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Date  
Submitted in PLUM Committee  
Council File No: 10-0888  
Item No.: 5  
Deputy: Submitted by Applicant

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**VIA PDF AND EMAIL; HAND DELIVERY**

June 22, 2010

Planning and Land Use Management Committee  
Los Angeles City Council  
City Hall, Room 395  
Los Angeles, CA 90012

**City Council File No. 10-0888**

Re: PLUM Agenda Item No. 5; Case Number CPC-2007-4661-CU; Environmental Review Number ENV-2007-4662-MND; Response to Concerned Citizens of Norton Avenue Appeal; Applicant's Proposed Modifications to Conditions of Approval and Findings; Requests

Dear Honorable Chairman Reyes and Councilmembers Huizar and Krekorian:

We are writing on behalf of our client, Charles Company, in response to the May 18, 2010, appeal filed by Lori Higgins on behalf of the Concerned Citizens of Norton Avenue (the "Appeal"), of the Los Angeles City Planning Commission (the "Commission") decision approving the development of "District Square", a retail commercial shopping center at Crenshaw Boulevard and Rodeo Road (the "Project"). Charles Company appreciates the hard work of the Staff and the Commission in analyzing the Project.

The Project site is located at 3650 and 3670 Crenshaw Boulevard in the City of Los Angeles. The Project site is currently developed with a 55+ year old retail shopping center comprised of two strip mall buildings. The Project will demolish the current retail shopping center and develop a new retail center with additional retail square footage and parking. The design concept was developed with the inspiration to endow the Crenshaw Corridor with amenities that cater directly to the residents and patrons of the community. The Project will house highly reputable retailers, a supermarket, and restaurants in the community and will positively enhance the aesthetic and neighborhood character of the corner of Crenshaw Boulevard and Rodeo Road. The Project's outdoor plaza at the corner of Crenshaw Boulevard and Rodeo Road will provide a space for relaxation and for patrons to enjoy the outdoors as part of their shopping experience. In addition, the Project will contribute to the economic welfare of the local community by strengthening the existing commercial corridor, creating jobs, increasing sales tax revenue, increasing property tax value, and serving as a catalyst for additional development and redevelopment.

On April 8, 2010, the Commission adopted the Mitigated Negative Declaration (“MND”), approved the Project, and adopted the conditions of approval and the findings. The Project approval included a conditional use permit for a major commercial development, a conditional use permit for three (3) establishments for the sale of alcoholic beverages for off-site consumption, and a conditional use permit to allow a maximum of 35 feet in building height setback 5 feet from the abutting R1 Zone and an additional 10 feet in building height to a maximum of 45 feet in height setback 10 feet from the 35 feet high portion. The Commission disapproved a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two (2) sit down type restaurants.

For the reasons set forth below, Charles Company respectfully requests that your PLUM Committee recommend that the full City Council:

1. Deny the Appeal;
2. Affirm the decision of the Commission to approve a conditional use permit for a major commercial development, a conditional use permit for three (3) establishments for the sale of alcoholic beverages for off-site consumption (including the two (2) establishments that currently sell alcoholic beverages for off-site consumption at the Project site), and a conditional use permit to allow a maximum of 35 feet in building height setback 5 feet from the abutting R1 Zone and an additional 10 feet in building height to a maximum of 45 feet in height setback 10 feet from the 35 feet high portion;
3. Approve the conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two (2) restaurants; and
4. Approve the Project with the modified conditions and findings suggested herein.

## I. OVERVIEW

The crux of the Appeal filed by Concerned Citizens of Norton Avenue (the “Citizens”) is that the MND did not adequately address the potential environmental effects of the Project and, even with mitigation, the Project may have a significant effect on the environment and therefore an Environmental Impact Report (“EIR”) should be prepared. Despite the Commission’s thorough review and approval, Citizens seek to reverse the legitimate and reasoned approval of the Project without evidentiary support or addressing the Commission’s analysis of the Project. This response to the Appeal focuses on the MND’s conclusion that any significant impacts of the Project can be mitigated to less than a significant impact. The record contains substantial evidence to support the conclusion that the MND complied with the California Environmental Quality Act (“CEQA”), that the MND was supported by substantial evidence, and that there is no substantial evidence supporting Citizens’ assertions that an EIR was required. There is no “fair argument” based on “substantial evidence” in the record that the Project would have significant impacts necessitating an EIR under CEQA. Additionally, the City complied with all CEQA and Los Angeles Municipal Code (“LAMC”) notice requirements for the Project.

When considering an appeal from the initial decision-maker, in this case the Commission, PLUM Committee shall examine the record and decide “whether the initial decision-maker erred or abused his or her discretion.” (LAMC § 12.24 I(3).) For the reasons discussed below, the record demonstrates that the Commission did not err or abuse its discretion in adopting the MND, approving the Project, or adopting the conditions of approval and the findings.

## II. THE COMMISSION DID NOT VIOLATE CEQA BY APPROVING THE MND

The Commission required extensive environmental review of the Project before concluding that the Project, with mitigation, would not have a significant effect on the environment. This conclusion is bolstered by a number of technical studies, including an air quality study and a traffic study, as well as extensive expert analysis in the Initial Study.<sup>1</sup> (Initial Study BIV-1-128, Appendix B & C.) Despite the overwhelming evidence that the Project will not have a significant effect on the environment, Citizens rely on speculation, erroneous facts, and unsupported opinion to argue that an EIR is required for the Project. Citizens’ arguments are without merit.

### A. Standards of Review

#### 1. Citizens Shoulder the Burden of Establishing a Fair Argument Supported by Substantial Evidence

CEQA requires the preparation of an EIR only when a public agency proposes to approve a project that may have a “significant effect” on the environment. (Pub. Res. Code §§ 21080, 21100.) Where the public agency determines, based on substantial evidence in the administrative record, that a project will not have a significant environmental impact, it issues a negative declaration or a MND. (*Id.* §§ 21064, 21080(c).) A public agency’s decision to issue a MND for a project must be upheld absent a showing by the appellant that there is substantial evidence supporting a fair argument that the approved project may cause a significant impact on the environment.<sup>2</sup> (*See, e.g., Bowman v. City of Berkeley* (2004) 122 Cal. App. 4th 572 (upholding City’s approval of MND where no substantial evidence of a significant

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<sup>1</sup> Initial Study/Environmental Assessment for District Square, 3650 Crenshaw Boulevard. Lead Agency: City of Los Angeles, Department of City Planning, City of Los Angeles Community Development Department. Prepared by: MG Resolutions, Inc. November 2009.

<sup>2</sup> Courts routinely deny judicial challenges to MNDs. (*See, e.g., Citizens for Responsible Dev. in West Hollywood v. City of West Hollywood* (1995) 39 Cal. App. 4th 490 (upholding approval of MND); *Citizens’ Comm. to Save Our Village v. City of Claremont* (1995) 37 Cal. App. 4th 1157 (same); *Leonoff v. Monterey County Bd. of Supervisors* (1990) 222 Cal. App. 3d 1337 (same); *Schaefer Land Trust v. San Jose City Council* (1989) 215 Cal. App. 3d 612 (same); *Cathay Mortuary, Inc. v. San Francisco Planning Comm.* (1989) 207 Cal. App. 3d 275 (same); *Newberry Springs Water Ass’n v. County of San Bernardino* (1984) 150 Cal. App. 3d 740.)

environmental impact “even under the fair argument standard”).) Where appellants challenging a MND do not meet this burden, the appeal must be denied. (*Id.*)

## 2. Substantial Evidence Must Be Predicated on Facts

In order to prove a fair argument of a potentially significant effect, Citizens must demonstrate that there is substantial evidence supporting its argument. Substantial evidence under CEQA “includes fact, a reasonable assumption predicated upon fact, or expert opinion supported by fact.” (Pub. Res. Code § 21080(e)(1); Cal. Code Reg., tit. 14 (“CEQA Guidelines”) § 15384(b).) “Substantial evidence is not argument, speculation, unsubstantiated opinion or narrative, evidence that is clearly inaccurate or erroneous, or evidence of social or economic impacts that do not contribute to, or are not caused by, physical impacts on the environment.” (*Id.* § 21080(e)(2); *accord, id.* § 21082.2(c); CEQA Guidelines § 15384(a).)

One court defined substantial evidence as evidence of “ponderable legal significance... reasonable in nature, credible, and of solid value.” (*County of San Diego v. Assessment Appeals Bd. No. 2* (1983) 148 Cal. App. 3d 548, 555.) It follows that subjective concerns and unsubstantiated opinions are not substantial evidence. (*Lucas Valley Homeowners Ass’n v. County of Marin* (1991) 233 Cal. App. 3d 130, 163-4; *Perley v. Bd. of Supervisors* (1982) 137 Cal. App. 3d 424, 434-435.) This applies equally to experts and laypersons. (*See Gentry v. City of Murrieta* (1995) 36 Cal. App. 4th 1359, 1422-1423 (expert’s opinions not based on factual information about the specific project were not substantial evidence supporting the need for an EIR).)

The touchstone of substantial evidence is expert opinion. (*See Uhler v. City of Encinitas* (1991) 227 Cal. App. 3d 795, 805, disapproved on other grounds, *Quail etc. v. City of Encinitas* (1994) 29 Cal. App. 4th 1597, 1603.) In order for opinion to be credited as expert testimony, the person opining must actually be an expert and the testimony must relate to a subject within the expert’s field. (*See Lucas Valley*, 233 Cal. App. 3d at 157.) Further, as stated above, any expert opinion must be based on facts – speculation, conjecture, and expert opinion based on inaccurate or erroneous facts are not substantial evidence. (Pub. Res. Code § 21080; *Citizens’ Comm.*, 37 Cal. App. 4th, at 1170.)

Citizens primarily rely on the unsubstantiated claims that the Project may cause a significant environmental impact. (*See Appeal at A-J*) Citizens opine without evidence on the Project’s potential impacts on aesthetics, shadow, light and glare, air quality, geology and soils, noise, and traffic and transportation. (*See, generally Appeal at A-J.*) Citizens have not supported its claims with expert opinion. As discussed in more detail below, Citizens’ mere statements of impact do not constitute “substantial evidence” because they are based on inaccurate or erroneous facts, speculation, and conjecture. (Pub. Res. Code § 21080; *Citizens’ Comm.*, 37 Cal App. 4th at 1170.) Citizens do not undertake any studies or compile evidence, but rather make general pronouncements with no factual basis. Citizens’ statements do not constitute substantial evidence that the Project may cause significant environmental impacts.

## 3. A Public Agency May Develop Thresholds of Significance

CEQA Guidelines section 15064.7 encourages lead agencies to adopt “thresholds of significance” for determining whether environmental impacts are significant. Once such thresholds are established, an impact below the threshold will “normally” be found insignificant, while one that is above it will “normally” be found significant. (CEQA Guidelines § 15064.7(a).) Thresholds of significance are valid and effective when adopted via ordinance, resolution, rule, or regulation, developed through a public review process and supported by substantial evidence in the record of proceeding leading to their adoption. (CEQA Guidelines § 15064.7(b).) In 2006, the City published the L.A. CEQA Thresholds Guide (“Thresholds Guide”) and adopted them by ordinance as a guidance document for environmental review of projects in the City of Los Angeles subject to CEQA.

## **B. Citizens Cannot Point to “Substantial Evidence” Necessitating an EIR**

Citizens fail to cite any substantial evidence supporting a fair argument that the Project may have a significant effect on the environment. Citizens repeatedly rely on opinions and speculations or concerns of non-experts in asserting that the Project will cause significant impacts, which is not “substantial evidence in light of the whole record.” (Pub. Res. Code §§ 21082.2(c), 21168.) Citizens also consistently ignore the substantial evidence in the record that contradicts its assertions and proves the Project will not cause significant impacts. Thus, based on the entire administrative record, Citizens’ claims must fail. (*Laurel Heights Improvement Ass’n v. Regents of the Univ. of California*, (1988) 47 Cal. 3d 376, 408 (CEQA requires statements to be read in light of the whole record, taking into account context and contradictory evidence).)

### 1. The Project Will Not Have a Significant Aesthetic Impact

Notwithstanding the Project area’s existing developed and urbanized character and the Project’s attractive and innovative design features, Citizens argue that the Project will have a significant impact on aesthetics. (Appeal at D, F, H, I.) The Project is located along the highly urbanized Crenshaw Boulevard commercial corridor. The City of Los Angeles West Adams-Baldwin Hills-Leimert Community Plan (the “Community Plan”) describes the area as having a “lack of continuity of complementary uses and cohesiveness along commercial frontages.” (Community Plan 1-6.) As a result, the Community Plan Objective 1.6 is “[t]o enhance the appearance of commercial districts.” (Community Plan III-13.) The Project design satisfies the intent of the Community Plan and Objective. (Finding 2.) Citizens present no evidence to support its conclusion that the Project is “aesthetically unpleasing.” (Appeal at F.) Citizens’ objections to the Project are purely subjective. The MND found no impact on scenic vistas, a less than significant impact on scenic resources, and with mitigation a less than significant impact on the visual character or quality of the site and its surroundings. (MND at 2, 17, 24.) The MND mitigation measures (“Mitigation Measures” or “MM”) and conditions of approval ensure that the Project has a less than significant impact on aesthetics.

Citizens argue that the Project will have a significant aesthetic impact because it “looms over the adjacent property.” (Appeal at F, I.) Presumably it is this concern that leads Citizens to argue that the Project will impact privacy and property valuation. (Appeal at D, H.) In fact, the Project’s overall height of up to approximately 45 feet is consistent with the height allowed by

the Crenshaw Corridor Specific Plan (the “Specific Plan”). (Specific Plan § 10.) Additionally, the Commission did not abuse its discretion in approving a conditional use permit for a 35 feet high wall setback 5 feet from the R1-Zone and 45 feet in height setback 10 feet from the 35 feet high portion. (See Finding 6.) To mitigate impacts relating to the size of the Project the Mitigation Measures and Conditions of Approval provide for landscaping that incorporates clinging vines along the eastern façade of the Project to cover the exposed portions of the building parking structure visible to the eastern residential properties with higher priority for coverage given to the portions of the building higher than 25 feet. (Condition of Approval 27(b); MM 1 b2.) This mitigation will similarly reduce any privacy impact.

In addition to the landscaping mitigation on the eastern façade of the Project, the Mitigation Measures and conditions of approval ensure that the Project adds to the aesthetic value of the community, which will further reduce any impact on privacy or property valuation. For instance the Project will: (1) have extensive landscaping that must be approved by the City (Condition of Approval 2, 10, 27(a); MM 1 b2); (2) have an average albedo of all surfaces of the entire Project be 0.45 or greater (Condition of Approval 27(c); MM 1 b3); (3) be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, and overgrown vegetation (Condition of Approval 28(a)-(b); MM 1 b4); (4) have no window openings along the residential sides of the building to ensure privacy for residents (Condition of Approval 49; MM XI a11); (5) adhere to sign restrictions (Condition of Approval 28(c)-(d); MM 1 b5); and (6) have a design that incorporates the integration of design elements as well as approval by the City’s Planning Department’s Urban Design Studio (See Condition of Approval 2, 8, 11, 13). Moreover, prior to the issuance of any building permits, a revised detailed development plan including a site plan, elevations, facades, architectural treatment, and landscaping and irrigation plans will be submitted for review and approval by the Planning Department. (Condition of Approval 2.) The review will ensure that the plans comply with LAMC and the conditions of approval. (*Id.*) By incorporating these extensive aesthetic Mitigation Measures and conditions of approval, the Project more than satisfies any concern regarding aesthetic impact.

*Bowman* supports the finding that there is no significant impact on aesthetics with mitigation incorporated. In *Bowman* appellants alleged that the project had a significant impact on the environment because “it was out of character with its surroundings.” (122 Cal. App. 4th at 587.) After an exhaustive analysis of the case law examining whether aesthetic impacts are significant – and finding that, in that case, they were not – the court stated, “we do not believe that our Legislature...intended to require an EIR where the sole environmental impact is the aesthetic merit of a building in a highly developed area... To rule otherwise would mean that an EIR would be required for every urban building project that is not exempt under CEQA if enough people could be marshaled to complain about how it will look.” (*Id.* at 592.)

Here, as in *Bowman*, Citizens’ objection to the Project’s aesthetics is the highly subjective claim that the Project would have negative visual impact. Further, as in *Bowman*, the record establishes that the Project site is a commercial lot on a major thoroughfare in a developed urban area. For the foregoing reasons, there is no substantial evidence that the Project will have a significant impact on the area’s aesthetics.

2. The Project Will Not Have a Significant Shadow Impact

Citizens argue, without support, that local residents' gardens will be affected by the shadow of the parking structure. (Appeal at D.) The Thresholds Guide provides that if a project does not "include light-blocking structures in excess of 60 feet in height above the ground" then there is normally no significant impact on shading. (Thresholds Guide A.3 1-2.) Here, the façade nearest the homes is 35 feet, and the total structure height is 45 feet; therefore, the MND conclusion that the Project would not have a significant impact on the visual character or quality of the site and its surroundings is supported by substantial evidence. (See MND at 17, 24.) This conclusion is supported by the Shade and Shadow Analysis prepared by MG Resolutions, Inc. (Attachment 1.) Citizens ignore the Thresholds Guide and argue that there will be a significant impact without any substantial evidence. (See, e.g., *Bowman*, 122 Cal. App. 4th at 572 (no substantial evidence supporting argument that building designed to minimize shadow impacts would have a significant shading effect).) Under the threshold of significance established by the Thresholds Guide, the Project will not result in any significant shadow impacts.

3. The Project Will Not Have a Significant Light Impact

Citizens assert that the Project will have a significant impact on light in the neighborhood and that the mitigation measures cannot curtail the impact of light during the night. (Appeal at D, J.) However, Citizens provide no support for its contention. With mitigation, the MND concludes the Project will not have a significant impact on light or glare in the day or the night, particularly considering that the Project site is already a commercial retail development and Crenshaw Boulevard and Rodeo Road are commercial corridors. (MND at 2, 17, 24.) To mitigate any potential impact, the conditions of approval and the Mitigation Measures require that: (1) roof top lights shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties (Condition of Approval 12); (2) outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties (Condition of Approval 29; MM 1 c1); and (3) the exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces to reduce any glare (Condition of Approval 30; MM 1 c2). Citizens offer no evidence to support its contention that the conditions of approval and Mitigation Measures will not reduce the impact to less than significant.

4. The Project Will Not Have a Significant Air Quality Impact

Without offering any supporting evidence, Citizens assert that the Project will have a significant impact on air quality. The Project's Initial Study contains an extensive analysis of the Project's potential impact on air quality, and the MND concludes that with mitigation the Project would have a less than significant impact on air quality. (MND at 2-3, 17, 25-27; Initial Study BIV-10-26, Appendix B.) The air analysis estimated both construction and operational vehicular emissions for the Project and compared each to the applicable thresholds for air pollutants set forth by the City of Los Angeles and the South Coast Air Quality Management District's

("SCAQMD") Air Quality Management Plan ("AQMP").<sup>3</sup> (MND at 25; Initial Study BIV-10-12.) Under the worst case scenarios for construction and operational emissions, the analysis concluded that with mitigation the Project would have a less than significant impact on air quality. (*Id.*; MND at 2, 17, 25-26.)

Citizens offer no evidence to the contrary, but merely conclude that the air quality impacts are significant and that fuel emissions would increase because of the Project. (Appeal at D, G.) The MND analyzed the fuel emissions that would result from the Project and found that based on applicable air quality plans the implementation of the Project would result in less than significant impacts relative to the daily significant thresholds for criteria air pollutants. (MND at 25; *see also* Initial Study BIV-11.) Additionally, where the MND did find potential impacts mitigation measures would reduce the impact to less than significant. For instance, the conditions of approval and the MND include mitigation to: (1) reduce the Project's potential air quality impacts related to the construction phase of the Project (Condition of Approval 39; MM VI b2); (2) provide for an air-filtration system (Condition of Approval 32; MM III d1); and (3) provide for the mitigation of trash fumes (Condition of Approval 33; MM III e1i). Finally, the MND found that the Project could potentially impact greenhouse gas emission and imposed Mitigation Measures to ensure that greenhouse gas emissions would be reduced to a level of less than significant. (MND at 2; Conditions of Approval 31; MM III 0; *see also* Initial Study BIV-23.)

