

ENVIRONMENTAL IMPACT REPORT (EIR), ERRATA, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to appeals, and a Zone and Height District Change for the properties 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.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Baldwin Hills Crenshaw Plaza Master Plan EIR No. ENV-2012-1962-EIR and Errata, SCH No. 2008101017, certified on January 18, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or Addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated June 8, 2018, disapproved by the Director of Planning on behalf of the LACPC, effecting 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 the commercial and office uses, in lieu of the Q Condition requiring three parking spaces per 1,000 square feet, as modified by the PLUM Committee.
4. RESOLVE TO DENY THE APPEALS filed by the following: a) Crenshaw Subway Coalition, Hyde Park Organization Partnership for Empowerment, and Damien Goodman; b) Los Angeles Tenants Union; c) Expo Communities United, Clint Simmons, Kim Yergan, and Robbye Davis; d) Jackie Ryan and Lauren Halsey; e) Black Community Clergy and Labor Alliance, National Action Network - Los Angeles, Southern Christian Leadership Conference of Southern California, and Larry Aubry; f) Robert Farrell; and, g) Los Angeles Black Worker Center, Los Angeles Community Action Network, Gregory Akili, and Jan Williams; and, THEREBY SUSTAIN the decision of the LACPC in approving 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 properties 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.

5. ADVISE the applicant, pursuant to the LAMC Section 12.32 G:

. . . the Council may decide to impose a permanent Q Condition . . . identified on the zone change map by the symbol Q in brackets . . . There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.

6. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

7. 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 filing.

8. NOT PRESENT and ORDER FILED the Ordinance dated July 13, 2017.

Applicant: Capri Urban Baldwin, LLC; Capri Urban Crenshaw, LLC

Representative: Marcos Velayos, Park and Velayos

Case No. CPC-2015-4398-GPA-ZC-HD-ZAD-CU

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 29, 2018

(LAST DAY FOR COUNCIL ACTION - JUNE 29, 2018)

10 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on April 24, 2018, the PLUM Committee considered appeals and a Zone and Height District Change for the properties at 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. Staff from the Department of City Planning provided an overview of the project. The appellants commented on their appeals and submitted supporting documents of the appeals, to the Committee. The applicant presented

modifications to the Q Conditions. After an opportunity for public comment, the Committee recommended to deny the appeals, sustain the decision of the LACPC and approve the Zone and Height District Change including the changes to the Q Conditions. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-