



## DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



### South Los Angeles Area Planning Commission

**Date:** Tuesday, August 19, 2014  
**Time:** After 4:30 PM  
**Place:** Constituent Service Center  
8475 S. Vermont Avenue  
Los Angeles, CA

**Public Hearing:** Friday, July 18, 2014  
**Appeal Status:** Specific Plan Exceptions, Project  
Permit, Site Plan Review  
appealable to City Council per  
LAMC Sect. 12.36  
**Last Day to Act:** August 23, 2014

**Case No.:** APCS-2013-4102-SPE-  
DRB-SPP-SPR  
**CEQA No.:** ENV-2013-4103-MND  
**Related Case:** none  
**Council No.:** 10-Wesson  
**Plan Area:** West Adams-Baldwin Hills-  
Leimert  
**Specific Plan:** Crenshaw Corridor  
**Certified NC:** Empowerment Congress  
**GPLU:** Regional Commercial  
**Zone:** [Q]C2-2D  
**Applicant:** Kaiser Foundation Health  
Plan, Inc.  
**Representative:** Donna Shen Tripp

**PROJECT LOCATION:** 3780 W. Martin Luther King Jr. Boulevard and 4055-4081 S. Marlon Avenue.

**PROPOSED PROJECT:** The applicant proposes to construct a four-story, approximately 60 feet in height, 105,000 square foot outpatient medical facility on an approximately 8.65 gross acres with 525 on-site parking spaces. The project is classified in the [Q]C2-2D zone and located within Subarea E of the Crenshaw Corridor Specific Plan. The site is bounded by Martin Luther King Jr. Boulevard to the north, Marlon Avenue to the east, Santa Rosalia Drive to the south and Buckingham Road to the west. Vehicular access to the site will be provided primarily from a proposed two-way access easement driveway from Martin Luther King Jr. Boulevard and three secondary driveways; one on Buckingham Road and two on Marlon Avenue. A vehicular service entrance will be provided off Santa Rosalia Drive. Additionally, the Project will incorporate photovoltaic panels as part of an architectural rooftop feature and solar arrays distributed throughout the parking areas and landscaped plaza. A green roof will be provided on both the second and third level of the proposed Project.

- REQUESTED ACTION:**
1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2013-4103-MND) for the above referenced project;
  2. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for a development which creates more than 50,000 gross square feet of floor area;
  3. Pursuant to Section 11.5.7.F.1 (f) of the Municipal Code, a **Specific Plan Exception** from:
    - A. 14c and Design Standard 11i of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow two surface parking lots to be located on the sides of the structure, fronting along Santa Rosalia Drive and portions of Marlon Avenue and Buckingham Road;

- B. 14c and Design Standard 8a of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow a 2'-6" high fence on top of the required 3' - 6" high wall (total 6'-0" high) adjacent to surface parking lots fronting along adjacent streets and a 6'-0" high fence fronting along adjacent streets;
4. Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the applicable regulations of the Crenshaw Corridor Specific Plan.
  5. Pursuant to Section 16.50 of the Municipal Code, and Section 14 of the Crenshaw Corridor Specific Plan, a **Design Review** of the project with the applicable Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual.

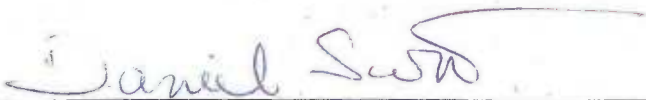
**RECOMMENDED ACTIONS:**

1. **Adopt** the Mitigated Negative Declaration ENV-2013-4103-MND pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. **Advise** the Applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.
3. **Approve** the Site Plan Review for development of 105,000 square feet of floor area.
4. **Approve** the **Exception** from Section 14c and Design Standard 11i of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow two surface parking lots to be located on the sides of the structure, fronting along Santa Rosalia Drive and portions of Marilton Avenue and Buckingham Road.
5. **Deny** the **Exception** from Section 14c and Design Standard 8a of the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual to allow a 2'-6" high fence on top of the required 3' - 6" high wall (total 6'-0" high) adjacent to surface parking lots fronting along adjacent streets and a 6'-0" high fence fronting along adjacent streets.
6. **Approve** the **Project Permit Compliance** with the applicable regulations of the Crenshaw Corridor Specific Plan, *with additional conditions*

**B** **Adopt** the attached findings.

**7** *Approve the design review of the project with the applicable Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual*

MICHAEL J. LOGRANDE  
Director of Planning



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## PROJECT ANALYSIS

### Project Summary

The Applicant, Kaiser Permanente, proposes to develop an Outpatient Medical Facility on a portion of the Santa Barbara Plaza/Marlton Square site. The site is located in the West Adams Baldwin Hills-Leimert Community Plan area, the Crenshaw Corridor Specific Plan, and the Crenshaw Redevelopment Project area. The project will contain approximately 105,000 square feet of floor area within a four story building, four surface parking lots, and over two acres of landscaped open space areas and fitness paths. The Facility will operate Monday through Saturday generally between the hours of 7:00 a.m and 7:00 pm.