With the conditions of approval and Mitigation Measures, the extensive air quality analysis concludes that the Project will have a less than significant impact on air quality; Citizens offer no evidence to the contrary.

##### 5. The Project Will Not Have Significant Geology or Soils Impact

Citizens argue that the Project will have significant seismic and liquefaction impacts. However, Citizens provide no support for its contention. With mitigation, the Project will not have a significant impact on the area's geology or soils. (MND at 4, 18, 28-29.) The Mitigation Measures require that: (1) the design and construction of the Project conform to the City's stringent seismic safety standards (Condition of Approval 37; MM VI aii); (2) prior to the issuance of a building permit, the Charles Company must submit a detailed geotechnical report prepared by a registered civil engineer or certified engineering geologist (Condition of Approval 42; MM VI c1; *see* Initial Study BIV-41, which included a geotechnical report at Appendix E); and (3) prior to the issuance of any demolition, grading, use, or construction permit the Charles Company shall obtain a sign-off from the Los Angeles Fire Department regarding soil and groundwater contamination originating from the property to the satisfaction of the California Regional Water Quality Control Board (Condition of Approval 42; MM VII 0). Compliance with the City's current and future building codes and regulations, which set forth specific performance standards, will mitigate any potential impact on the area's geology and soils to a level of insignificance. (*Leonoff v. Monterey County Bd. of Supervisors* (1990) 222 Cal. App. 3d

<sup>3</sup> Relying on SCAQMD's CEQA Handbook for the threshold level of significance is appropriate. (*See Cadiz Land Co. v. Rail Cycle, L.P.* (2000) 83 Cal App. 4th 74, 106.)

1337) (MND upheld on grounds that mitigation requiring compliance with existing environmental laws was sufficient reasonable mitigation); *Perley v. Bd. of Supervisors* (1982) 137 Cal. App. 3d 424 (upholding MND where it included compliance with various environmental agencies as mitigation measures).)

Citizens offer no evidence to the contrary. Instead, Citizens simply compare the geological conditions of the Project area to another area, arguing that that the two areas are similar and, as a result, the Project area is seismically unsound and would therefore negatively impact the adjacent R1 Zone properties. (Appeal at B.) Citizens offer no evidence that the alleged similarity makes seismic shaking more significant than it would otherwise be. This conclusion is not based on fact or a geologist's expert opinion, but is just a comparison to an unrelated and different area. (Pub. Res. Code, § 21082.2(c); *Newberry Springs*, 150 Cal. App. 3d at 749 (evidence of environmental effects of other projects not substantial where no evidence shows that conditions are similar).) Nevertheless, should the geologic characteristics of the Project site increase the risk of seismic movement, this will be considered by the City when it evaluates the Project's geotechnical reports and engineering plans as part of the normal building permit process. (MM VI aii, VI c1.)

Citizens also state that there is a water table less than 10 feet below the surface of the Project area, which would result in a significant potential for liquefaction of the ground in a seismic event. (Appeal at A.) Citizens cite no evidence for its assertion that the water table is less than 10 feet below the surface. The Phase I Environmental Site Assessment and the Geotechnical Investigation Report prepared for the Project site found, using boring tests, that the groundwater was at a depth of 10-13 feet (Initial Study BIV-40, Appendix D & E.). At a depth of 10-13 feet, the MND concluded that any impact could be mitigated to less than significant. (MND at 29; *see also* Initial Study BIV-40, Appendix D & E.) The Mitigation Measures discussed above mitigate the risk of liquefaction. (MM VI c1, VII 0.) Moreover, Condition of Approval 42 requires compliance with mitigation measures addressing liquefaction potential based upon the geotechnical report approved by Department of Building and Safety.

With the conditions of approval and Mitigation Measures, the Project will have a less than significant impact on geology and soils, and Citizens offer no evidence to the contrary.

#### 6. The Project Will Not Have a Significant Noise Impact

Citizens claim the Project will have significant noise impacts. The MND concluded that the Project would have a less than significant impact with mitigation incorporated. (MND at 8, 20, 34.) Citizens argue that operational noise impacts will be significant. (Appeal at G, J.) However, the MND concluded that with Mitigation Measures relating to operational noise impacts will be mitigated to a less than significant level. (MND at 8, 20, 34.) The conditions of approval and Mitigations Measures require: (1) a minimum 6-foot in height solid decorative wall between any ground-level driveway or parking area abutting residentially-zoned properties (Condition of Approval 47; MM XI a1); (2) concrete, not metal, used for construction of parking ramps (Condition of Approval 48; MM XI a2); (3) interior ramps textured to prevent tire squeal (Condition of Approval 48; MM XI a2); and (4) no window openings along the residential sides of the building (Condition of Approval 49; MM XI a11). Citizens offer no substantial evidence

to support its argument that the Project's operational noise impacts will be significant. In addition, these noise Mitigation Measures will mitigate any potential privacy impact on the residents. (*See Appeal at D.*)

Citizens also assert that the Project construction will generate vibrations that will impact the structural integrity of the adjacent homes. (*Appeal at C.*) The Initial Study determined that the Project is not considered to be a source or generator of discernible groundbourne vibration. (Initial Study BIV-84.) The MND's specific mitigation measures relating to construction noise and its general requirement that the Project comply with the City's Noise Ordinance will mitigate any potentially significant construction vibration and noise impacts to a less than significant level. The conditions of approval and Mitigation Measures impose measures to mitigate construction noise: (1) compliance with the City's noise ordinances; (2) restricting construction and demolition to the hours between 7:00 a.m. and 6:00 p.m. on Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday (with no work on Sunday); (3) using state-of-the-art noise shielding and muffling devices; and (4) compliance with the California state law regarding interior noise. (Condition of Approval 40; MM VI b2.) The record is devoid of any substantial evidence establishing potential vibration or construction noise impacts. Therefore, with these mitigation measures, the Project will have a less than significant impact on operational and construction noise.

#### 7. The Project Will Not Significantly Impact Traffic or Transportation

Citizens claim that the Project may have a significant impact on traffic. (*Appeal at E.*) The MND concluded that the Project would have a less than significant impact on traffic with mitigation. (MND at 9, 21, 38-40.) This conclusion was confirmed by a traffic study prepared by Arthur L. Kassan, P.E., a traffic engineer. (Initial Study BIV-98, Appendix C.) The traffic engineer conducted field investigations, performed traffic counts at the studied intersections, and reviewed the City of Los Angeles Department of Transportation ("LADOT") records. (*Id.* at Appendix C.) The study analyzed the twenty intersections identified by LADOT as requiring study and was prepared in accordance with the assumptions, methodology, and procedures approved by LADOT. (*Id.* at BIV-99, Appendix C.) LADOT reviewed the traffic study, adopted its findings, and confirmed its results. (*Id.* at Appendix C.)

Despite that the MND relied upon substantial evidence as the basis for its conclusion that the Project will not have a significant impact with mitigation, Citizens claim that the Project traffic will significantly impact Norton Avenue and Grayburn Avenue, two residential streets east of the Project, asserting that those routes are currently used to bypass traffic at Crenshaw Boulevard and Rodeo Road and that drivers use excessive speed and carelessness in these situations. (*Appeal at E.*) There is no factual support for these statements, and this assertion is not substantial evidence of significant impact.

Similarly, Citizens' claim that opening the Expo Light Rail Line at Crenshaw Boulevard and Exposition Boulevard will produce significant traffic impacts is without factual support. (*Appeal at E.*) The traffic study is a detailed analysis of traffic and satisfied all LADOT analysis requirements.

To ensure that any traffic impact is less than significant the Project includes both conditions of approval and Mitigation Measures. (MND at 9, 21, 38-40.) For instance the Project: (1) only allows delivery vehicles to queue onsite and not along Rodeo Road, Crenshaw Boulevard, or other adjacent residential streets (Condition of Approval 16); (2) incorporates street dedications and improvements (Condition of Approval 20, 52; MM XIII e); (3) requires, before the issuance of a building permit, the submission of a Construction Site Traffic Control Plan, a Transportation Demand Management Plan, and a Covenant and Agreement to monitor and submit annual reports on the implementation of the Transportation Demand Management Plan (Condition of Approval 54; MM XV a1); (4) requires that all construction-related traffic be restricted to off-peak hours (Condition of Approval 54; MM XV a1); and (5) incorporates design features to reduce traffic related safety hazards (Condition of Approval 55; MM XV d).

Additionally, per discussions with LADOT staff all ten signalized study intersections that are currently equipped with Automated Traffic Surveillance and Control will be upgraded with the Adaptive Traffic Control System to optimize traffic flow based on an intersection's immediate need. (Initial Study BIV-99.)

The Project, as mitigated and with implementation of the conditions of approval, will have a less than significant impact on traffic and transportation.

### III. THE CITY PROVIDED PUBLIC NOTICE UNDER CEQA AND THE LAMC

Citizens assert that the City did not provide adequate public notice. (Appeal at page 2.) Public notice provided during the environmental review and entitlement public hearing process has been in accordance with LAMC and CEQA requirements. Additionally, the record shows that Citizens participated in the public process. For instance, Citizen representative, Lori Higgins, was present and spoke at the Commission meeting on April 8, 2010.

#### 1. CEQA's Public Notice Requirements

In accordance with CEQA and CEQA Guidelines, circulation of the Notice of Intent to Adopt the MND occurred for 20 days from November 26, 2009 through December 16, 2009. (Pub. Res. Code § 21091; CEQA Guidelines § 15073.) (See Attachment 2, Notice of Intent to Adopt a MND.) The Notice of Intent to Adopt was also published in the Los Angeles Times, a newspaper that has been determined to be a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Los Angeles, on November 26, 2009. (CEQA Guidelines § 15072(b); see Attachment 3, Proof of Publication.)

#### 2. LAMC Notice Requirements

In accordance with LAMC Section 12.24 D, public notice for the Hearing Officer public hearing on January 27, 2010, was published in the Los Angeles Daily Journal, a newspaper of general circulation, on December 14, 2009. (See Attachment 4, Proof of Publication.) Public notice was also provided by mail on December 17, 2009, to the applicant, to the owner of the property under consideration, to all property owners within 500 feet of the exterior boundaries of the Project site, to all residential, commercial, and industrial occupants of all property within 500

feet of the exterior boundaries of the Project site, and to the Certified Neighborhood Council, the Council Office, and the Council District Office. (See Attachment 5, Proof of Mailing and Report of Returned Envelopes.) Additionally, public notice for the Hearing Officer public hearing was also provided by posting of the site on January 5, 2010. (See Attachment 6, Certificate of Posting.)

Following the Hearing Officer public hearing, the Project was decided by the Commission after a meeting on April 8, 2010. The LAMC does not require additional public mailing of meeting notices where the Commission delegates initial public hearings to a Hearing Examiner.

### 3. The City's Notice for the PLUM and City Council Hearings

Public notice for the PLUM and City Council hearings of June 22, 2010 and June 23, 2010, complied with LAMC requirements. As required by LAMC Sections 12.24 D and 12.24 I.6, notice of the PLUM and City Council hearings was published in the Los Angeles Daily Journal, a newspaper of general circulation, on May 28, 2010. (See Attachment 7, Proof of Publication.) On May 28, 2010, notice of the PLUM and City Council hearings was also mailed to the applicant, to the owner of the property under consideration, to all property owners within 500 feet of the exterior boundaries of the Project site, to all residential, commercial, and industrial occupants of all property within 500 feet of the exterior boundaries of the Project site, and to the Certified Neighborhood Council, the Council Office and the Council District Office. (See Attachment 8, Proof of Mailing.) On June 9, 2010, the Project site was posted with notices of public hearing (See Attachment 9, Certificate of Posting.)

## IV. THE PROJECT COMPLIES WITH CITY GUIDELINES

Citizens assert that the Project violates City Planning guidelines. (Appeal at page 2.) Despite Citizens' unsupported argument to the contrary, the Project use is permitted by right and consistent with guidelines.

The Project's proposed uses of a commercial retail shopping center including a supermarket, restaurants, and nationally recognized retailer are uses permitted by right by the Project site's General Plan designation and C2 zoning. (Findings 1 and 2.) The Project is permitted with no changes to the land use designation or zone. (*Id.*)

Additionally the Project complies with Community Plan and Specific Plan objectives for development in the Project area. For instance, the Project: (1) conserves and strengthens viable commercial development (Finding 2; Community Plan III-8); (2) locates commercial uses in existing, established commercial areas (*Id.*); (3) enhances the economic vitality of the community (Finding 2; Community Plan III-11); and (4) improves the aesthetic appearance of commercial districts (Finding 2; Community Plan III-13). In addition, the Project's overall height of approximately 45 feet is consistent with the height allowed by the Specific Plan. (Specific Plan § 10.)

Citizens cannot support their claim that the Project “violates and circumvents covenants and City Planning guidelines.” (Appeal at page 2.) To the contrary, the Project is permitted by right and is consistent with City Planning guidelines.

#### **V. CHARLES COMPANY RESPECTFULLY REQUEST A CONDITIONAL USE PERMIT FOR ON-SITE ALCOHOLIC BEVERAGES SALES**

Charles Company seeks a conditional use permit pursuant to LAMC section 12.24.W.1 for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two (2) restaurants, which we understand the Commission denied because Charles Company had not identified the restaurant locations and not due to any perceived negative impacts from granting the conditional use permit. The Project was designed to provide the corner of Crenshaw Boulevard and Rodeo Road with amenities that cater to residents and patrons of the community, including sit down restaurants. Charles Company anticipates that its tenants will include highly reputable restaurants that sell and dispense a full line of alcoholic beverages for on-site consumption in conjunction with their full-service kitchens and full menus. The proposed restaurants are desirable and convenient to the public and will provide patrons, families, and workforce population with a safe and convenient dining opportunity in the neighborhood.

Substantial evidence in the record supports the findings for on-site alcoholic beverage sales. Included as Attachment 10 are proposed Findings for the conditional use permit pursuant to LAMC section 12.24.W.1 for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two (2) restaurants.<sup>4</sup> In addition, included as Attachment 11 are proposed conditions of approval for the on-site alcoholic beverages sales. The proposed conditions of approval include that each owner/operator of an alcoholic beverage license file an application for a conditional use “plan approval” for each restaurant for City review of the proposed restaurants permitted under this authorization in greater detail for such matters as individual premises’ signs, parking arrangements, and hours of operation, the detail of which cannot be known at this time. In addition, the proposed conditions of approval require notification to the Los Angeles Police Department and compliance with permits required by the Department of Alcoholic Beverage Controls. Moreover, the proposed conditions of approval require that all owners, operations, managers, and employees serving alcohol to patrons enroll in and completed certified training programs for the responsible service of alcohol; operation of a “Designated Driver Program”; a prohibition on drive-up or walk-up windows; a prohibition on exterior advertising promoting or indicating the availability of alcoholic beverages; and a 24 hour telephone hot line for residents and local neighborhood associations for reporting of any complaints.

#### **VI. CHARLES COMPANY’S PROPOSED MODIFICATIONS TO THE CONDITIONS OF APPROVAL AND FINDINGS**

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<sup>4</sup> The proposed Findings also are for the conditional use permit pursuant to LAMC section 12.24.W.1 for three (3) establishments for the sale of alcoholic beverages for off-site consumption.

## A. Conditions of Approval

Charles Company proposes that changes and corrections be made to Condition of Approval Nos. 8, 12, 13, 15, 16, 17, 18, 20, 22, 39, 40, and 50. The suggested modifications are detailed in the attachments and are summarized below.

### 1. Rodeo Road Elevation

Condition of Approval No. 8(c) requires that on Rodeo Road the second floor of the Project be setback from the first floor. Charles Company respectfully requests that this condition be removed. The second floor along Rodeo Road conceals the necessary loading dock area for the Project's major tenants and provides for a reasonable and required store configuration. Concealing the loading dock in this way reduces noise impacts related to deliveries. Furthermore, the proposed precast construction method makes setting back the second floor infeasible. Moreover, as required by Condition of Approval No. 13(a), the Project will be designed with articulation to provide variation and visual interest to enhance aesthetics. Included as Attachment 12 is the proposed deletion of Condition of Approval No. 8(c).

### 2. Roof Top Lighting

Condition of Approval No. 12 requires that no light poles be used on the roof top to avoid light being dispersed onto the R1 Zone properties. This prohibition will prevent the Project's roof top parking area from being adequately illuminated; such illumination is important for security and safety. Charles Company respectfully requests that this Condition be modified as set forth in Attachment 13 so that roof top lights will be designed and installed with shielding so that the light source cannot be seen from the adjacent residential properties.

### 3. Architectural & Building Design

Condition of Approval No. 13(c) requires that all exterior building walls provide a break in the plane, or change in material, every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail. Charles Company respectfully requests that this Condition of Approval be modified to remove the requirement regarding the horizontal and vertical distances. This stringent requirement limits the ability to provide proper articulation that would embellish the overall design of the building. To establish such strict design standards could lead to a haphazard design contradictory to intent. The purpose of the Condition – to provide wall articulation – can occur without the mandate of required distances. Additionally, the Project includes extensive Conditions relating to the architectural and building design including the requirement that the Planning Department's Urban Design Studio approve the Project design. (Condition of Approval Nos. 2, 11, 13.) Included as Attachment 14 is the modification to Condition of Approval No. 13(c).

### 4. Driveway Access

Condition of Approval No. 15(a)-(b) currently permit one driveway access along Rodeo Road and one driveway access for patrons and employees along Crenshaw Boulevard. Charles Company respectfully requests that the Condition of Approval allow two driveway accesses along Rodeo Road and two driveways for patrons and employees along Crenshaw Boulevard, as well as a third driveway for deliveries and employees along Crenshaw Boulevard. These driveway accesses were conceptually approved by LADOT. (*See* Attachment 15, Intra-Departmental Correspondence from LADOT to Planning.) The Project site has been designed to minimize the conflicts between pedestrian movement and vehicular traffic while optimizing the ingress/egress points for adequate safety and assurance of a successful development based on the Project tenant needs. To reduce the number of access points to the Project will adversely affect its overall success and safety. Therefore, included as Attachment 16 are the proposed modifications to Condition of Approval No. 15(a)-(b).

5. Commercial Delivery

Condition of Approval No. 16 prohibits commercial delivery for the Project during the hours of 7:00 a.m. to 9:00 a.m. and between 5:00 p.m. and 7:00 p.m. Charles Company respectfully requests that the Condition of Approval be modified to permit deliveries during this time-period. The loading areas have been designed away from the adjoining residential properties and are located within the enclosed building area. Therefore, noise and other impacts from loading will be minimized or eliminated. Furthermore, LADOT did not recommend any restrictions on delivery times, as no traffic impact was associated with the Project during the peak periods. To restrict the delivery times would severely hinder the Project tenants from operating their business in a reasonable manner. Additionally, the tenants do not have control over their vendor's delivery schedules. Included as Attachment 17 are the modifications to Condition of Approval No. 16 to allow delivery during 7:00 a.m. to 9:00 a.m. and between 5:00 p.m. and 7:00 p.m.

6. Signs

Condition of Approval Nos. 17 and 18 address signs. Charles Company requests that for ease of implementation, Condition of Approval Nos. 17 and 18 be combined and simplified so that no signs shall be installed on the Project site that are prohibited by the LAMC or other sign regulations. Included as Attachment 18 are the proposed modifications to Condition of Approval Nos. 17 and 18.

7. Public Dedications and Improvements

Condition of Approval No. 20 provides for Public Dedications and Improvements. Subsections (a) and (e) concern Crenshaw Boulevard and as approved by the Commission, incorrectly classify Crenshaw Boulevard as a Scenic Major Highway – Class I. As demonstrated in the April 6, 2007, Plan Amendment to the West Adams-Baldwin Hills-Leimert Community Plan to Redesignate Crenshaw Boulevard Near Washington Boulevard To A Standard Major Highway Class II, As Part Of The Community Plan Update, included as Attachment 19, Crenshaw Boulevard is classified as a Major Highway Class II. Included as Attachment 20 are modifications to Subsections (a) and (e) to reflect the correct classification of Crenshaw

Boulevard as a Major Highway Class II. Attachment 20 also proposes a modification to Subsection (f) to reflect the correct street standards for Rodeo Road, a Secondary Highway. Subsection (g) requires construction of two new street lights on Rodeo Place. The Project includes vacation of Rodeo Place; therefore, no new street lights are required. Attachment 20 shows language correcting Subsection (g) to remove the streetlights required on Rodeo Place.

