach, CA 90807

Kahlid Al-Alim  
5349 S. Crenshaw Blvd., Ste.107  
Los Angeles, CA 90043

Kristina Dixon  
3750 Santa Rosalia Drive, #605  
Los Angeles, CA 90008

Monica Tims  
3060 Stocker Place  
Los Angeles, CA 90008

Ramel Ford  
3062 Stocker Place  
Los Angeles, CA 90008

Clint Simmons  
3416 S. Redondo Blvd.  
Los Angeles, CA 90016

Jackie Ryan  
3347 W. 43<sup>rd</sup> St.  
Los Angeles, CA 90008

Kim Yergan  
5105 6<sup>th</sup> Avenue  
Los Angeles, CA 90043

Larry Aubry  
3018 48<sup>th</sup> Street  
Los Angeles, CA 90043

Lindsey Kozberg  
Park & Velayos  
801 S Figueroa St  
Los Angeles, CA 90017

Steven Lott  
800 S. Figueroa Street  
Los Angeles, CA 90017

Henry Keith Renty  
4580 Don Felipe Drive  
Los Angeles, CA 90008

David Keish  
Carpenters/Contractors Loop  
533 S. Fremont Ave., #510  
Los Angeles, CA 90071

Pamela Butler  
4101 Don Diablo Drive  
Los Angeles, CA 90008

Ronda Jones  
3909 Don Diablo Drive  
Los Angeles, CA 90008

Susan Hunter  
1525 Cassil Place  
Hollywood, CA 90028

Carl Morgan  
Empowerment Congress West  
3701 Stocker St #208  
Los Angeles, CA 90008

Donald Wilson  
464 S. Lucas Avenue  
Los Angeles, CA 90017

Matt Jewett  
4014 Don Diablo Drive  
Los Angeles, CA 90008

James Crayton  
3750 Santa Rosalia Dr., #40  
Los Angeles, CA 90008

Shanna Robins  
3650 W. Martin Luther King Blvd.,  
Suite 1103  
Los Angeles, CA 90008

Armen Ross  
Crenshaw Chamber of Commerce  
3701 Stocker St., #306  
Los Angeles, CA 90008

Johnnie Raines  
Empowerment Congress West  
3701 Stocker St #208  
Los Angeles, CA 90008

Philip Hart  
5548 Green Oak Drive, #9  
Los Angeles, CA 90008

Marie Bryant  
4716 7<sup>th</sup> Avenue  
Los Angeles, CA 90043

Aneetha Rajan  
3950 Somerset Drive  
Los Angeles, CA 90008

Christina Toy Lee  
City Planner  
[christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)

Luciralia Ibarra  
Senior City Planner  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)

James K. Williams  
Commission Executive II  
[james.k.williams@lacity.org](mailto:james.k.williams@lacity.org)