A Mitigated Negative Declaration (MND) was prepared and circulated for public comment on May 8, 2014. The implementation of the Proposed Project without mitigations could cause potentially significant impacts on the environment; however, as shown in the environmental analysis contained in the MND, Exhibit C, all of the Project's potentially significant impacts would be reduced to less than significant levels through the implementation of the proposed mitigation measures. No public comments were received during the comment period.

A public hearing for the subject project was held July 18<sup>th</sup> in Los Angeles City Hall. The hearing was attended by over 30 members of the community. Testimony was heard by the project applicant and their representatives, adjacent property owners, an Empowerment Congress Neighborhood Council representative, a Council District 10 representative, and surrounding residents. Testimony was given in support of the project, support of the project without the fence exception, and opposition to the project. A summary of all testimony can be found beginning on page P-1 of this staff report.

### Background

The subject property is located in the West Adams Baldwin Hills-Leimert Community Plan area and is designated for Regional Commercial Land Use. It is zoned for [Q]C2-2D. The [Q] Condition requires the project to comply with the regulations, standards, and guidelines of the Crenshaw Corridor Specific Plan. The project site is located within the boundary of the Crenshaw Corridor Specific Plan in Subarea C.

The Project Site consists of an approximate 8.6-acre parcel and is an irregular shaped lot comprised of 21 complete parcels and portions of two parcels. It is located within a portion of the former 22-acre Santa Barbara Plaza/Marlton Square site. The site is bounded by Martin Luther King Jr. Boulevard to the north, Marlton Avenue to the east, Santa Rosalia Drive to the south and Buckingham Road to the west. The Project Site is currently vacant, as the commercial buildings formerly occupying the Project Site have been demolished. The Project Site is mostly devoid of any vegetation, with the exception of eight existing mexican fan palms. Topographically, the Project Site is gently sloping from the southwest corner to the northwest corner of the Project Site; approximate elevations are 117 and 110 feet, respectively. Access to the existing project site is provided via existing driveways on Marlton Avenue, Buckingham Road and Santa Rosalia Drive. An existing access easement runs perpendicular to the Project Site through the adjacent parcels to the north that front Martin Luther King Jr. Boulevard. The lot, which contains the access easement, is owned by Marlton Recovery Partners, LLC. This access easement will serve as the primary point of ingress/egress from Martin Luther King Jr. Boulevard to the Project Site.

### Crenshaw Specific Plan and Design Review Board

The Crenshaw Corridor Design Review Board is an inactive board, given that only two of the appointed members responded to communications, and as such a quorum cannot be obtained. Therefore, a Director's Decision is made without receiving input from the Board.

### Proposed Project

The proposed outpatient medical facility will include clinics, outpatient pharmacy, medical laboratories, outpatient surgery center, and medical offices. The proposed project will construct a four-story, approximately 60 feet in height, 105,000 square foot outpatient medical facility on an approximately 8.65 gross acres with 525 on-site parking spaces. The four-story outpatient medical facility is shown as 60 feet to the roof parapet, stepping down to 28 feet high, or two stories, fronting on Santa Rosalia Drive. The building façade is highly articulated with tall windows for each office. Architectural features include monumental structural glass, and curtain walls with colored glass fins. The façade is predominantly earth-toned in warm beige and greys with a more colorful ground floor and accent colors used in the glass fins above and adjacent to the building entry. Perforated decorative screening provides additional articulation and interest.

Parking spaces will be located in four surface parking lots, two of which are located on either side of the proposed building also fronting along Santa Rosalia Drive to the west and east. The remaining two parking lots are located to the northwest and north of the site beyond the proposed large landscaped area. Of the total 525 parking spaces provided (5 parking spaces for every 1,000 square feet of clinics or medical office facilities), 159 parking spaces will be designed as compact, 313 parking spaces will be designed as standard, and 53 parking spaces will be designed to meet disabled access requirements. A loading and service yard will be located to the east of the proposed outpatient medical facility building and will be accessible from a service driveway on Santa Rosalia Drive. It will provide an area for loading and unloading, a trash compactor and other service functions.