8. Alcohol Sales (Off-Site)

Condition of Approval No. 22 limits the sale of alcoholic beverages for off-site consumption to the hours of 7:00 a.m. and 11:00 p.m., 7 days a week. Charles Company respectfully requests that this Condition of Approval be modified to allow sales of alcoholic beverages for off-site consumption between the hours of 6:00 a.m. and 2:00 a.m., 7 days a week. This modification is consistent with the approvals for the existing operations on the Project site. Attachment 21 proposes this modification, and also adds several additional conditions related to the sale of alcoholic beverages for off-site consumption.

9. Erosion/Grading/Short-Term Construction Impacts (Air Quality)

Condition of Approval No. 39(e) provides that “[a]ll clearing, earth moving, or excavation activities shall be discontinued during periods of high winds.” The Condition of Approval uses 15 mph as a suggested level for high winds. Charles Company respectfully requests that the Condition of Approval instead define high winds as a minimum of 25 mph in accordance with the SCAQMD AQMP Rule 403(c)(19). Attachment 22 proposes this modification.

10. Erosion/Grading/Short-Term Construction Impacts (Noise)

Condition of Approval No. 40(c) requires that construction and demolition activities be scheduled to avoid operating several pieces of equipment simultaneously. Charles Company respectfully requests that this condition be removed. The Project is a large-scale commercial retail development. It would be impossible to demolish the existing buildings and construct the shopping center without operating several pieces of equipment simultaneously. Additionally, other Conditions of Approval sufficiently address construction noise concerns. (See Condition of Approval No. 40 (a)-(b) and (d)-(e).) Attachment 23 proposes the modification to Condition of Approval No. 40 to remove Subsection (c).

11. Public Services (Fire)

Condition of Approval No. 50(a) currently requires, for fire safety reasons, that the entrances to any dwelling unit or guest room not be more than 150 feet in distance from the edge of the roadway of an improved street or fire lane. This condition does not apply to the Project as it is a commercial retail development that includes no dwelling units or guest rooms. Attachment 24 includes the proposed deletion language from Condition of Approval No. 50(a).

**B. Findings**

Charles Company proposes modifications to the findings consistent with the information contained in this letter and substantial evidence in the record supporting the findings. Attachment 10 includes the proposed findings for the conditional use permit for alcoholic beverages pursuant to LAMC section 12.24.W.1. Attachment 25 includes the proposed findings for the conditional use permit for transitional height pursuant to LAMC section 12.24.X.22.

## VII. CONCLUSION

The MND fully complies with CEQA and the record contains substantial evidence that the Commission followed proper procedures in approving the Project. Notice provided during all aspects of the environmental review and entitlement public hearing process has been in accordance with Los Angeles City and CEQA requirements. The Project presents an opportunity for a retail space that will positively enhance the aesthetic, neighborhood, and economic character of the community and City.

For the reasons above, we respectfully request that your PLUM Committee recommend that the full City Council deny the Appeal; affirm the decision of the Commission to approve a conditional use permit for a major commercial development, a conditional use permit for three (3) establishments for the sale of alcoholic beverages for off-site consumption, and a conditional use permit to allow a maximum of 35 feet in building height setback 5 feet from the abutting R1 Zone and an additional 10 feet in building height to a maximum of 45 feet in height setback 10 feet from the 35 feet high portion; approve the conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two (2) restaurants; and approve the Project with the modified conditions suggested herein.

Sincerely,



Peter J. Gutierrez  
of LATHAM & WATKINS LLP



Beth P. Gordie  
of LATHAM & WATKINS LLP

## Attachments

cc: Councilmember Herb J. Wesson, Jr.  
Arman Gabay, Charles Company  
Ron Holley, R.H. Properties, LLC

June 21, 2010

District Square (3650 – 3670 S. Crenshaw Blvd.)  
Case No. CPC-2007-4661-CU-CUB  
CEQA: ENV-2007-4662-MND

### **Applicant's Environmental Shade and Shadow Analysis**

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**Shade/Shadows.** The City of Los Angeles 2006 CEQA Thresholds Guide states that a significant shade/shadow impact would occur if a project would shade off-site shadow-sensitive uses during the spring and autumnal/fall equinoxes and winter and summer solstices for more than three hours between 9:00 A.M. and 3:00 P.M. Pacific Standard Time (between late October and early April) or for more than four hours between 9:00 A.M. and 5:00 P.M. Pacific Daylight Time (between early April and late October). However, the Thresholds Guide provides that if a project does not "include light-blocking structures in excess of 60 feet in height above the ground" then there is normally no significant impact on shading. In this instance, the proposed building wall nearest the homes is 35 feet, and the total structure height is 45 feet; therefore, the proposed project would not have a significant impact on the visual character or quality of the site and its surroundings.

Nonetheless, a Shade and Shadow study was conducted for the development to examine if the project would generate new shadows. The only shade sensitive uses in the project vicinity that could be affected by the project are the single family residential structures to the east of the project site. As set forth below, while the project would create new shade and shadows with varied lengths and angles depending on the time of day and season, the project would result in less than significant shadow impacts.

The drawings figures noted below (Figure A and Figure B) depicting the shade and shadow have been prepared using the latest Building Information Modeling System software (i.e. Autodesk REVIT Architecture 2010). The modeling parameters were based on the City of Los Angeles California Environmental Quality Act (CEQA) Threshold Guide requirements for shading analysis.

#### **(a) Winter Solstice**

Shadow impacts of the project would be the greatest during the winter solstice. As shown in Figure A, project shadows would extend from the east to the northwest and would move in a southeasterly direction across the landscape. Figure A provides a detailed illustration of the shadows cast by the project during the winter solstice. As shown in Figure A, in the morning hour of 9:00 A.M., project shadows would fall in a westerly direction from the project site and not on the easterly adjacent residential homes and their rear yards. Therefore, the shadows would not shade any of the rear yards of the easterly adjacent single family residences. However, shadows cast by the project would extend to the easterly adjacent single family residences between the hours of 2:00 P.M. and 3:00 P.M. However, because no rear yard patio spaces of any of the single family residences would be shaded for more

than three consecutive hours between 9:00 A.M. and 3:00 P.M., the project would result in a less than significant shadow impact during the Winter Solstice.

**(b) Summer Solstice**

Figure B illustrates project shadows during the summer solstice. As shown in Figure B, the project would only cast shadows over the single family residences to the east during the hours of 3:00 P.M. to 5:00 P.M. Thus, no routinely utilized outdoor spaces associated with the single family residences would be shaded for more than four hours consecutively. Therefore, based on the City's significant criteria, as no routinely useable outdoor spaces would be shaded by the project for more than four consecutive hours between 9:00 A.M. and 5:00 P.M., the project would result in a less than significant shadow impact during the Summer Solstice.

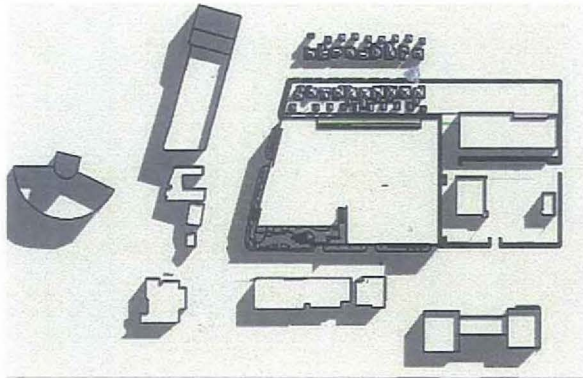
**(c) Spring and Fall Equinoxes**

Given that during the most extreme seasons (i.e. winter and summer), the project would not have any shade/shadow impacts on the easterly adjacent residential properties, it can be reasonably concluded that the same would result during the spring and fall equinoxes as well.

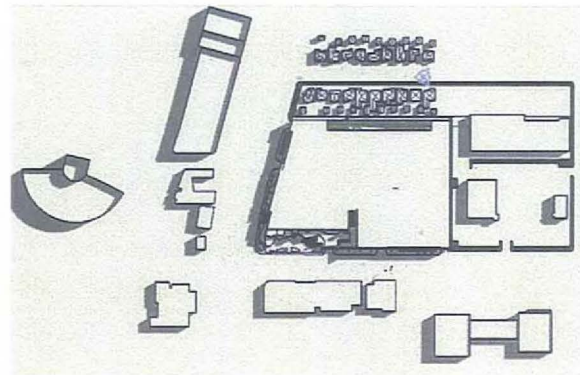
:Attachments

DISTRICT SQUARE RETAIL DEVELOPMENT SEC OF CRENSHAW BLVD. & RODEO DRIVE

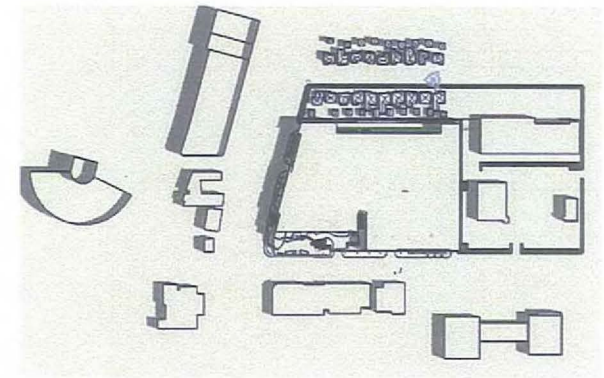
06.16.10



9:00 AM

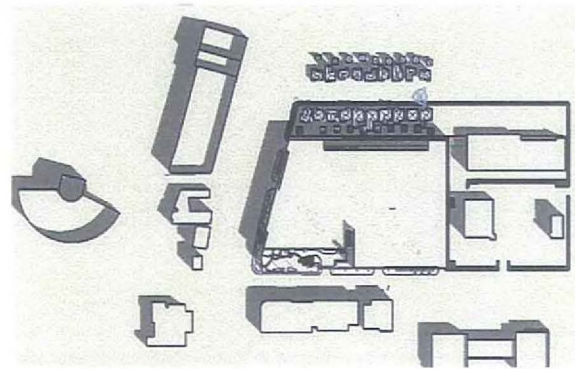


10:00 AM

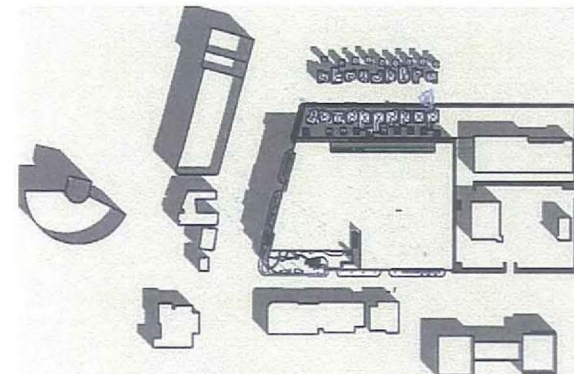


1:00 PM

WINTER  
SOLSTICE



2:00 PM



3:00 PM

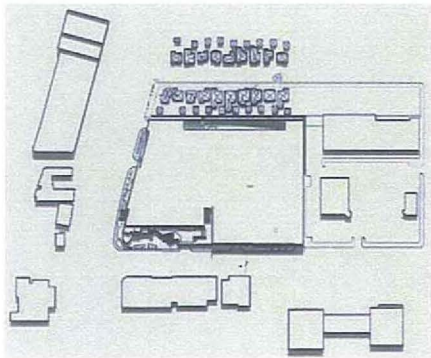
SITE AND SHADOW ANALYSIS(WINTER SOLSTICE) SHEET - A-7



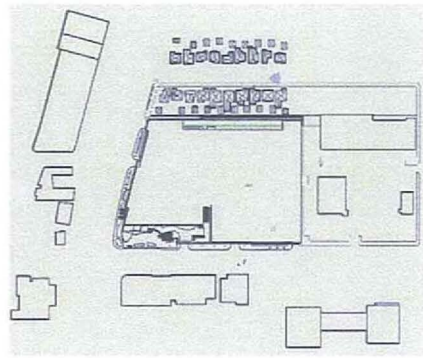
Figure A

# DISTRICT SQUARE RETAIL DEVELOPMENT SEC OF CRENSHAW BLVD. & RODEO DRIVE

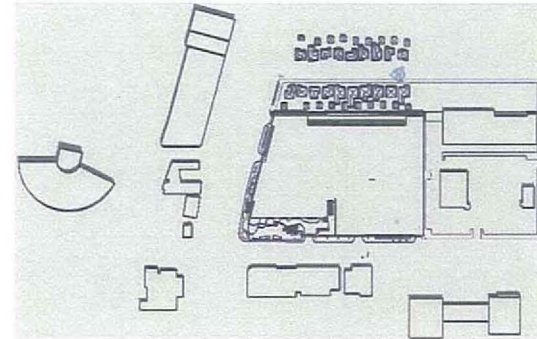
06.16.10



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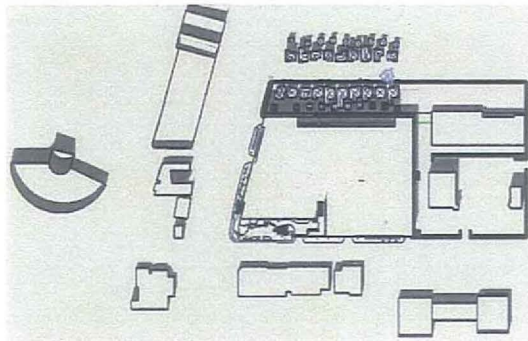


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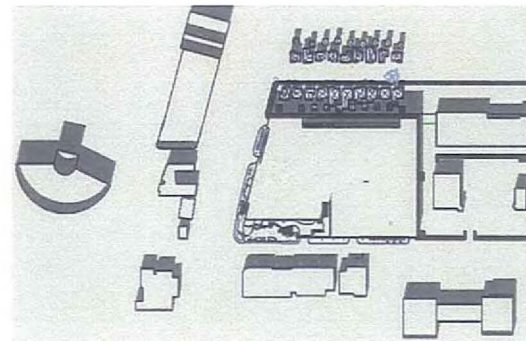


2:00 PM

SUMMER  
SOLSTICE



3:00 PM



5:00 PM

SITE AND SHADOW ANALYSIS(SUMMER SOLSTICE) SHEET - A-7



Figure B

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN  
PRESIDENT  
REGINA M. FREER  
VICE-PRESIDENT  
SEAN O. BURTON  
DIEGO CARDOSO  
ROBIN R. HUCHES  
FR. SPENCER T. KEZIOS  
CINDY MONTANEZ  
BARBARA ROMERO  
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JAMES WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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**NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

**Project Title:** ENV-2007-4662-MND

**Project Location:** 3650 South Crenshaw Boulevard; South Los Angeles

**Project Description:** Construction of a new, approx. 300,000 sq. ft. retail shopping center ("District Square") consisting of two, two-story commercial buildings having a maximum height of 45-ft., and a total of 1,001 on-site parking spaces between on-grade and rooftop parking areas, on an approx. 6.5-acre (283,140 sq. ft.) parcel in the [Q]C2-1 Zones. The existing commercial improvements on the property, totaling approx. 85,100 sq. ft. and a 406-stall on-grade parking lot, will be demolished and portions of Crenshaw Boulevard, Rodeo Place and an Alley are proposed to be vacated. As proposed, the project requires Conditional Use approvals to permit: 1) a 289,800 sq. ft. commercial development; 2) a height of 45-ft. in lieu of the 25-ft. and 33-ft. otherwise permitted pursuant to transitional height regulations; 3) the sale and dispensing of alcoholic beverages for off-site consumption in conjunction with 3 retailers: a supermarket, a pharmacy, and a retail sales store; and 4) to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with 2 restaurants.

**Schedule:** The City of Los Angeles will receive comments on the proposed mitigated negative declaration beginning November 26, 2009 for 20 days, ending December 16, 2009. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the proposed mitigated negative declaration and all documents referenced in the proposed mitigated negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Department, Environmental Review Section, 200 North Spring Street, Room 750, Los Angeles, California 90012.

Signature: \_\_\_\_\_

*Deborah J. [Signature]*

Date: \_\_\_\_\_

12-8-09

CITY OF LOS ANGELES ENVIRONMENTAL NOTICES

Notice is hereby given to the general public of the availability for public review and comment on the following environmental documents. Please call the telephone number listed in each particular item for information regarding the location where the document is available for the review and where written comments must be addressed. CD indicates the City Council District. The publication is intended to serve as our Notice of Intent to adopt the following Proposed Mitigated Negative Declaration (MND) or Negative Declaration (ND).

