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

City of Los Angeles
CALIFORNIA



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CITY CLERK

Council and Public Services Division
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Los Angeles, CA 90012
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BRIAN WALTERS
DIVISION MANAGER

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 Marilton 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.



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