The Project will provide two Green Roof spaces on the site. One Green Roof will be located on the roof of a 1-story portion of the building near the service yard. The second Green Roof will be located on the roof of the 2nd story portion of the building that fronts Santa Rosalia Drive. The Green Roof areas will include landscaping that will not be used as habitable space. The two Green Roof areas will include outdoor patios.

The Applicant proposes to provide a photovoltaic canopy above the roof of the building. This photovoltaic canopy will be comprised of solar panels and a solar panel structure in addition to a vertical solar panel structure along the western side of the building. Additionally, photovoltaic canopies will be provided over a portion of the northwestern most parking lot and the northeastern most parking lot.

The four surface parking lots will be primarily accessed from Martin Luther King Jr. Boulevard to the north of the Project Site with a 60-foot wide easement for ingress and egress purposes. This ingress and egress easement leads to a vehicular circle on site that will provide access to three of the four surface parking lots. In addition to the main access point off of Martin Luther King Jr., Boulevard, the Project will also include three additional vehicular access points. The first access point is located on Buckingham Road near Santa Rosalia Drive which provides direct access to the southwestern most parking lot. The second access point is located on Marlton Avenue near Santa Rosalia Drive which will provide direct access to the southeastern most parking lot. The third access point is also located on Marlton Avenue midblock between Santa Rosalia Drive and Martin Luther King Jr., Boulevard. This will provide direct access to the northeastern-most parking lot. In addition, there is a driveway located on Santa Rosalia Drive to

the southeast of the proposed building that will provide direct access to the loading and service yard.

A six foot high fence is proposed to be sited along the property north/northeasterly property line separating the Project Site from the commercial properties abutting Martin Luther King, Jr. Blvd. The proposed project site does not have direct frontage along Martin Luther King, Jr. Boulevard, and is set back over 300 feet from this Major Highway Class II, with intervening commercial properties under different ownership. Two of the project's proposed surface parking lots will be located directly off of the primary entrance to the rear of the proposed Medical Office Building and along this north/northeasterly property line.

The Design Standard for freestanding walls is focused on walls that will be constructed along a public right-of-way. The rear portion of the lot is not required to seek an exception because it is not adjacent to a public right of way as it is over 300 feet away from Martin Luther King Jr. Boulevard, and separated by vacant commercially zoned parcels. Therefore, the fence is subject to the Los Angeles Municipal Code requirements for fence height.

#### Surrounding Uses:

The properties located to the immediate north of the project site are zoned C2-2D, further north across Martin Luther King Jr. Boulevard the properties are zoned R1-1 and developed with single-family homes. The properties located to the south, across Santa Rosalia Drive are zoned [Q]C2-1, and developed with multi-family structures, a church, and the YMCA. The property located to the east, across Marlton Avenue is zoned C2-2D, and developed with the Baldwin Hills Crenshaw Mall. The property located to the west is zoned [Q]C2-2D, and is developed with a senior housing complex, properties located further west across Buckingham Road are zoned R3-1 and developed with multi-family residential.

#### Dedications and Improvements:

Marlton Avenue: adjoining the property on the southeast is a designated Local Street. Local Streets are required to have a 60-foot wide public right of way. According to Navigate LA (Bureau of Engineering online mapping), the width of half of the public right-of-way is approximately 40 feet, and therefore no street dedication is anticipated.

Santa Rosalia Drive: adjoining the property on the southwest is designated as a Collector Street. Collector streets are required to have a 64-foot wide public right of way. According to Navigate LA, the width of half of the public right-of-way is approximately 41 feet, and therefore there no street dedication is anticipated.

Buckingham Road: adjoining the property on the southeast is a designated Local Street. Local Streets are required to have a 60-foot wide public right of way. According to Navigate LA, the width of half of the public right-of-way is approximately 42 feet, and therefore no street dedication is anticipated.

#### Public Transportation Opportunities

The Los Angeles Metropolitan Authority (MTA) routes a number of bus lines with stops conveniently located near the Project Site. Metro Bus Line 105 has a stop on the east corner of Marlton Avenue and Santa Rosalia Drive, the east corner of Buckingham Road and Santa Rosalia Drive, the southwest corner of W. Martin Luther King, Jr. Boulevard and Marlton Avenue, and the south side of Martin Luther King, Jr. Boulevard between Marlton Avenue and the Baldwin Hills Crenshaw Plaza vehicular entry with northbound service ending in West Hollywood. The DASH Crenshaw has a stop on the east corner of Buckingham Road and