Publication Date: Thurs., Nov. 26, 2009

**MITIGATED NEGATIVE DECLARATION-NG-09-543-PL; ENV-2009-2934.** 16422 Ventura Boulevard; Encino-Tarzana. Council District 5. A Conditional Use Permit request to allow the sale of a beer and wine for off-site consumption in conjunction with a 2,500 square foot convenience market within an existing shopping center in the C4-1L Zone. The convenience market proposes to operate 24 hours a day seven days a week, with beer and wine sales limited to the hours of 6:00 A.M. to 11:00 P.M. daily. Please call Joni J. Quinn to review file: (213) 473-9984. If I'm not available, please leave a message. Documents are available for REVIEW at: Los Angeles City Hall, 200 No. Spring St., Room 721, Los Angeles, CA 90012. Comments can be faxed to (213) 978-4656. REVIEW/COMMENT period ends: December 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-544-PL; ENV-2009-3193.** 5151 North Woodman Avenue; Van Nuys - North Sherman Oaks. Council District 2. A Conditional Use Permit, pursuant to the provisions of Section 12.24-W.49 of the Los Angeles Municipal Code, to permit the installation, use, and maintenance of an unmanned wireless telecommunications facility consisting of 16 antennas (distributed among 4 arrays) located on the rooftop of an existing apartment building, behind three new parapet walls, painted and textured to match the existing building; one GPS antenna mounted on screening on the rooftop; and four new outdoor related equipment cabinets located at grade behind a seven-foot wall enclosure with swinging doors. Please call Joni J. Quinn to review file: (213) 473-9984. If I'm not available, please leave a message. Documents are available for REVIEW at: Los Angeles City Hall, 200 No. Spring St., Room 721, Los Angeles, CA 90012. Comments can be faxed to (213) 978-4656. REVIEW/COMMENT period ends: December 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-545-PL; ENV-2009-3054.** 3272 West Atwater Avenue; Northeast Los Angeles. Council District 11. Pursuant to LAMC Section 12.24-W.49, a Conditional Use Permit to allow the installation, construction, use, and maintenance of an unmanned wireless telecommunications facility (cellular tower) mounted on a rooftop of a 33-foot 11-inch tall, 3-story apartment building on an approximate 6,755 square-foot lot in the RD2-1 Zone. The cellular tower will include a total of 12 panel antennas that reach a maximum height of 38 feet 6 inches within 3 antenna sectors (4 panel antennas per sector) within 240 square feet of leasable area, and appurtenances (4 radio equipment cabinets) mounted to a concrete plinth at ground level within 196 square feet of leasable area, all screened, enclosed, textured and painted to match the existing building. Please call Joni J. Quinn to review file: (213) 473-9984. If I'm not available, please leave a message. Documents are available for REVIEW at: Los Angeles City Hall, 200 No. Spring St., Room 721, Los Angeles, CA 90012. Comments can be faxed to (213) 978-4656. REVIEW/COMMENT period ends: December 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-546-PL; ENV-2009-3403.** 1254-1258 N. Gower Street; 6080 W. Fountain Avenue; Hollywood. Council District 13. The project is a Tract Map Modification (TMM-57745-M1) to a previously approved tract map, TMM-6774. The previous approval included a 12-unit residential condominium and 91 parking spaces. However, the applicant is now seeking a modification for a 22-unit residential condominium on a 10,276 net acre site in the R3 Zone. This subdivision includes a Density Bonus request of 35%, in exchange for a 15% set aside (three units) for Very Low Income Households. This density is based on 13,155 square foot site and the R3 Zone, which permits 300 square feet per unit (16 units). The 35% Density Bonus grants the project site an additional 6 units (22 total). Utilizing Parking Option One of the City's Density Bonus provisions, the applicant will provide a total of 40 parking spaces, including one space for each of the four '0-1 bedroom' units, and two parking spaces for each of the 18 '2-3 bedroom' units. Because the applicant is setting aside more than the 11% minimum required for Very Low Income households, the applicant is entitled to, and requesting, three incentives, including: (1) a 35% increase in the allowable FAR (4:1 in lieu of 3:1); (2) to calculate density based on the lot area prior to dedications (13,155 sq. ft. in lieu of 10,276 sq. ft.); and (3) a 35% (11 feet maximum) increase in height (56 feet in lieu of 45 feet). Please call Joni J. Quinn to review file: (213) 473-9984. If I'm not available, please leave a message. Documents are available for REVIEW at: Los Angeles City Hall, 200 No. Spring St., Room 721, Los Angeles, CA 90012. Comments can be faxed to (213) 978-4656. REVIEW/COMMENT period ends: December 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-547-PL; ENV-2009-3294.** 4708 North Vine Street; Hollywood. Council District 13. Pursuant to LAMC Section 12.24-W.1, a Conditional Use Permit to allow the sale and on-site consumption of a full-range of alcoholic beverages in conjunction with a tenant improvement to an existing 4,296 square-foot restaurant having a Department of Alcohol Beverage Control (Type 47) License, On-Sale Bona Fide Eating Place, having a total of 109 seats and daily hours of operation from 11:00 AM to 2:00 PM on a 12,600 square-foot lot in the C4-2D-SN Zone. Please call Joni J. Quinn to review file: (213) 473-9984. If I'm not available, please leave a message. Documents are available for REVIEW at: Los Angeles City Hall, 200 No. Spring St., Room 721, Los Angeles, CA 90012. Comments can be faxed to (213) 978-4656. REVIEW/COMMENT period ends: December 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-548-PL; ENV-2009-3260.** 615 N. Alma Real Drive; Brentwood-Pacific Palisades. Council District 11. The demolition of an existing one-story single family home and construction of a new two-story single family home with a swimming pool, spa, fire pit, a garage, and a retaining wall measuring 3 feet, 6 inches along the westerly portion of the lot, on an approximately 16,940 net square foot lot in the RE15-1 Zone. Also the applicant is requesting a haul route approval for proposed grading and excavation of approximately 3,685 cubic yards of soil and approximately 235 cubic yards of soil to be exported. Please call Joni J. Quinn to review file: (213) 473-9984. If I'm not available, please leave a message. Documents are available for REVIEW at: Los Angeles City Hall, 200 No. Spring St., Room 721, Los Angeles, CA 90012. Comments can be faxed to (213) 978-4656. REVIEW/COMMENT period ends: December 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-550-PL; Reconsideration. ENV-2004-7832.** 14167 W. Polk St.; Sylmar. Council District No. 7. Zone Change from RA-1 to RD3-1 and General Plan Amendment from Very Low I to Low Medium I for the construction of 17 new single family condominiums and an accompanying Tentative Tract Map No. 84010. Please call a DAY in advance to review the file: (818) 374-9923. If person not available, please leave message. Documents are available for REVIEW by APPOINTMENT only at: Van Nuys Planning Office, 6262 Van Nuys Blvd., Room 400, Van Nuys, CA 91401. Comments can be faxed: (818) 374-9936. REVIEW/COMMENT period ends: Dec. 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-551-PL; ENV-2008-0254.** 3846 Coldwater Canyon Ave.; 3940 Avenida Del Sol; Sherman Oaks-Sunland City Terrace-Lake-Cahuenga Pass. Council District No. 9. The subject property had a legally operating school (affiliated with the existing church) until approx. 1998. The existing school operator began a "mommy & me" in 2003, approx. 5 years after the church affiliated school; and a preschool, childcare facility in 2007, approx. 9 years later. The project seeks a Conditional Use Permit, pursuant to Section 12.23-W.51 of the LAMC, to allow the use and maintenance of a preschool, childcare facility for 120 children (not as an accessory to the church), in the R1 Zone. Please call a DAY in advance to review the file: (818) 374-9884. If person not available, please leave message. Documents are available for REVIEW by APPOINTMENT only at: Van Nuys Planning Office, 6262 Van Nuys Blvd., Room 351, Van Nuys, CA 91401. Comments can be faxed: (818) 374-5070. REVIEW/COMMENT period ends: Dec. 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-552-PL; ENV-2009-2472.** 16248 W. Ventura Blvd.; Encino-Tarzana. Council District No. 5. Conditional Use Permit to sell beer and wine only to a Conditional Use Permit to sell a full line of alcoholic beverages including beer and wine in conjunction with a sit-down restaurant, Sante Grill approx. 6,249 sq. ft. All alcohol consumption shall be for on-site use. The restaurant's hours of operation and alcohol sales will be from 10:00 am to 10:00 pm, Sunday through Thursday and 10:00 am to 11:00 pm, Friday and Saturday. The restaurant will be limited to 178 patrons which is an increase of 26 patrons from the 150 patron limitation in the existing Conditional Use Permit to sell beer and wine. The restaurant has 75 parking spaces available and will have a full time valet service during the restaurant's hours of operation. The restaurant is located within the boundaries of the Ventura-Cahuenga Boulevard Corridor Specific Plan and shall comply with its requirements. Please call a DAY in advance to review the file: (818) 374-9884. If person not available, please leave message. Documents are available for REVIEW by APPOINTMENT only at: Van Nuys Planning Office, 6262 Van Nuys Blvd., Room 351, Van Nuys, CA 91401. Comments can be faxed: (818) 374-5070. REVIEW/COMMENT period ends: Dec. 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-553-PL; Reconsideration. ENV-2008-1222.** 841 and 841E E. 108th St.; Southeast Los Angeles. Council District No. 15. Variance to legalize residential uses within a first floor commercial/retail space (1 existing dwelling unit and 1 proposed dwelling unit) within an existing 2-story, 4,958 sq. ft. structure proposing to provide 3 dwelling units with a total of 6 open tandem parking spaces within the M1-1 Zone. Possible variance for zero side yard setbacks in lieu of the required 3-4 ft. This reconsideration modifies the project description by adding a Plan Approval request to modify the earlier approval by reducing the total open tandem parking space requirement from 6 to 4. Please call Darlene Navarrete a DAY in advance to review the file: (213) 978-1332. If she is not available, please leave message. Documents are available for REVIEW by APPOINTMENT only at: Los Angeles City Hall, 200 N. Spring St., Rm. 750, Los Angeles, CA 90012. Comments can be faxed: (213) 978-1343. REVIEW/COMMENT period ends: Dec. 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-554-PL; ENV-2008-5029.** 7002 W. Clinton St.; Hollywood. Council District No. 5. Conditional Use to permit the construction, use and maintenance of a new, 3-story, 33-ft. tall, approx. 8,300 sq. ft. Private School accommodating 60 children in nursery/daycare, 120 students in pre-kindergarten/ kindergarten, and approx. 20 staff persons, with hours of operation from 8:00 am to 4:00 pm Monday through Thursday, and from 8:00 am to 12:30 pm on Friday, over a 12-space subterranean parking level, on an approx. 9,664 sq. ft. parcel in the RD1.5-1XL Zone. On 4 nights per school year, there will be an evening event until 10:00 pm. As proposed, Conditional Use considerations are also required to permit: 1) a height of 33-ft. in lieu of 30-ft.; 2) a reduced 5-ft. northern side yard in lieu of 6-ft.; and 3) a 6-ft. front yard fence in lieu of the 3-1/2 ft. The existing private school building will be demolished, and approx. 2,400 cubic yards of dirt will be exported from the site. Please call Darlene Navarrete a DAY in advance to review the file: (213) 978-1332. If she is not available, please leave message. Documents are available for REVIEW by APPOINTMENT only at: Los Angeles City Hall, 200 N. Spring St., Rm. 750, Los Angeles, CA 90012. Comments can be faxed: (213) 978-1343. REVIEW/COMMENT period ends: Dec. 16, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-555-PL; ENV-2009-303.** 1631 W. 259th St.; Wilmington-Harbor City. Council District No. 15. Tentative Tract Map associated with the development of 6 residential condominium units (total 10,000 sq. ft. of floor area), providing a total of 15 at-grade parking spaces, over one, 10,000 sq. ft. lot, within the [QR]RD1.5-1XL Zone. The request is in conjunction with demolition of 6 apartment units located within three, 1-story buildings. Please call Darlene Navarrete a DAY in advance to review the file: (213) 978-1332. If she is not available, please leave message. Documents are available for REVIEW by APPOINTMENT only at: Los Angeles City Hall, 200 N. Spring St., Rm. 750, Los Angeles, CA 90012. Comments can be faxed: (213) 978-1343. REVIEW/COMMENT period ends: Dec. 28, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-556-PL; ENV-2009-2578.** 4007 E. Huntington Dr. S.; Northeast Los Angeles. Council District No. 14. Conditional Use Permit to allow the construction, operation and maintenance of a wireless telecommunications facility, including 3 antennas and an equipment cabinet, on the rooftop of an existing commercial storage building. Please call Darlene Navarrete a DAY in advance to review the file: (213) 978-1332. If she is not available, please leave message. Documents are available for REVIEW by APPOINTMENT only at: Los Angeles City Hall, 200 N. Spring St., Rm. 750, Los Angeles, CA 90012. Comments can be faxed: (213) 978-1343. REVIEW/COMMENT period ends: Dec. 23, 2009.

**MITIGATED NEGATIVE DECLARATION-NG-09-557-PL; ENV-2007-4662.** 3650 S. Crenshaw Blvd.; South Los Angeles. Council District No. 10. Construction of a new, approx. 300,000 sq. ft. retail shopping center ("District Square") consisting of two, two-story commercial buildings having a maximum height of 45-ft., and a total of 1,001 on-site parking spaces between on-grade and rooftop parking areas on an approx. 6.3-acre (283,140 sq. ft.) parcel in the [QR]C2-1 Zones. The existing commercial improvements on the property, totaling approx. 85,100 sq. ft. and a 406-stall on-grade parking lot, will be demolished and portions of Crenshaw Boulevard, Rodeo Place and an Alley are proposed to be vacated. As proposed, the project requires Conditional Use approvals to permit: 1) a 259,800 sq. ft. commercial development; 2) a height of 45-ft. in lieu of the 25-ft. and 33-ft. otherwise permitted pursuant to transitional height regulations; 3) the sale and dispensing of alcoholic beverages for off-site consumption in conjunction with 3 retailers: a supermarket, a pharmacy, and a retail sales store; and 4) to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with 2 restaurants. Please call Darlene Navarrete a DAY in advance to review the file: (213) 978-1332. If she is not available, please leave message. Documents are available for REVIEW by APPOINTMENT only at: Los Angeles City Hall, 200 N. Spring St., Rm. 750, Los Angeles, CA 90012. Comments can be faxed: (213) 978-1343. REVIEW/COMMENT period ends: Dec. 16, 2009.

(When required)  
RECORDING REQUESTED BY AND MAIL TO:

**LOS ANGELES DAILY JOURNAL**  
- SINCE 1888 -

915 E FIRST ST, LOS ANGELES, CA 90012  
Mailing Address: P.O. Box 54026, Los Angeles, California 90054-0026  
Telephone (213) 229-5300 / Fax (213) 229-5481

This space for filing stamp only

2009 DEC 15 AM 9:07  
CITY CLERK  
BY \_\_\_\_\_ SECURITY

Julia Amanti  
CITY OF LA, CITY CLERK, ADMIN SER  
200 N SPRING ST ROOM 395  
LOS ANGELES, CA - 90012

DJ#: 1756657

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

State of California )  
County of Los Angeles ) ss

Notice Type: GPN - GOVERNMENT PUBLIC NOTICE

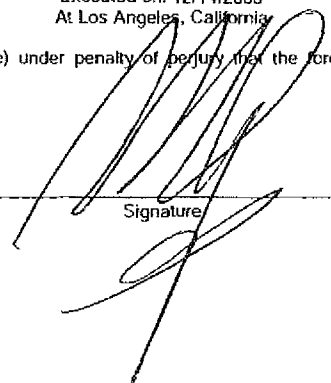
Ad Description: CPC 2007-4661

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

12/14/2009

Executed on: 12/14/2009  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

**NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS**  
CASE NO. CPC-2007-4661(CU)(CUB)  
ENV-2007-4662-MND  
COUNCIL DISTRICT 10

This notice is sent to you because you own property or are an occupant, residing near a site for which an action, as described below, has been initiated with the City Planning Department. All interested persons are invited to attend the public hearing at which you may listen, ask questions or present testimony regarding the application.  
PLACE: Los Angeles City Hall, 200 North Spring Street, Room 1020, Los Angeles, CA 90012  
TIME: Wednesday, January 27, 2010 AT 1:30 PM

APPLICANT: M and A Gebree LP  
PROPERTY INVOLVED: 3650-3670 South Crenshaw Boulevard,  
STAFF CONTACT: Theodore L. Irving (213) 978-1366

REQUEST: The Hearing Officer will consider: 1) Pursuant to Section 12.24-U.14, a conditional use permit for a Major Commercial Development consisting of a 2-story, 45 feet in height, approximate 300,000 square-foot new commercial retail space on a 6.5-acre site; 2) Pursuant to Section 12.24-W, 1, a conditional use permit for the sale and dispensing of a full line of alcohol beverages for off-site consumption in conjunction with a supermarket, pharmacy, and a retail use, and a conditional use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two sit-down type restaurant facilities within the shopping center development; 3) Pursuant to Section 12.24-W.27, a conditional use permit to allow a 45 feet building height for the first 49 feet of setback distant from an adjoining "R" Zone lot, in lieu of the 25 feet and 33 feet otherwise permitted pursuant to Section 12.21.1-A.10 of the Los Angeles Municipal Code (transitional height regulations); and 4) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

PROPOSED PROJECT: Construction of a new, approximately 300,000 square-foot retail shopping center ("District Square") consisting of two two-story commercial buildings having a maximum height of 45 feet, and a total of 1,001 on-site parking spaces between on-grade and rooftop parking areas, on an approximately 5.5-acre (283,140 square-foot) parcel in the [C]C-2.1 Zones. The existing commercial improvements on the property, totaling approximately 85,100 square feet and a 406-stall on-grade parking lot, will be demolished and portions of Crenshaw Boulevard, Rodeo Place and an alley are proposed to be vacated.  
ENVIRONMENTAL CLEARANCE: ENV-2007-4662-MND

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the

testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.  
**EXHAUSTION OF ADMINISTRATIVE REMEDIES**: If you challenge a City 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 on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC**: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to The Los Angeles City Planning Department, Expedited Processing Section (attention: THEODORE IRVING), 200 N. Spring Street, Room 721, Los Angeles, CA 90012.

**REVIEW OF THE FILE**: The complete file including application and an environmental assessment is available for public review at The Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street Room 721, Los Angeles, CA 90012 between the hours of 8:00 AM to 4:30 PM, Monday through Friday. Please call Theodore Irving at (213) 978-1366 or Joni Quinn (213) 473-9984 several days in advance to assure its availability.

**ACCOMMODATIONS**: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.* Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.* To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de estos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

12/14/09

DJ-1756657





BETTER TECHNOLOGY CORPORATION

201 N. Los Angeles St., Ste. 13A  
Los Angeles, CA 90012  
(213) 617-9600  
Fax (213) 617-9643

14540 Sylvan St., Ste. A  
Van Nuys, CA 91411  
(818) 779-8866  
Fax (818) 779-8870

MAILING AFFIDAVIT

City Planning Commission  
Case No. CP 2007-4661 (cu) (cus)

Deputy Advisory Agency  
Tentative Tract No. \_\_\_\_\_

CF No. \_\_\_\_\_

Parcel Map No. \_\_\_\_\_

Zoning Administrator  
Case No. \_\_\_\_\_

Private Street No. \_\_\_\_\_

Coastal Permit  
Case No. \_\_\_\_\_

Area Planning Commission  
Central, Harbor, SV, ELA, SLA, WLA, NV  
Case No. \_\_\_\_\_

Design Review Board  
Case No. \_\_\_\_\_

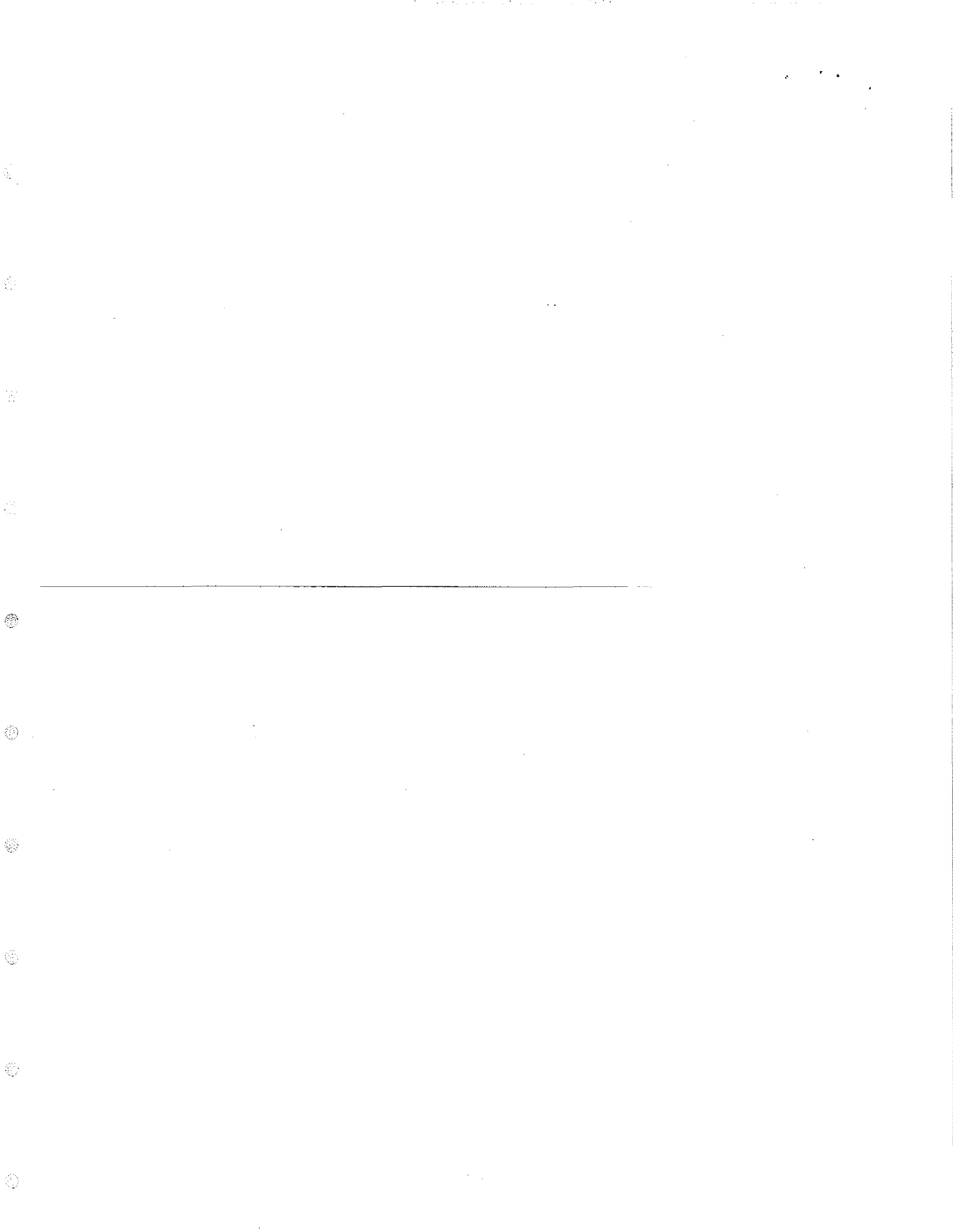
SITE ADDRESS: 3650-3670 CRENSHAW BLVD

I, Kim Gear certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did, on the 17th day of DECEMBER, 2009, mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- 500-foot radius
- Abutting the subject site
- Owners and Occupants
- Tenant Notice
- 100-foot coastal notice'
- State Coastal Commission
- Adjacent City (ies)
- Applicant and Representative (where indicated)
- city Newspaper Notice
- LA Unified School District, LA County Regional Planning
- Caltrans
- Council's Own Initiative
- Metropolitan Transit Authority
- Certified Neighborhood Council (dept. of Neighborhood Empowerment)
- Council Office and Council District Office
- city Homeowners Associations
- Other LA CITY, LA COUNTY

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.

