

May 31, 2018

BY HAND DELIVERY

Councilmember Jose Huizar, Chair
Los Angeles City Council Planning
and Land Use Committee
200 North Spring Street
Los Angeles, CA 90012

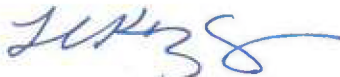
Re: CPC-2015-4398-GPA-ZC-HD-ZAD-CU

Chair Huizar and Honorable Councilmembers:

This firm represents Capri Urban Baldwin, LLC and Capri Urban Crenshaw, LLC, the applicant in the above-referenced matter, which is proposing a mixed-use transit-oriented master plan project located on portions of the current Baldwin Hills Crenshaw shopping center that will provide up to approximately 961 residential units, 10 percent affordable housing units, 331,838 square feet of restaurant/retail uses, 143,377 square feet of office uses, and a 400 room hotel (the "Project").

We have attached in Exhibit A proposed corrections, clarifications and revisions to the conditions of approval before you. This is a great project that reflects broad input from the community, the City and other stakeholders and we look forward to the proceeding with these revised conditions. The Project will create significant new and diverse housing along with an array of commercial uses that will support mobility, sustainability, health and safety and quality of life in the community. We respectfully request that the PLUM Committee approve the attached revisions, and thank you for your consideration of these issues.

Very truly yours,



Lindsey C. Kozberg
of PARK & VELAYOS LLP

Enclosure

cc: Councilmember Marqueece Harris-Dawson
Council President Herb Wesson
Mr. Solomon Rivera
Ms. Joanne Kim
Mr. Lynell Washington
Mr. Deron Williams

Park & Velayos^{LLP}

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Mr. Andrew Westall
Mr. Jordan Beroukhim
Ms. Luci Ibarra
Mr. Quintin Primo
Ms. Rachel Freeman
Marcos Velayos, Esq.

Exhibit A
Revisions to Conditions of Approval
(additions in double underline, deletions in strike-through)

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 structure and one outparcel developed with a Staples store~~ 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.

(Q) Qualified Conditions of Approval

A. Entitlement Conditions

1. Project Description. Master Plan development 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 structures on site total approximately 1,016,714 square feet 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 new floor area of approximately 2,056,215 square feet consisting of:

- a. 331,838 square feet of retail/restaurant uses,
- b. 143,377 square feet of office uses,
- c. 346,500 square feet of hotel uses providing up to 400 hotel rooms; and
- d. 1,234,500 square feet of residential uses within 961 residential units (551 condominiums and 410 apartments).

The existing mall structures, areas, uses and/or operations, which may include tenant improvements, additions, alterations, modifications and/or required structural improvements are not a part of the project and shall not be subject to these (Q) Qualified Conditions of Approval.

"D" Development Limitation Conditions of Approval

Pursuant to Section 12.32 G of the Municipal code, the following limitations are hereby imposed upon the use of the subject property, subject to the "D" Development Limitations.

1. Ordinance No. 165,481. Establishment of the project approvals associated with CPC-2015-4398-GPA-ZC-HD-ZAD-CU shall supersede and replace the "D" Limitation established by Ordinance No. 165,481.

2. Floor Area. The project shall be limited to a 3:1 Floor Area Ratio across the entire site.

CONDITIONS OF APPROVAL

A. Entitlement Conditions

4. **Height.** The proposed buildings shall be subject to the following heights limits, as shown in Exhibit A, Proposed Building Heights:

- Office building - 135 feet (North Area)
- Mixed-use residential and commercial uses - 89 feet (North Area)
- Retail Village - 30 feet above plaza (South Area)
- Hotel - 94 feet (South Area)
- Hotel meeting rooms - 30 feet above plaza (South Area)
- Residential condominiums - 68 feet (South Area)
- North parking structure - 60 feet (South Area)
- South parking structure - 50 feet (South Area)
- Street front retail along Marlton Avenue - 20 feet (South Area).

7. **Solar.** The project shall provide a minimum of 300 kilowatts of solar power. ~~Solar panels shall be installed on all rooftop areas of new structures (hotel, parking structures, and proposed residential over commercial), with the exception of areas occupied by roof top mechanical equipment, and roof top amenities such as recreation decks, as shown on the potential solar panels plans labeled Exhibit "A".~~

14. **Signage.** Signage for the project shall comply with the LAMC. ~~A Supplemental Use District for signage shall not be filed or approved for the project.~~

15. **Surface Parking Landscape.** ~~The existing surface parking area, adjacent to Building C (Staples Building as shown in Exhibit A), shall be planted with trees at a ratio of one tree for every four surface parking spaces.~~

- ~~a. The trees shall be distributed adjacent to the parking spaces, and shall not be planted along the perimeter of the surface parking lot.~~
- ~~b. The genus or genera of the trees shall provide a minimum crown of 30 feet – 50 feet. Please refer to the City of Los Angeles Landscape Ordinance No. 170,978, Guidelines K – Vehicular Use Areas.~~
- ~~c. Palm trees shall not be considered in meeting this requirement.~~

16. **Green Wall.** The facades of the parking structure adjacent to the proposed residential buildings in the South Area, shall provide a green wall or green screen system to create a visual buffer.