Kim Gear  
BTC Hearing Notice Mailing Clerk



CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING**

To Owners:  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
 Abutting a Proposed Development Site

And Occupants:  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
And:  Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Hearing Officer  
Date: Wednesday, January 27, 2010  
Time: 1:30p.m.  
Place: Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

Staff Contact: Theodore L. Irving  
Phone No.: [Theodore.Irving@lacity.org](mailto:Theodore.Irving@lacity.org)  
(213) 978-1366

Case No.: CPC 2007-4661 (CU)(CUB)  
CEQA No.: ENV-2007-4662-MND  
Incidental Cases: N/A  
Related Cases: N/A  
Council No.: 10  
Plan Area: West Adams-Baldwin Hills-  
Leimert  
Specific Plan: Crenshaw Corridor/South  
Los Angeles Alcohol Sales  
Certified NC: Empowerment Congress  
West Area  
GPLU: Community Commercial  
Zone: [Q]C2-1  
Applicant: M and A Gabae LP  
Representative: Milan Garrison, MG  
Resolutions, Inc.

PROJECT  
LOCATION: 3650-3670 Crenshaw Boulevard

PROPOSED  
PROJECT: Construction of a new, approximately 300,000 square-foot retail shopping center ("District Square") consisting of two two-story commercial buildings having a maximum height of 45 feet, and a total of 1,001 on-site parking spaces between on-grade and rooftop parking areas, on an approximately 6.5-acre (283,140-square-foot) parcel in the [Q]C2-1 Zones. The existing commercial improvements on the property, totaling approximately 85,100 square feet and a 406-stall on-grade parking lot, will be demolished and portions of Crenshaw Boulevard, Rodeo Place and an alley are proposed to be vacated.

REQUESTED  
ACTION: The Hearing Officer will Consider:

- 1) Pursuant to Section 12.24-U,14, a conditional use permit for a Major Commercial Development consisting of a 2-story, 45 feet in height, approximate 300,000-square-foot new commercial retail space on a 6.5-acre site;
- 2) Pursuant to Section 12.24-W,

1, a conditional use permit for the sale and dispensing of a full-line of alcohol beverages for off-site consumption in conjunction with a supermarket, pharmacy, and a retail use, and a conditional use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two sit-down type restaurant facilities within the shopping center development; 3) Pursuant to Section 12.24-W,27, a conditional use permit to allow a 45 feet building height for the first 49 feet of setback distant from an adjoining "R" Zone lot, in lieu of the 25 feet and 33 feet otherwise permitted pursuant to Section 12.21.1-A.10 of the Los Angeles Municipal Code (transitional height regulations); and 4) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City 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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Theodore L. Irving)

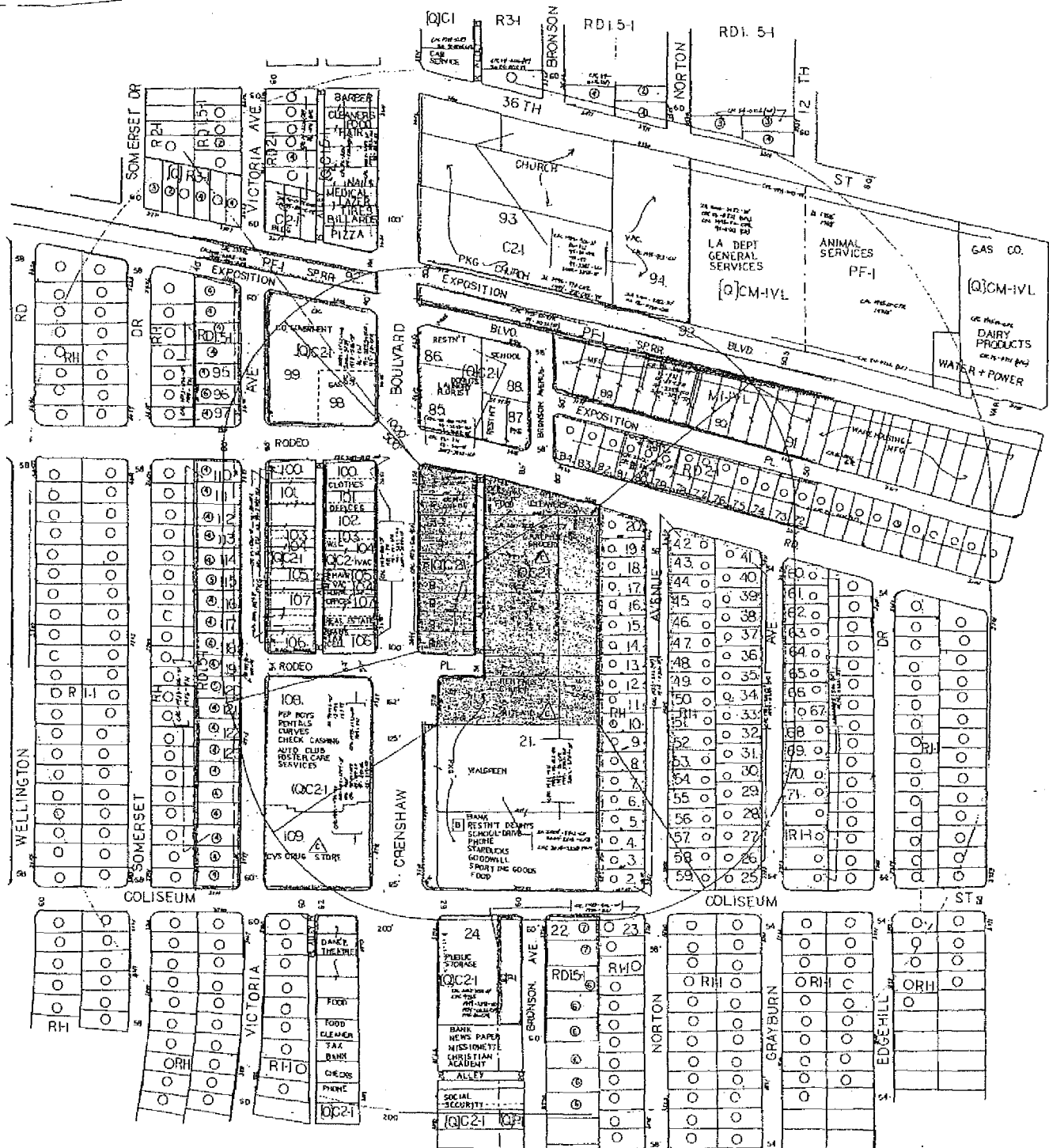
**REVIEW OF FILE:** CPC-2007-4661(CU)(CUB), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Theodore L. Irving at (213) 978-1366 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 473-9984\***



CONDITIONAL USE - ZONING ADMINISTRATOR  
 SITE PLAN REVIEW  
 CONDITIONAL USE - ALCOHOLIC BEVERAGE

LEGAL LA COUNTY ASSESSORS  
 MAP 81 LOTS 1-5 AND TRACT  
 11754 LOTS 106-114  
 TB PAGE: 673 GRID: E1

CD 10 - HERB WESSON, JR  
 CT 2342.00  
 PA WADAMS-BALDWIN HILLS-  
 LEIMERT

CASE NO.  
 DATE: 6-13-2007 5-12-09  
 DRAWN BY: OWNERSHIP LISTING  
 SERVICE - CATHY MC DERMOTT  
 DM 1178 1B5  
 SCALE: 1"=100'  
 USES - FIELD  
 USES W/IN 600'  
 SCHOOLS:  
 AL MADNIAH - 3510 EXPOSITION BL  
 MISS ONETTE ACADEMY - 3822 CRENSHAW  
 CHURCHES:  
 CHURCH AT 3700 CRENSHAW (NEXT TO RITEAIDE)  
 W LA CHURCH OF GOD - 3512 W. 36TH ST + 3502 CRENSHAW

LEGEND:  
 [Symbol] ON SITE FULL ALCOHOL  
 [Symbol] ON SITE BEER-WINE  
 [Symbol] OFF SITE FULL ALCOHOL  
 [Symbol] OFF SITE BEER-WINE  
 \* NOTE: NO ALCOHOL USES BETWEEN 600'-1000'

ALCOHOL USES W/IN 600'  
 RALPHS - 3670 CRENSHAW  
 CVS - 3741 CRENSHAW  
 RITE AID - 3670 RODEO PL  
 DENNY'S - 3740 CRENSHAW

1. OWNER  
M & A GABAE LP  
9171 WILSHIRE BLVD #PENTHOUSE  
BEVERLY HILLS CA 90210

2  
Ricardo & Carol Cabrera  
3751 S NORTON AVE  
LOS ANGELES CA 90018-4046

3  
John Ellis  
3745 S NORTON AVE  
LOS ANGELES CA 90018-4046

4  
Artis Artis Glass  
3741 S NORTON AVE  
LOS ANGELES CA 90018-4046

5  
Shigeuki & Mary Fujita  
3735 S NORTON AVE  
LOS ANGELES CA 90018-4046

6  
Jake & Juanita Watson Jr.  
3731 S NORTON AVE  
LOS ANGELES CA 90018-4046

7  
Dan & Sylvia Marsh  
3725 S NORTON AVE  
LOS ANGELES CA 90018-4046

8  
JULIA RODAS  
3721 S NORTON AVE  
LOS ANGELES CA 90018-4046

9  
James & Jacqueline Rice  
3717 S NORTON AVE  
LOS ANGELES CA 90018-4046

10  
Charlene Evelyn Mueller  
3711 S NORTON AVE  
LOS ANGELES CA 90018-4046

11  
RONETTA LYNUM  
3705 S NORTON AVE  
LOS ANGELES CA 90018-4046

12  
Dixie & Helene Honda  
3701 S NORTON AVE  
LOS ANGELES CA 90018-4046

13  
Takashi Takashi Uyeno  
3695 S NORTON AVE  
LOS ANGELES CA 90018-4044

14  
Adrienne Powell  
3691 S NORTON AVE  
LOS ANGELES CA 90018-4044

15  
Moradeyo Moradeyo Dada  
3685 S NORTON AVE  
LOS ANGELES CA 90018-4044

16  
Mary Harris  
3679 S NORTON AVE  
LOS ANGELES CA 90018-4044

17  
Renee Anderson  
3675 S NORTON AVE  
LOS ANGELES CA 90018-4044

18  
Harold & Helen Robinson  
3669 S NORTON AVE  
LOS ANGELES CA 90018-4044

19  
Cary & Flora Johnson  
3665 S NORTON AVE  
LOS ANGELES CA 90018-4044

20  
Sharon Farwell  
3661 S NORTON AVE  
LOS ANGELES CA 90018-4044

21.  
COLISEUM CENTER LLC  
16432 VANOWEN ST  
VAN NUYS CA 91406

22  
Masato & Tamiko Inouye  
3760 S BRONSON AVE  
LOS ANGELES CA 90018-4003

23  
Barbara Kemp  
3761 S NORTON AVE  
LOS ANGELES CA 90018-4048

24  
Storage Fund Connecticut  
PO BOX 25025  
GLENDALE CA 91221-5025

25  
Vernon Keyes  
3753 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

26  
Mia Barber  
3747 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

27  
Demille & Marshall Monique Hallibur  
3743 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

28  
Georgette Jefferson  
3737 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

29  
Kimberly Walker  
3731 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

30  
Edward & Mary Brown  
3727 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

31  
Dianita Young  
3721 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

32  
Carol Boswell  
PO BOX 8203  
LOS ANGELES CA 90008-0203

33  
Betty Coddington  
3711 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

34  
Masato & Judith Homma  
3707 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

35  
Yayoi Mori  
3701 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

36  
Jaimes Yancey  
3695 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

37  
Andrew & Florence Quan  
3691 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

38  
Wayne & Mary Brule  
3685 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

39  
Pearlie & Myra Allison  
3681 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

40  
Vivian Wyser  
3675 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

41  
Belinda Dawson-Robinson  
36617 PURCHE AVE  
GARDENA CA 90249-2332

42  
Roy & Lillie Dewberry Jr.  
3660 S NORTON AVE  
LOS ANGELES CA 90018-4043

43  
Sandra Smith  
3668 S NORTON AVE  
LOS ANGELES CA 90018-4043

44  
Myrtle Withers  
3674 S NORTON AVE  
LOS ANGELES CA 90018-4043

45  
Daniel Williams  
3678 S NORTON AVE  
LOS ANGELES CA 90018-4043

46  
Alvaro & Maria Polanco  
3864 S NORTON AVE  
LOS ANGELES CA 90008-1943

47  
MELVIN MORRIS  
11618 HAAS AVE  
HAWTHORNE CA 90250

48  
Yesenia & Carrillo Julio Calderon  
3694 S NORTON AVE  
LOS ANGELES CA 90018-4043

49  
Doreen Mills  
3700 S NORTON AVE  
LOS ANGELES CA 90018-4045

50  
Jacob Miyazaki  
PO BOX 180382  
LOS ANGELES CA 90018-9795

51  
ANDRIETTE KEELE-GIBSON  
3710 S NORTON AVE  
LOS ANGELES CA 90018

52  
Willa Snorton  
3714 S NORTON AVE  
LOS ANGELES CA 90018-4045

53  
Frank & Wendelyn Hawkins  
3720 S NORTON AVE  
LOS ANGELES CA 90018-4045

54  
ANA MENJIVAR  
3724 S NORTON AVE  
LOS ANGELES CA 90018

55  
Iwao Iwao Hongo  
3730 S NORTON AVE  
LOS ANGELES CA 90018-4045

56  
Johnnie & Charlotte Gooch Jr.  
3288 COUNTRY CLUB DR  
LOS ANGELES CA 90019-3605

57  
Lee & Medonald Wilma Cochran  
3740 S NORTON AVE  
LOS ANGELES CA 90018-4045

58  
Gloria Yan  
3744 S NORTON AVE  
LOS ANGELES CA 90018-4045

59  
Laura Colbert  
3750 S NORTON AVE  
LOS ANGELES CA 90018-4045

60  
Vivian Atmore  
3670 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

61  
Melvin Mapps  
3678 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

62  
Frances Ladd  
3684 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

63  
Freddie Williams  
3688 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

64  
Akira & Takako Minamide  
3694 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

65  
Cayetano & Eva Bata  
3700 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

66  
Carl Gilbert  
3704 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

67  
Terry Harden  
3710 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

68  
Carol Fujita  
3716 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

69  
James & Gloria Hinton  
3720 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

70  
WEINBERGER BERNARD CO TR  
4443 JASMINE AVE  
CULVER CITY CA 90232-3428

71  
Yvette Battle  
3730 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

72  
Dolores Boyd  
3221 RODEO RD  
LOS ANGELES CA 90018-4054

73  
Edward Flowers  
3227 RODEO RD  
LOS ANGELES CA 90018-4054

74  
Flora Garcia  
3301 RODEO RD  
LOS ANGELES CA 90018-4056

75  
Johan M N Beckles  
3307 RODEO RD  
LOS ANGELES CA 90018-4056

76  
Cheryl Thomas  
3311 RODEO RD  
LOS ANGELES CA 90018-4056

77  
Kevin Washington  
PO BOX 561421  
LOS ANGELES CA 90056-0219

78  
John & Aline Lageman  
3321 RODEO RD  
LOS ANGELES CA 90018-4056

79  
Yoshikazu & Lily Murakami  
3327 RODEO RD  
LOS ANGELES CA 90018-4056

80  
John John Bailey  
3401 RODEO RD  
LOS ANGELES CA 90018-4058

81  
Guillermo Mayorga  
3407 RODEO RD  
LOS ANGELES CA 90018-4058

82  
Erma Erma Cotton  
27521 ECHO CANYON CT  
CORONA CA 92883-8403

83  
Floyd & Hope Todd  
3417 RODEO RD  
LOS ANGELES CA 90018-4058

84  
Camelia Cousin  
3423 RODEO RD  
LOS ANGELES CA 90018-4058

85  
G & R Props  
3644 CRENSHAW BLVD  
LOS ANGELES CA 90016-4850

86  
Lacey Oliver  
5345 S VERDUN AVE  
LOS ANGELES CA 90043-1542

87  
GHALILI SOLEIMAN CO TR  
PO BOX 67311  
LOS ANGELES CA 90067-0311

88  
Al Mu-Min Masjeid  
1635 S ST ANDREWS PL  
LOS ANGELES CA 90019-6411

89  
3339 Exposition Place Lp  
3339 EXPOSITION PL  
LOS ANGELES CA 90018-4034

90  
Vincent Jefferds  
2953 N BEACHWOOD DR  
LOS ANGELES CA 90068-1925

91  
Charles & Marialia Gemeiner  
3201 EXPOSITION PL  
LOS ANGELES CA 90018-4032

92  
LACMTA  
ONE GATEWAY PLAZA  
LOS ANGELES CA 90012

92  
WEST ANGELES CHURCH OF GOI  
3045 CRENSHAW BLVD  
LOS ANGELES CA 90016-4264

94  
LA CITY  
111 E 1ST ST RM 201  
LOS ANGELES CA 90012

95  
J Mansfield Dean  
PO BOX 9715  
MARINA DEL REY CA 90295-2115

96  
Jeri Edwards  
3645 S VICTORIA AVE #6  
LOS ANGELES CA 90016-4834

97  
LILY TRUST  
3701 RODEO RD  
LOS ANGELES CA 90016-4867

98  
EQUILON ENTERPRISES LLC  
PO BOX 4369  
HOUSTON TX 77210-4369

99  
L A COUNTY  
500 W TEMPLE ST #754  
LOS ANGELES CA 90012-2700

100  
3651 CRENSHAW LLC  
3550 PASADENA AVE  
LOS ANGELES CA 90031

101  
Marilyn & M Stampler  
276 LORING AVE  
LOS ANGELES CA 90024-2639

102  
Gerald Griess  
15740 PARAMOUNT BLVD #E  
PARAMOUNT CA 90723-4361

103  
MEHTA MAHENDRAKUMAR CO TR  
2629 SHADY RIDGE LN  
DIAMOND BAR CA 91765-3378

104  
Leon Haywood  
PO BOX 78681  
LOS ANGELES CA 90016-0681

105  
UNITED CARE INC  
1100 S LA BREA AVE  
LOS ANGELES CA 90019-6907

106  
Marvin Marvin Gart  
5565 AMBER CIR  
CALABASAS CA 91302-3146

107  
FAMILY SAVINGS & LOAN ASSN  
3683 CRENSHAW BLVD  
LOS ANGELES CA 90016-4849

108  
CROWN CRENSHAW PLAZA LLC  
809 E 18TH ST  
LOS ANGELES CA 90021-3306

109  
BARCHESTER CALIFORNIA  
1 CVS DR  
WOONSCOKET RI 02895

110  
Jean Stelly  
3650 SOMERSET DR  
LOS ANGELES CA 90016-4835

111  
Lisa Mayekawa  
3657 S VICTORIA AVE  
LOS ANGELES CA 90016-4836

112  
Stephanie Dewitt  
4800 S VICTORIA AVE  
LOS ANGELES CA 90043

113  
Marilyn Mackey  
1850 HI POINT ST  
LOS ANGELES CA 90035-4622

114  
John & Berthelma Smith  
3820 S REDONDO BLVD  
LOS ANGELES CA 90008-1113

115  
Gary Wong  
1295 PUNTA WAY  
MONTEREY PARK CA 91754-5415

116  
Kimi Takano  
3657 1/2 S VICTORIA AVE  
LOS ANGELES CA 90016-4836

117  
Charles & Regina Powell  
PO BOX 5464  
CARSON CA 90749-5464

118  
John & Connie Meigs  
4160 OLYMPIAD DR  
LOS ANGELES CA 90043-1639

119  
Stanley & Peggy Quon  
3711 S VICTORIA AVE  
LOS ANGELES CA 90016-4860

120  
Jack & Dorothy Furumura  
22802 CASEDA  
MISSION VIEJO CA 92691-1721

121  
Stanley & Peggy Quon  
3711 S VICTORIA AVE  
LOS ANGELES CA 90016-4860

122  
Stanley King  
3717 1/2 S VICTORIA AVE  
LOS ANGELES CA 90016-4863

123  
Winston & Elma Bailey  
4131 DEGNAN BLVD  
LOS ANGELES CA 90008-3714

REPRESENTATIVE:  
MG RESOLUTIONS, INC.  
595 E COLORADO BLVD #528  
PASADENA CA 91101

ATTN MILAN GARRISON

MAP MAKER:  
OWNERSHIP LISTING SERVICE  
PO BOX 890684  
TEMECULA CA 92589-0684

ATTN CATHY MCDERMOTT



1.  
CURRENT OCCUPANT  
3500 RODEO RD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3650 RODEO RD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3660 RODEO RD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3670 CRENSHAW BLVD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3690 CRENSHAW BLVD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3700 CRENSHAW BLVD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3694 CRENSHAW BLVD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3650 CRENSHAW BLVD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3570 CRENSHAW BLVD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3562 CRENSHAW BLVD  
LOS ANGELES CA 90018

1.  
CURRENT OCCUPANT  
3566 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3740 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3738 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3736 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3734 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3732 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3730 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3728 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3726 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3724 CRENSHAW BLVD  
LOS ANGELES CA 90018

21  
CURRENT OCCUPANT  
3722 CRENSHAW BLVD  
LOS ANGELES CA 90018

22  
CURRENT OCCUPANT  
3760 S BRONSON AVE  
LOS ANGELES CA 90018

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #1  
LOS ANGELES CA 90018

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #2  
LOS ANGELES CA 90018

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #3  
LOS ANGELES CA 90018

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #4  
LOS ANGELES CA 90018

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #5  
LOS ANGELES CA 90018

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #6  
LOS ANGELES CA 90018

24  
CURRENT OCCUPANT  
3770 CRENSHAW BLVD  
LOS ANGELES CA 90018

32  
CURRENT OCCUPANT  
3717 GRAYBURN AVE  
LOS ANGELES CA 90018

41  
CURRENT OCCUPANT  
3671 GRAYBURN AVE  
LOS ANGELES CA 90018

47  
CURRENT OCCUPANT  
3688 S NORTON AVE  
LOS ANGELES CA 90018

50  
CURRENT OCCUPANT  
3704 S NORTON AVE  
LOS ANGELES CA 90018

56  
CURRENT OCCUPANT  
3734 S NORTON AVE  
LOS ANGELES CA 90018

70  
CURRENT OCCUPANT  
3726 GRAYBURN AVE  
LOS ANGELES CA 90018

77  
CURRENT OCCUPANT  
3317 RODEO RD  
LOS ANGELES CA 90018

82  
CURRENT OCCUPANT  
3411 RODEO RD  
LOS ANGELES CA 90018

85  
CURRENT OCCUPANT  
3644 CRENSHAW BLVD  
LOS ANGELES CA 90018

85  
CURRENT OCCUPANT  
3642 CRENSHAW BLVD  
LOS ANGELES CA 90018

86  
CURRENT OCCUPANT  
3630 CRENSHAW BLVD  
LOS ANGELES CA 90018

87  
CURRENT OCCUPANT  
8515 RODEO RD  
LOS ANGELES CA 90018

88  
CURRENT OCCUPANT  
3510 EXPOSITION BLVD  
LOS ANGELES CA 90018

90  
CURRENT OCCUPANT  
3307 EXPOSITION PL  
LOS ANGELES CA 90018

91  
CURRENT OCCUPANT  
3217 EXPOSITION PL  
LOS ANGELES CA 90018

93  
CURRENT OCCUPANT  
3602 CRENSHAW BLVD  
LOS ANGELES CA 90018

93  
CURRENT OCCUPANT  
3427 W EXPOSITION BLVD  
LOS ANGELES CA 90018

94  
CURRENT OCCUPANT  
3330 W 36TH ST  
LOS ANGELES CA 90018

95  
CURRENT OCCUPANT  
3641 S VICTORIA AVE  
LOS ANGELES CA 90018

95  
CURRENT OCCUPANT  
3641 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

95  
CURRENT OCCUPANT  
3643 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

95  
CURRENT OCCUPANT  
3643 S VICTORIA AVE  
LOS ANGELES CA 90018

96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #1  
LOS ANGELES CA 90018

96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #2  
LOS ANGELES CA 90018

96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #3  
LOS ANGELES CA 90018

96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #4  
LOS ANGELES CA 90018

96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #5  
LOS ANGELES CA 90018

96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #6  
LOS ANGELES CA 90018

97  
CURRENT OCCUPANT  
3703 RODEO RD  
LOS ANGELES CA 90018

97  
CURRENT OCCUPANT  
3705 RODEO RD  
LOS ANGELES CA 90018

97  
CURRENT OCCUPANT  
3707 RODEO RD  
LOS ANGELES CA 90018

98  
CURRENT OCCUPANT  
3645 CRENSHAW BLVD  
LOS ANGELES CA 90018

99  
CURRENT OCCUPANT  
3606 EXPOSITION B:VD  
LOS ANGELES CA 90018

100  
CURRENT OCCUPANT  
3651 CRENSHAW BLVD  
LOS ANGELES CA 90018

101  
CURRENT OCCUPANT  
3657 CRENSHAW BLVD  
LOS ANGELES CA 90018

102  
CURRENT OCCUPANT  
3665 CRENSHAW BLVD  
LOS ANGELES CA 90018

102  
CURRENT OCCUPANT  
3667 CRENSHAW BLVD  
LOS ANGELES CA 90018

103  
CURRENT OCCUPANT  
3669 CRENSHAW BLVD  
LOS ANGELES CA 90018

103  
CURRENT OCCUPANT  
3671 CRENSHAW BLVD  
LOS ANGELES CA 90018

104  
CURRENT OCCUPANT  
3675 CRENSHAW BLVD  
LOS ANGELES CA 90018

104  
CURRENT OCCUPANT  
3677 CRENSHAW BLVD  
LOS ANGELES CA 90018

104  
CURRENT OCCUPANT  
3679 CRENSHAW BLVD  
LOS ANGELES CA 90018

104  
CURRENT OCCUPANT  
3681 CRENSHAW BLVD  
LOS ANGELES CA 90018

105  
CURRENT OCCUPANT  
3679 CRENSHAW BLVD  
LOS ANGELES CA 90018

106  
CURRENT OCCUPANT  
3695 CRENSHAW BLVD  
LOS ANGELES CA 90018

106  
CURRENT OCCUPANT  
3693 CRENSHAW BLVD  
LOS ANGELES CA 90018

108  
CURRENT OCCUPANT  
3737 CRENSHAW BLVD  
LOS ANGELES CA 90018

108  
CURRENT OCCUPANT  
3739 CRENSHAW BLVD #A  
LOS ANGELES CA 90018

108  
CURRENT OCCUPANT  
3739 CRENSHAW BLVD #C  
LOS ANGELES CA 90018

108  
CURRENT OCCUPANT  
3739 CRENSHAW BLVD #D  
LOS ANGELES CA 90018

108  
CURRENT OCCUPANT  
3739 CRENSHAW BLVD #E  
LOS ANGELES CA 90018

109  
CURRENT OCCUPANT  
3741 CRENSHAW BLVD  
LOS ANGELES CA 90018

110  
CURRENT OCCUPANT  
3651 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

110  
CURRENT OCCUPANT  
3651 S VICTORIA AVE  
LOS ANGELES CA 90018

110  
CURRENT OCCUPANT  
3653 S VICTORIA AVE  
LOS ANGELES CA 90018

110  
CURRENT OCCUPANT  
3653 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

111  
CURRENT OCCUPANT  
3657 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

111  
CURRENT OCCUPANT  
3659 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

111  
CURRENT OCCUPANT  
3659 S VICTORIA AVE  
LOS ANGELES CA 90018

111  
CURRENT OCCUPANT  
3657 S VICTORIA AVE  
LOS ANGELES CA 90018

112  
CURRENT OCCUPANT  
3663 S VICTORIA AVE  
LOS ANGELES CA 90018

112  
CURRENT OCCUPANT  
3665 S VICTORIA AVE  
LOS ANGELES CA 90018

112  
CURRENT OCCUPANT  
3667 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

112  
CURRENT OCCUPANT  
3665 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

113  
CURRENT OCCUPANT  
3669 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

113  
CURRENT OCCUPANT  
3667 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

113  
CURRENT OCCUPANT  
3667 S VICTORIA AVE  
LOS ANGELES CA 90018

113  
CURRENT OCCUPANT  
3669 S VICTORIA AVE  
LOS ANGELES CA 90018

114  
CURRENT OCCUPANT  
3673 S VICTORIA AVE  
LOS ANGELES CA 90018

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LOS ANGELES CA 90018

REPRESENTATIVE:  
MG RESOLUTIONS INC  
595 E COLORADO BLVD #528  
PASADENA CA 91101

ATTN MILAN GARRISON

MAP MAKER:  
CATHY MCDERMOTT  
OWNERSHIP LISTING SERVICE  
PO BOX 890684  
TEMECULA CA 92589-0684

EMPOWERMENT CONGRESS WEST  
AREA NEIGHBORHOOD  
DEVELOPMENT COUNCIL  
8475 S VERMONT AVE  
LOS ANGELES CA 90018

C.D. 10  
LOS ANGELES (WESTERN) DISTRICT  
OFFICE  
1819 S WESTERN AVE  
LOS ANGELES, CA 90006

.D. 10  
CO DISTRICT OFFICE  
19 S. WESTERN AVE  
S ANGELES, CA 90006

C.D. 10  
COUNCILPERSON HERB J WESSON JR.  
200 N SPRING ST RM 430  
LOS ANGELES CA 90012



02 South Main Street, Suite 202  
Los Angeles, California 90012  
213) 617-9600  
Fax (213) 617-9643

**btc**

14540 Sylvan St Ste A  
Van Nuys, California 91411  
(818) 779-8866  
Fax (818) 779-8870

REPORT OF RETURNED ENVELOPES

NOTICES OF PUBLIC HEARING DATED JANUARY 27 2010

DATE NOTICE MAILED DECEMBER 17, 2009

City Planning Commission  
Case No CPC-07-4661(CU)(CUB)

Deputy Advisory Agency  
Tentative Tract No

DIR CASE

CF No

Parcel Map No)

Zoning Administrator

Private Street No.

Case

AREA PLANNING COMMISSION CENTRAL  
HARBOR ELA, SLA, WLA, NV, SV,

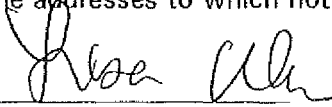
Case No

SITE ADDRESS 3650-3670 CRENSHAW BLVD

I, LISA KLEIN certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did JANUARY 22 2010, prepare this report, count all returned envelopes and prepare or supervise the preparation of the address list for the returned envelopes, a true copy of which is attached.

Number of Returned Envelopes 33 Numbers Mailed : 271

There is a regular daily communication and service by mail between the City of Los Angeles and each of the addresses to which notices were mailed.



BTC, Hearing Notice Clerk

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING**

To Owners:  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
 Abutting a Proposed Development Site

And Occupants:  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
And:  Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Hearing Officer  
Date: Wednesday, January 27, 2010  
Time: 1:30p.m.  
Place: Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

Staff Contact: Theodore L. Irving  
Phone No.: [Theodore.Irving@lacity.org](mailto:Theodore.Irving@lacity.org)  
(213) 978-1366

Case No.: CPC 2007-4661 (CU)(CUB)  
CEQA No.: ENV-2007-4662-MND  
Incidental Cases: N/A  
Related Cases: N/A  
Council No.: 10  
Plan Area: West Adams-Baldwin Hills-Leimert  
Specific Plan: Crenshaw Corridor/South Los Angeles Alcohol Sales  
Certified NC: Empowerment Congress West Area  
GPLU: Community Commercial  
Zone: [Q]C2-1  
Applicant: M and A Gabae LP  
Representative: Milan Garrison, MG Resolutions, Inc.

PROJECT LOCATION: 3650-3670 Crenshaw Boulevard

PROPOSED PROJECT: Construction of a new, approximately 300,000 square-foot retail shopping center ("District Square") consisting of two two-story commercial buildings having a maximum height of 45 feet, and a total of 1,001 on-site parking spaces between on-grade and rooftop parking areas, on an approximately 6.5-acre (283,140-square-foot) parcel in the [Q]C2-1 Zones. The existing commercial improvements on the property, totaling approximately 85,100 square feet and a 406-stall on-grade parking lot, will be demolished and portions of Crenshaw Boulevard, Rodeo Place and an alley are proposed to be vacated.

REQUESTED ACTION: The Hearing Officer will Consider:

- 1) Pursuant to Section 12.24-U,14, a conditional use permit for a Major Commercial Development consisting of a 2-story, 45 feet in height, approximate 300,000-square-foot new commercial retail space on a 6.5-acre site; 2) Pursuant to Section 12.24-W,

1, a conditional use permit for the sale and dispensing of a full-line of alcohol beverages for off-site consumption in conjunction with a supermarket, pharmacy, and a retail use, and a conditional use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two sit-down type restaurant facilities within the shopping center development; 3) Pursuant to Section 12.24-W,27, a conditional use permit to allow a 45 feet building height for the first 49 feet of setback distant from an adjoining "R" Zone lot, in lieu of the 25 feet and 33 feet otherwise permitted pursuant to Section 12.21.1-A.10 of the Los Angeles Municipal Code (transitional height regulations); and 4) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City 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 on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Theodore L. Irving)

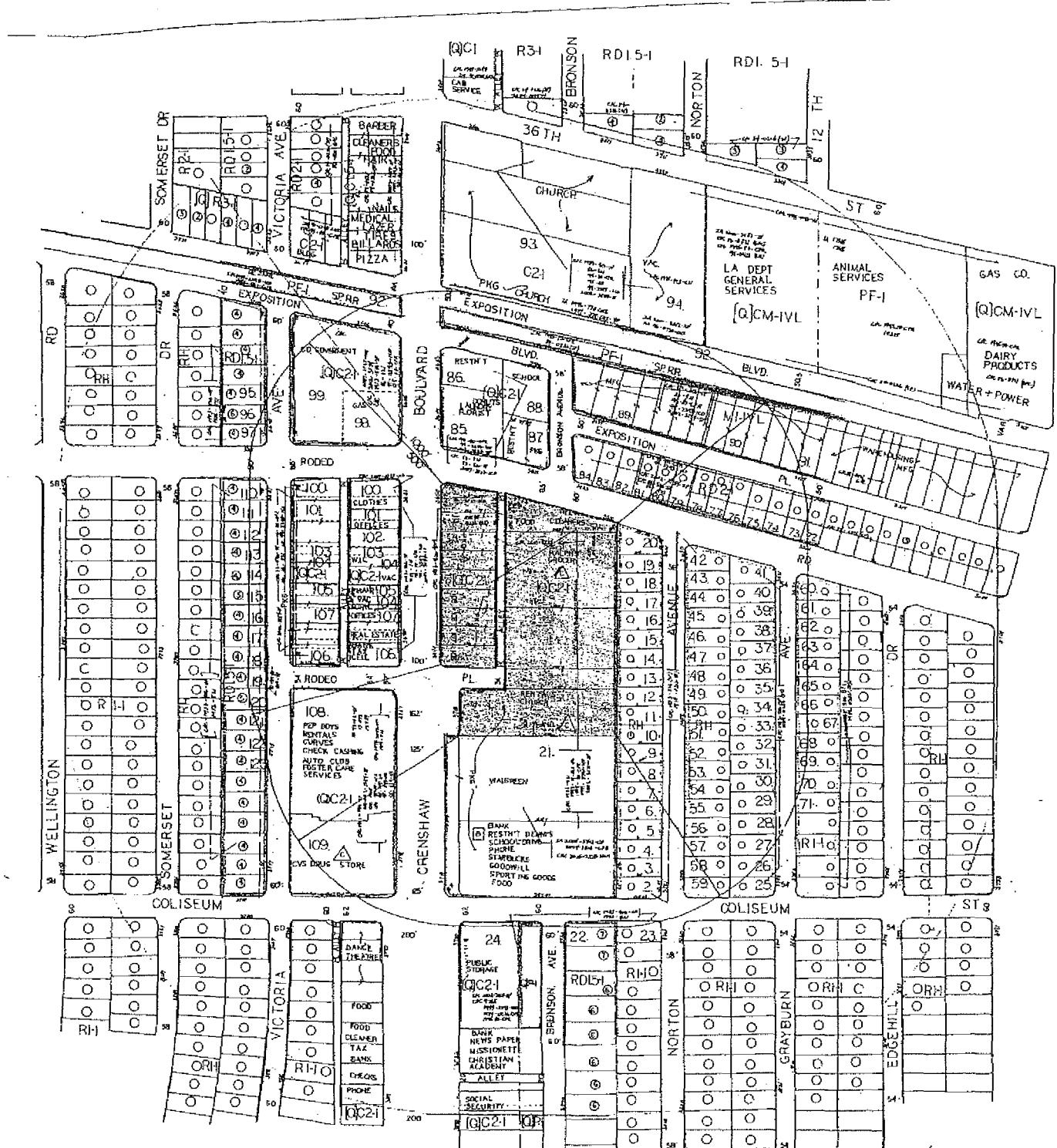
**REVIEW OF FILE:** CPC-2007-4661(CU)(CUB), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Theodore L. Irving at (213) 978-1366 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

**\*Puede obtener información en Español acerca de esta junta llamando al (213) 473-9984\***



CONDITIONAL USE - ZONING ADMINISTRATOR  
 SITE PLAN REVIEW  
 CONDITIONAL USE - ALCOHOLIC BEVERAGE

LEGAL LA COUNTY ASSESSORS  
 MAP 81 LOTS 1-5 AND TRACT  
 11754 LOTS 106-114

TB PAGE: 673 GRID: E1

CD 10-HERB WESSON, JR  
 CT 2342.00  
 PA W ADAMS- BALDWIN HILLS-  
 LEIMERT

CASE NO.  
 DATE: 6-13-2007 5-12-09  
 DRAWN BY: OWNERSHIP LISTING  
 SERVICE - CATHY MC DEWITT  
 DJA 117B 1B5  
 SCALE: 1"=100'  
 USES: FIELD  
 USES W/IN 600'  
 SCHOOLS:  
 AL MADNAY - 3510 EXPOSITION BL  
 MISS ONETTE ACADEMY- 3822 CRENSHAW  
 CHURCHES:  
 CHURCH AT 3700 CRENSHAW (NEXT TO RITEAIDE)  
 W LA CHURCH OF GOD- 3512 W 36TH ST + 3602 CRENSHAW

LEGEND:

- ON SITE FULL ALCOHOL
- ON SITE BEER-WINE
- △ OFF SITE FULL ALCOHOL
- △ OFF SITE BEER-WINE

\* NOTE: NO ALCOHOL USES BETWEEN 600'-1000'

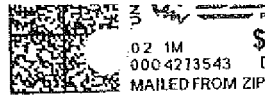
ALCOHOL USES W/IN 600'  
 RAL PHS - 3670 CRENSHAW  
 CVS - 3741 CRENSHAW  
 RITE AID - 3670 RODEO PL  
 DENNY'S - 3740 CRENSHAW





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SHERMAN OAKS, CA 91413

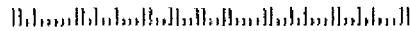
I. OWNER  
M & A GABAEF LP CPC-07-4661  
9171 WILSHIRE BLVD #PENTHOUSE  
BEVERLY HILLS CA 90210

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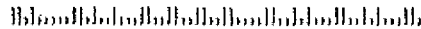
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P.O. BOX 6069  
SHERMAN OAKS, CA 91413

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Jack & Dorothy Furumura  
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MISSION VIEJO CA 92691-1721

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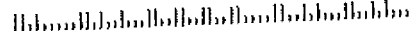
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1100 S LA/BREA AVE  
LOS ANGELES CA 90019-6907

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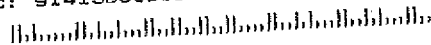
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809 E 18TH ST  
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SHERMAN OAKS, CA 91413

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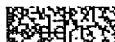
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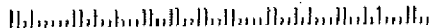
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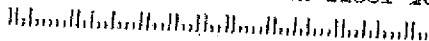
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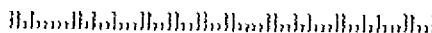
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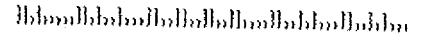
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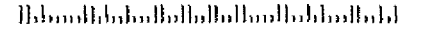
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SHERMAN OAKS, CA 91413

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3671 CRENSHAW BLVD  
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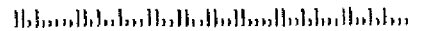
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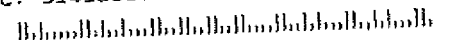
CPC-07-4661

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RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 91413606969 \*2262-03952-2

JAN 15 1989



OFFICIAL NOTICE



DEPARTMENT OF CITY PLANNING  
P.O. BOX 8089  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

*RTS  
VACANT*

PRESCRIBED  
FIRST CLASS



CPC-07-4661

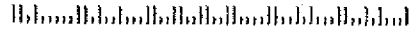
113  
CURRENT OCCUPANT  
3667 S VICTORIA AVE  
LOS ANGELES CA 90018

NIXIE 900 9E 1 02 12/

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ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

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JAN 16 1991  
9141360891



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CPC-07-4661

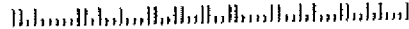
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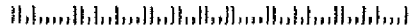
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CURRENT OCCUPANT  
3667 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

NIXIE 900 DE 1 00 12/

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ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

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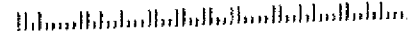
112  
CURRENT OCCUPANT  
3667 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

NIXIE 900 DE 1 00 12/

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ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 91413608959 \*0882-00090-

JAN 16 1991  
9141360891



RE ~~POSTAGE~~ MAILED FROM ZIP



DEPARTMENT OF CITY PLANNING  
P.O. BOX 8089  
SHERMAN OAKS, CA 91413

DEPARTMENT OF CITY PLANNING  
P.O. BOX 8089  
SHERMAN OAKS, CA 91413



DEPARTMENT OF CITY PLANNING  
P.O. BOX 8089  
SHERMAN OAKS, CA 91413

OFFICIAL NOTICE



DEPARTMENT OF CITY PLANNING  
P.O. BOX 8069  
SHERMAN OAKS, CA 91413

TURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
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104  
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LOS ANGELES CA 90018

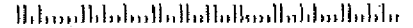
CPC-07-4661

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RETURN TO SENDER  
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BC: 91413608969 \*0862-00282

9001834813 0021  
91413608969



DEPARTMENT OF CITY PLANNING  
P.O. BOX 8069  
SHERMAN OAKS, CA 91413

93.  
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3602 CRENSHAW BLVD  
LOS ANGELES CA 90018

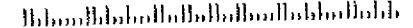
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9001834820 0021  
91413608969



DEPARTMENT OF CITY PLANNING  
P.O. BOX 8069  
SHERMAN OAKS, CA 91413

122  
CURRENT OCCUPANT  
3715 S VICTORIA AVE  
LOS ANGELES CA 90018

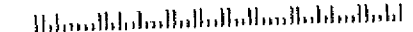
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91413608969



DEPARTMENT OF CITY PLANNING  
P.O. BOX 8069  
SHERMAN OAKS, CA 91413

1.  
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LOS ANGELES CA 90018

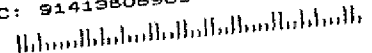
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BC: 91413608969 \*0862-00:

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MAILED FROM

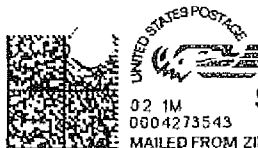
OFFICIAL NOTICE



DEPARTMENT OF CITY PLANNING  
P.O. BOX 6089  
SHERMAN OAKS, CA 91413

RETURN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



CPC-07-4661

73  
Edward Flowers  
3227 RODEO RD  
LOS ANGELES CA 90018-4054

NIXIE 900 DE 1 00 12/

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 91413606959 \*0862-00235-

900184054 0013  
914136069



ALL INFORMATION MAILED FROM ZIP

*Handwritten initials: HSN*

CPC-07-4661

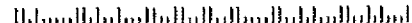
1.  
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3700 CRENSHAW BLVD  
LOS ANGELES CA 90018

NIXIE 900 DE 1 00 12/

RETURN TO SENDER  
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UNABLE TO FORWARD

BC: 91413606959 \*0862-00212-

900184054 0021  
914136069



*Handwritten initials: HSN*

CPC-07-4661

1.  
CURRENT OCCUPANT  
3690 CRENSHAW BLVD  
LOS ANGELES CA 90018

NIXIE 900 DE 1 00 12/

RETURN TO SENDER  
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UNABLE TO FORWARD

BC: 91413606959 \*0862-00211-

900184054 0021  
914136069



ALL INFORMATION MAILED FROM ZIP

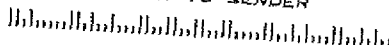
CPC-07-4661

100  
3651 CRENSHAW LLC  
3550 PASADENA AVE  
LOS ANGELES CA 90031

*Handwritten number: 1-27*

\*X 900 NCE 1 8081 02 11  
FORWARD TIME EXP RTN TO SEND  
13651 CRENSHAW LLC  
2275 HUNTINGTON DR  
SAN MARINO CA 91108-2640

RETURN TO SENDER



9003131946 0033  
914136069

DEPARTMENT OF CITY PLANNING  
P.O. BOX 6089  
SHERMAN OAKS, CA 91413

DEPARTMENT OF CITY PLANNING  
P.O. BOX 6089  
SHERMAN OAKS, CA 91413

OFFICIAL NOTICE



DEPARTMENT OF CITY PLANNING  
P.O. BOX 8089  
SHERMAN OAKS, CA 91413

URN SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



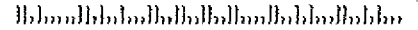
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93. CPC-07-661  
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3427 W EXPOSITION BLVD  
LOS ANGELES CA 90018

NIXIE 900 DE 1 00 12  
RETURN TO SENDER  
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UNABLE TO FORWARD

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5001834055-0013  
91413506959



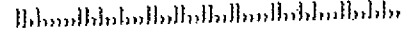
DEPARTMENT OF CITY PLANNING  
P.O. BOX 8089  
SHERMAN OAKS, CA 91413

1. CPC-07-4661  
CURRENT OCCUPANT  
3660 RODEO RD  
LOS ANGELES CA 90018

NIXIE 900 DE 1 00 12  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

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91413506959



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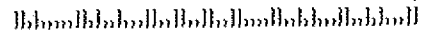
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P.O. BOX 8089  
SHERMAN OAKS, CA 91413

87 CPC-07-4661  
CURRENT OCCUPANT  
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LOS ANGELES CA 90018

NIXIE 900 DE 1 00 12  
RETURN TO SENDER  
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5001834055-0013  
91413506959



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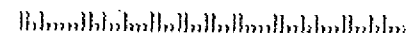
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P.O. BOX 8089  
SHERMAN OAKS, CA 91413

1. CPC-07-4661  
CURRENT OCCUPANT  
3500 RODEO RD  
LOS ANGELES CA 90018

NIXIE 900 DE 1 00 12  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSEE  
UNABLE TO FORWARD

BC: 91413506959 \*0952-00014-

5001834055-0013  
91413506959



201 N. Los Angeles St., Ste. 13A  
Los Angeles, Ca 90012  
(213) 617-9600  
Fax (213) 617-9643  
CP-7762 (01/14/09)

btc

14540 Sylvan St., Ste A  
Van Nuys, California 91411  
(818) 779-8866  
Fax (818) 779-8870

CERTIFICATE OF POSTING FOR PUBLIC HEARING

City of Los Angeles  
Department of City Planning  
200 North Spring Street  
Los Angeles, CA 90012-4801

CASE NO. CRC-2007-4661

- Community Planning Bureau-Metro/South/East - Room 667
  - Community Planning Bureau-West/Coastal - Room 621
  - Community Planning Bureau - Valley - 6262 Van Nuys Blvd., Rm 351, Van Nuys, CA 91401
  - Subdivisions/Parcel Maps - Room 750
  - Zoning Administration - Room 763
  - City/Area Planning Commission Office - Room 272
- To verify the Commission information, call the Commission Office at (213) 978-1300.

CERTIFICATE OF POSTING

This certifies that I/WE have posted the "NOTICE OF PUBLIC HEARING" sign for

CU, CUB

(type of request)

located at 3650-3670 CRENSHAW BLVD  
(address of development)

Public Hearing scheduled JANUARY 27, 2010

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING on the

5 day of January 2010

Owner/Applicant (Print)

OR

D. Samuel  
Representative/Posting Agent (Print)

Signature

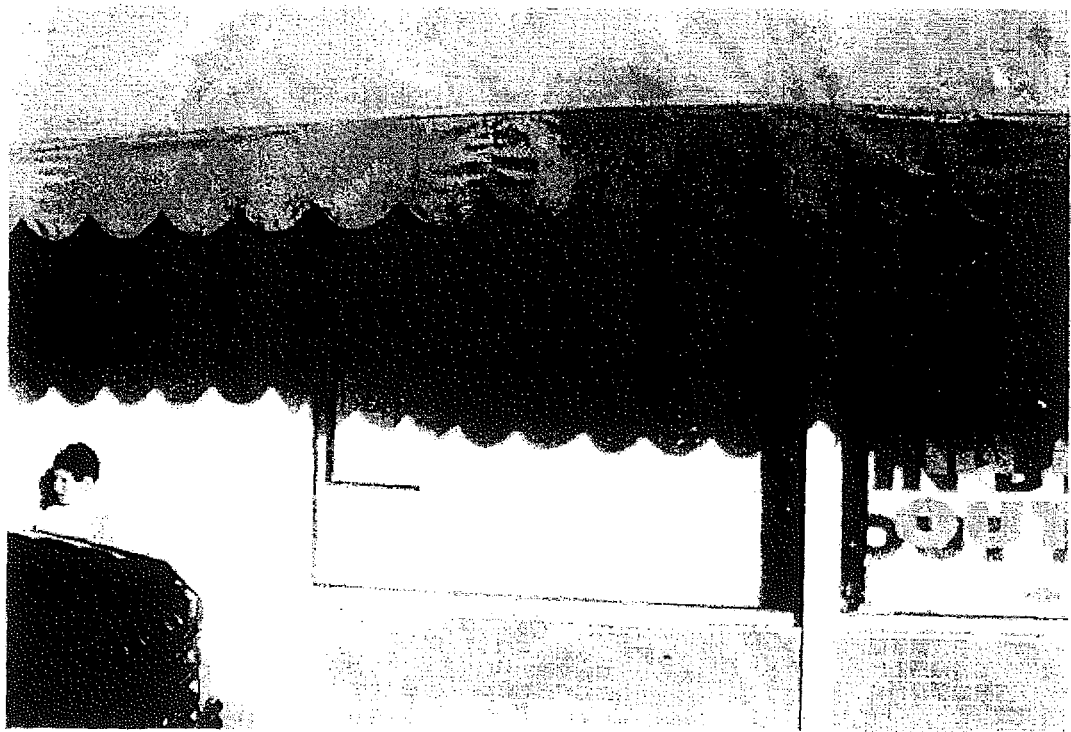
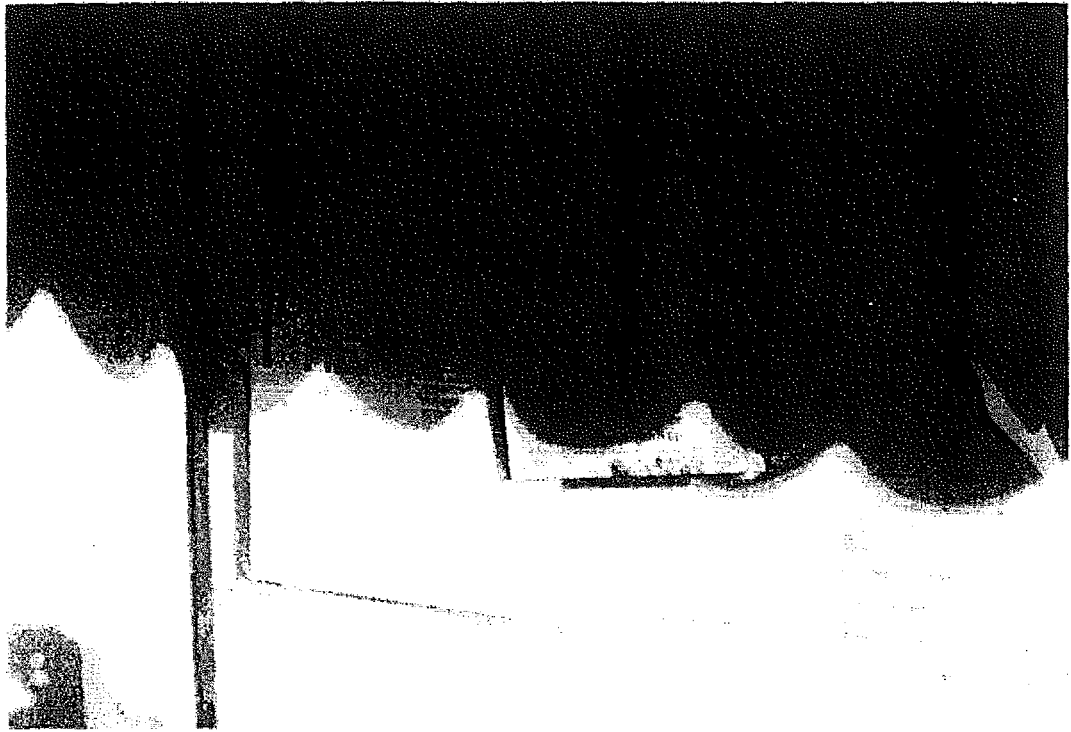
[Signature]  
Signature

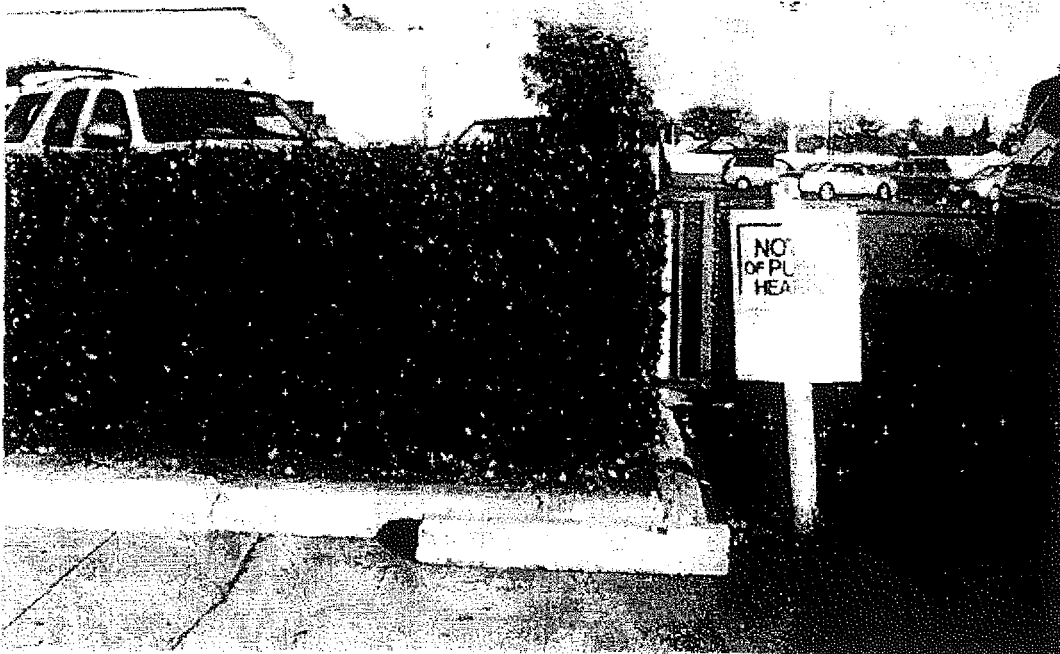
Date \_\_\_\_\_

THE PROCESSING OF YOUR CASE WILL NOT BE COMPLETED UNTIL THIS FORM IS RETURNED TO THE CASE FILE FOR YOUR PROJECT (SEE ABOVE FOR ROOM NUMBERS).

DEPARTMENT POLICY REQUIRES THAT FOR VERIFICATION OF THE DATE OF POSTING A MINIMUM OF TWO PHOTOGRAPHS MUST BE TAKEN (FRONT PAGE OF A NEWSPAPER WITH THE DATE CLEARLY READABLE IN THE PHOTOGRAPH NEXT TO THE SIGN AND ANOTHER SHOWING THE SIGN(S) POSTED ON THE SITE FROM ACROSS THE STREET).

REGARDLESS OF WHO POSTS THE SITE IT IS ALWAYS THE RESPONSIBILITY OF THE APPLICANT/OWNER TO ASSURE THAT THE NOTICE IS FIRMLY ATTACHED, LEGIBLE, POSTED FOR PUBLIC VIEW FROM THE PROPERTY STREET FRONTAGE, AND REMAINS IN THAT CONDITION THROUGHOUT THE ENTIRE POSTING PERIOD.





# LEGAL NOTICES

LOS ANGELES DAILY JOURNAL • FRIDAY, MAY 28, 2010 • PAGE 11

## NOTICE OF PUBLIC HEARING

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 **Thursday, June 22, 2010**, at approximately **2:30 p.m.**, or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider Mitigated Negative Declaration and appeal filed by Lori Higgins on behalf of Concerned Citizens of Norton Avenue from the entire decision of the City Planning Commission in approving a Conditional Use for a Major Commercial Development consisting of a 2-story, 45 feet in height, approximately 296,567 square-foot new commercial retail space on a 6.5-acre site; approving a Conditional Use for three establishments for the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a supermarket, a pharmacy and a retail use; disapproving a Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two sit-down type restaurant facilities within the shopping center development; and approving a Conditional Use to allow a maximum 35 feet in building height setback 5 feet from the abutting R1 Zone and an additional 10 feet in building height to maximum of 45 feet in height setback 10 feet from the 35 feet height portion for the construction of a new, approximately 296,567 square-foot retail shopping center (District Square) consisting of two two-story commercial buildings having a maximum height of 45 feet, on an approximately 6.5-acre parcel for property at 3850-3870 South Crenshaw Boulevard, subject to Conditions of Approval.

Applicant: M and A Gabee Inc. (Milan Garrison, MG Resolutions, Representative)  
The full City Council will also consider this matter on **Wednesday, June 23, 2010**, at approximately **10:00 a.m.**, or soon thereafter in the John Ferraro Council

Chamber, Room 340, City Hall.

If you are unable to appear at these meetings, 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 wish to view the contents of Council file No. **10-0888** by visiting: <http://cityclerk.lacity.org/cityclerkconnect/>. Please be advised that both the PLUM and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

JUNE LAGMAY, CITY CLERK of the City of Los Angeles  
5/28/10

DJ-1872139#

Daily Journal - Publish on Friday, May 28, 2010  
Newspaper

#### NOTICE OF PUBLIC HEARING

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JUNE LAGMAY, CITY CLERK  
of the City of Los Angeles



BETTER TECHNOLOGY CORPORATION

201 N. Los Angeles St., Ste. 13A  
Los Angeles, CA 90012  
(213) 617-9600  
Fax (213) 617-9643

14540 Sylvan St., Ste. A  
Van Nuys, CA 91411  
(818) 779-8866  
Fax (818) 779-8870

MAILING AFFIDAVIT

City Planning Commission  
Case No. \_\_\_\_\_

Deputy Advisory Agency  
Tentative Tract No. \_\_\_\_\_

CF No. CF-10-0888

Parcel Map No. \_\_\_\_\_

Zoning Administrator  
Case No. \_\_\_\_\_

Private Street No. \_\_\_\_\_

Coastal Permit  
Case No. \_\_\_\_\_

Area Planning Commission  
Central, Harbor, SV, ELA, SLA, WLA, NV  
Case No. \_\_\_\_\_

Design Review Board  
Case No. \_\_\_\_\_

SITE ADDRESS: 3650-3670 SOUTH CRENSHAW BLVD

I, Ken GEHR certify that I am an employee of BTC, a contractor of the City of Los Angeles. Department of City Planning, State of California, and I did, on the 26th day of MAY 2010 mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- 500-foot radius
- Abutting the subject site
- Owners and Occupants
- Tenant Notice
- 100-foot coastal notice
- State Coastal Commission
- Adjacent City (ies)
- Applicant and Representative (where indicated)
- city Newspaper Notice
- LA Unified School District, LA County Regional Planning
- Caltrans
- Council's Own Initiative
- Metropolitan Transit Authority
- Certified Neighborhood Council (dept. of Neighborhood Empowerment)
- Council Office and Council District Office
- city Homeowners Associations
- Other LA CITY, LA COUNTY

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.

Ken Geher  
BTC Hearing Notice Mailing Clerk

CITY OF LOS ANGELES  
CALIFORNIA

JUNE LAGMAY  
City Clerk

HOLLY L. WOLCOTT  
Executive Officer



Office of the  
CITY CLERK

Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
Fax: (213) 978-1040  
[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

When making inquiries relative to  
this matter, please refer to the  
Council File No.  
**10-0888**

ANTONIO R. VILLARAIGOSA  
MAYOR

CPC 2007-4661-CU  
CD 10

May 28, 2010

**NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-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, June 22, 2010**, at approximately **2:30 p.m.** or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider Mitigated Negative Declaration and appeal filed by Lori Higgins on behalf of Concerned Citizens of Norton Avenue from the entire decision of the City Planning Commission in approving a Conditional Use for a Major Commercial Development consisting of a 2-story, 45 feet in height, approximately 296,567 square-foot new commercial retail space on a 6.5-acre site; approving a Conditional Use for three establishments for the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a supermarket, a pharmacy and a retail use; disapproving a Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two sit-down type restaurant facilities within the shopping center development; and approving a Conditional Use to allow a maximum 35 feet in building height setback 5 feet from the abutting R1 Zone and an additional 10 feet in building height to maximum of 45 feet in height setback 10 feet from the 35 feet height portion for the construction of a new, approximately 296,567 square-foot retail shopping center (District Square) consisting of two two-story commercial buildings having a maximum height of 45 feet, on an approximately 6.5-acre parcel for property at 3650-3670 South Crenshaw Boulevard, subject to Conditions of Approval.

Applicant: M and A Gabee Inc. (Milan Garrison, MG Resolutions, Representative)

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If you are unable to appear at these meetings, 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 wish to view the contents of Council file No. **10-0888** by visiting: <http://cityclerk.lacity.org/lacityclerkconnect/>.

Please be advised that both the PLUM Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

Patrice Y. Lattimore, Legislative Assistant  
Planning and Land Use Management Committee  
(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.

10-0888\_ltr\_plum\_5-28-10

BTC

CF10-0888

1. OWNER  
M & A GABAE LP  
9171 WILSHIRE BLVD #PENTHOUSE  
BEVERLY HILLS CA 90210

CF10-0888

2  
Ricardo & Carol Cabrera  
3751 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

3  
John Ellis  
3745 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

4  
Artis Artis Glaas  
3741 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

5  
Shigeuki & Mary Fujita  
3735 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

6  
Jake & Juanita Watson Jr.  
3731 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

7  
Dan & Sylvia Marsh  
3725 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

8  
NORD FRANCES CO TR NORD FAMIL  
19401 GREENBRIAR DR  
TARZANA CA 91356-5523

CF10-0888

9  
James & Jacqueline Rice  
3717 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

10  
Charlene Evelyn Mueller  
3711 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

11  
Winifred & Rosette Sewer  
3705 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

12  
Dixie & Helene Honda  
3701 S NORTON AVE  
LOS ANGELES CA 90018-4046

CF10-0888

13  
Takashi Takashi Uyeno  
3695 S NORTON AVE  
LOS ANGELES CA 90018-4044

CF10-0888

14  
Adrienne Powell  
3691 S NORTON AVE  
LOS ANGELES CA 90018-4044

CF10-0888

15  
Moradeyo Moradeyo Dada  
3685 S NORTON AVE  
LOS ANGELES CA 90018-4044

CF10-0888

16  
Mary Harris  
3679 S NORTON AVE  
LOS ANGELES CA 90018-4044

CF10-0888

17  
Renee Anderson  
3675 S NORTON AVE  
LOS ANGELES CA 90018-4044

CF10-0888

18  
Harold & Helen Robinson  
3669 S NORTON AVE  
LOS ANGELES CA 90018-4044

CF10-0888

19  
Cary & Flora Johnson  
3665 S NORTON AVE  
LOS ANGELES CA 90018-4044

CF10-0888

20  
Sharon Farwell  
3661 S NORTON AVE  
LOS ANGELES CA 90018-4044

CF10-0888

21.  
WALGREEN CO  
104 WILMOT RD #1420  
DEERFIELD IL 60015-5121

CF10-0888

22  
Masato & Tamiko Inouye  
3760 S BRONSON AVE  
LOS ANGELES CA 90018-4003

CF10-0888

23  
Barbara Kemp  
3761 S NORTON AVE  
LOS ANGELES CA 90018-4048

CF10-0888

24  
Storage Fund Connecticut  
PO BOX 25025  
GLENDALE CA 91221-5025

CF10-0888

25  
Vernon Keyes  
3753 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888

26  
Mia Barber  
3747 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888

27  
Demille & Marshall Monique Hallibur  
3743 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888

28  
Georgette Jefferson  
3737 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888

29  
Kimberly Walker  
3731 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888

30  
Edward & Mary Brown  
3727 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888  
31  
Dianita Young  
3721 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888  
32  
Carol Boswell  
PO BOX 8203  
LOS ANGELES CA 90008-0203

CF10-0888  
33  
Betty Coddington  
3711 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888  
34  
Masato & Judith Honma  
3707 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888  
35  
Yayoi Mori  
3701 GRAYBURN AVE  
LOS ANGELES CA 90018-4040

CF10-0888  
36  
Janice Yancey  
3695 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

CF10-0888  
37  
Andrew & Florence Quan  
3691 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

CF10-0888  
38  
Wayne & Mary Brule  
3685 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

CF10-0888  
39  
Pearlie & Myra Allison  
3681 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

CF10-0888  
40  
Vivian Wyser  
3675 GRAYBURN AVE  
LOS ANGELES CA 90018-4038

CF10-0888  
41  
Belinda Dawson-Robinson  
13617 PURCHE AVE  
GARDENA CA 90249-2332

CF10-0888  
42  
Roy & Lilee Dewberry Jr.  
3660 S NORTON AVE  
LOS ANGELES CA 90018-4043

CF10-0888  
43  
Sandra Smith  
3668 S NORTON AVE  
LOS ANGELES CA 90018-4043

CF10-0888  
44  
Myrtle Withers  
3674 S NORTON AVE  
LOS ANGELES CA 90018-4043

CF10-0888  
45  
Daniel Williams  
3678 S NORTON AVE  
LOS ANGELES CA 90018-4043

CF10-0888  
46  
Alvaro & Maria Polanco  
3864 S NORTON AVE  
LOS ANGELES CA 90008-1943

CF10-0888  
47  
Johnnie Sampson  
3688 S NORTON AVE  
LOS ANGELES CA 90018-4043

CF10-0888  
48  
Yessica & Carrillo Julio Calderon  
3694 S NORTON AVE  
LOS ANGELES CA 90018-4043

CF10-0888  
49  
Doreen Mills  
3700 S NORTON AVE  
LOS ANGELES CA 90018-4045

CF10-0888  
50  
Jacob Miyazaki  
PO BOX 180382  
LOS ANGELES CA 90018-9795

CF10-0888  
51  
GOLDEN JOANN CNSRV  
5816 WOOSTER AVE  
LOS ANGELES CA 90056-1430

CF10-0888  
52  
Willa Snorton  
3714 S NORTON AVE  
LOS ANGELES CA 90018-4045

CF10-0888  
53  
Frank & Wendelyn Hawkins  
3720 S NORTON AVE  
LOS ANGELES CA 90018-4045

CF10-0888  
54  
Akino Takamoto  
458 N OAKHURST DR #305  
BEVERLY HILLS CA 90210-5704

CF10-0888  
55  
Iwao Iwao Hongo  
3730 S NORTON AVE  
LOS ANGELES CA 90018-4045

CF10-0888  
56  
Johnnie & Charlotte Gooch Jr.  
3288 COUNTRY CLUB DR  
LOS ANGELES CA 90019-3605

CF10-0888  
57  
Lee & McDonald Wilma Cochran  
3740 S NORTON AVE  
LOS ANGELES CA 90018-4045

CF10-0888  
58  
Gloria Yan  
3744 S NORTON AVE  
LOS ANGELES CA 90018-4045

CF10-0888  
59  
Laura Colbert  
3750 S NORTON AVE  
LOS ANGELES CA 90018-4045

CF10-0888  
60  
Vivian Atmore  
3670 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

CF10-0888  
61  
Melvin Mapps  
3678 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

CF10-0888  
62  
Frances Ladd  
3684 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

CF10-0888  
63  
Freddie Williams  
3688 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

CF10-0888  
64  
Akira & Takako Minamide  
3694 GRAYBURN AVE  
LOS ANGELES CA 90018-4037

CF10-0888  
65  
Cayetano & Eva Bata  
3700 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

CF10-0888  
66  
Carl Gilbert  
3704 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

CF10-0888  
67  
Terry Harden  
3710 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

CF10-0888  
68  
Carol Fujita  
3716 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

CF10-0888  
69  
James & Gloria Hinton  
3720 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

CF10-0888  
70  
WEINBERGER BERNARD CO TR  
4443 JASMINE AVE  
CULVER CITY CA 90232-3428

CF10-0888  
71  
Yvette Battle  
3730 GRAYBURN AVE  
LOS ANGELES CA 90018-4039

CF10-0888  
72  
Dolores Boyd  
3221 RODEO RD  
LOS ANGELES CA 90018-4054

CF10-0888  
73  
Edward Flowers  
3227 RODEO RD  
LOS ANGELES CA 90018-4054

CF10-0888  
74  
Flora Garcia  
3301 RODEO RD  
LOS ANGELES CA 90018-4056

CF10-0888  
75  
Johan M N Beckles  
3307 RODEO RD  
LOS ANGELES CA 90018-4056

CF10-0888  
76  
Cheryl Thomas  
3311 RODEO RD  
LOS ANGELES CA 90018-4056

CF10-0888  
77  
Kevin Washington  
PO BOX 561421  
LOS ANGELES CA 90056-0219

CF10-0888  
78  
John & Aline Lageman  
3321 RODEO RD  
LOS ANGELES CA 90018-4056

CF10-0888  
79  
Yoshikazu & Lily Murakami  
3327 RODEO RD  
LOS ANGELES CA 90018-4056

CF10-0888  
80  
John John Bailey  
3401 RODEO RD  
LOS ANGELES CA 90018-4058

CF10-0888  
81  
Guillermo Mayorga  
3407 RODEO RD  
LOS ANGELES CA 90018-4058

CF10-0888  
82  
Erma Erma Cotton  
27521 ECHO CANYON CT  
CORONA CA 92883-8403

CF10-0888  
83  
Floyd & Hope Todd  
3417 RODEO RD  
LOS ANGELES CA 90018-4058

CF10-0888  
84  
Camelia Cousin  
3423 RODEO RD  
LOS ANGELES CA 90018-4058

CF10-0888  
85  
G & R Props  
3644 CRENSHAW BLVD  
LOS ANGELES CA 90016-4850

CF10-0888  
86  
Lacey Oliver  
5345 S VERDUN AVE  
LOS ANGELES CA 90043-1542

CF10-0888  
87  
GHALILI SOLEIMAN CO TR  
PO BOX 67311  
LOS ANGELES CA 90067-0311

CF10-0888  
88  
Al Mu-Min Masjeid  
1635 S ST ANDREWS PL  
LOS ANGELES CA 90019-6411

CF10-0888  
89  
3339 Exposition Place Lp  
3339 EXPOSITION PL  
LOS ANGELES CA 90018-4034

CF10-0888  
90  
Vincent Jeffers  
2953 N BEACHWOOD DR  
LOS ANGELES CA 90068-1925

CF10-0888  
91  
Charles & Marialia Gezneiner  
3201 EXPOSITION PL  
LOS ANGELES CA 90018-4032

CF10-0888  
92  
LACMTA  
ONE GATEWAY PLAZA  
LOS ANGELES CA 90012

CF10-0888  
92  
WEST ANGELES CHURCH OF GOI  
3045 CRENSHAW BLVD  
LOS ANGELES CA 90016-4264

CF10-0888  
94  
LA CITY  
111 E 1ST ST RM 201  
LOS ANGELES CA 90012

CF10-0888  
95  
J Mansfield Down  
PO BOX 9715  
MARINA DEL REY CA 90295-2115

CF10-0888  
96  
Jeri Edwards  
3645 S VICTORIA AVE #6  
LOS ANGELES CA 90016-4834

CF10-0888  
97  
Monete Chew  
3701 RODEO RD  
LOS ANGELES CA 90016-4867

CF10-0888  
98  
EQUILON ENTERPRISES LLC  
PO BOX 4369  
HOUSTON TX 77210-4369

CF10-0888  
99  
L A COUNTY  
500 W TEMPLE ST #754  
LOS ANGELES CA 90012-2700

CF10-0888  
100  
Harold & Phoebe Reff  
4529 AZALIA DR  
TARZANA CA 91356-5309

CF10-0888  
101  
Marilyn & M Stamper  
276 LORING AVE  
LOS ANGELES CA 90024-2639

CF10-0888  
102  
Gerald Griess  
15740 PARAMOUNT BLVD #E  
PARAMOUNT CA 90723-4361

CF10-0888  
103  
MEHTA MAHENDRAKUMAR CO TR  
2629 SHADY RIDGE LN  
DIAMOND BAR CA 91765-3378

CF10-0888  
104  
Leon Haywood  
PO BOX 78681  
LOS ANGELES CA 90016-0681

CF10-0888  
105  
UNITED CARE INC  
1100 S LA BREA AVE  
LOS ANGELES CA 90019-6907

CF10-0888  
106  
Marvin Marvin Gart  
5565 AMBER CIR  
CALABASAS CA 91302-3146

CF10-0888  
107  
FAMILY SAVINGS & LOAN ASSN  
3683 CRENSHAW BLVD  
LOS ANGELES CA 90016-4849

CF10-0888  
108  
CROWN CRENSHAW PLAZA LLC  
809 E 18TH ST  
LOS ANGELES CA 90021-3306

CF10-0888  
109  
BARCHESTER CALIFORNIA  
3741 CRENSHAW BLVD  
LOS ANGELES CA 90016

CF10-0888  
110  
Jean Stelly  
3651 S VICTORIA AVE  
LOS ANGELES CA 90016-4835

CF10-0888  
111  
Lisa Mayckawa  
3657 S VICTORIA AVE  
LOS ANGELES CA 90016-4836

CF10-0888  
112  
Stephanie Dewitt  
4456 W 61ST ST  
LOS ANGELES CA 90043-3506

CF10-0888  
113  
Marilyn Mackey  
1850 HI POINT ST  
LOS ANGELES CA 90035-4622

CF10-0888  
114  
John & Bertheima Smith  
3820 S REDONDO BLVD  
LOS ANGELES CA 90008-1113

CF10-0888  
115  
Gary Wong  
1295 PUNTA WAY  
MONTEREY PARK CA 91754-5415

CF10-0888  
116  
Kimi Takano  
3657 1/2 S VICTORIA AVE  
LOS ANGELES CA 90016-4836

CF10-0888  
117  
Charles & Regina Powell  
PO BOX 5464  
CARSON CA 90749-5464

CF10-0888  
118  
John & Connie Meigs  
4160 OLYMPIAD DR  
LOS ANGELES CA 90043-1639

CF10-0888  
119  
Stanley & Peggy Quon  
3711 S VICTORIA AVE  
LOS ANGELES CA 90016-4860

CF10-0888  
120  
Jack & Dorothy Furumura  
22802 CASEDA  
MISSION VIEJO CA 92691-1721

CF10-0888  
121  
Stanley & Peggy Quon  
3711 S VICTORIA AVE  
LOS ANGELES CA 90016-4860

CF10-0888  
122  
Stanley King  
3717 1/2 S VICTORIA AVE  
LOS ANGELES CA 90016-4863

CF10-0888  
123  
Winston & Elma Bailey  
4131 DEGNAN BLVD  
LOS ANGELES CA 90008-3714

CF10-0888  
REPRESENTATIVE:  
MG RESOLUTIONS, INC.  
595 E COLORADO BLVD #528  
PASADENA CA 91101

CF10-0888  
MAP MAKER:  
OWNERSHIP LISTING SERVICE  
PO BOX 890684  
TEMECULA CA 92589-0684

CF10-0888

ATTN MILAN GARRISON  
CF10-0888

ATTN CATHY MCDERMOTT  
CF10-0888

CF10-0888

EMPOWERMENT CONGRESS WEST  
AREA NEIGHBORHOOD  
DEVELOPMENT COUNCIL  
8475 S VERMONT AVE  
LOS ANGELES CA 90018

CF10-0888

CF10-0888

C.D. 10  
LOS ANGELES (WESTERN) DISTRICT  
OFFICE  
1819 S WESTERN AVE  
LOS ANGELES, CA 90006

CF10-0888

CF10-0888

C.D. 10  
COUNCILPERSON HERB J WESSON JR.  
200 N SPRING ST RM 430  
LOS ANGELES CA 90012

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

CF10-0888

BTC

CF10-0888

1.  
CURRENT OCCUPANT  
3500 RODEO RD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3650 RODEO RD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3660 RODEO RD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3670 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3690 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3700 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3694 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3650 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3570 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3562 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

1.  
CURRENT OCCUPANT  
3566 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

8.  
CURRENT OCCUPANT  
3721 S NORTON AVE  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3740 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3738 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3736 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3734 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3732 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3730 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3728 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3726 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3724 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

21  
CURRENT OCCUPANT  
3722 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888

22  
CURRENT OCCUPANT  
3760 S BRONSON AVE  
LOS ANGELES CA 90018

CF10-0888

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #1  
LOS ANGELES CA 90018

CF10-0888

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #2  
LOS ANGELES CA 90018

CF10-0888

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #3  
LOS ANGELES CA 90018

CF10-0888

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #4  
LOS ANGELES CA 90018

CF10-0888

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #5  
LOS ANGELES CA 90018

CF10-0888

22  
CURRENT OCCUPANT  
3416 COLISEUM ST #6  
LOS ANGELES CA 90018

CF10-0888

24  
CURRENT OCCUPANT  
3770 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888  
32  
CURRENT OCCUPANT  
3717 GRAYBURN AVE.  
LOS ANGELES CA 90018

CF10-0888  
41  
CURRENT OCCUPANT  
3671 GRAYBURN AVE  
LOS ANGELES CA 90018

CF10-0888  
50  
CURRENT OCCUPANT  
3704 S. NORTON AVE.  
LOS ANGELES CA 90018

CF10-0888  
51  
CURRENT OCCUPANT  
3710 S NORTON AVE  
LOS ANGELES CA 90018

CF10-0888  
54  
CURRENT OCCUPANT  
3724 S NORTON AVE  
LOS ANGELES CA 90018

CF10-0888  
56  
CURRENT OCCUPANT  
3734 S NORTON AVE  
LOS ANGELES CA 90018

CF10-0888  
70  
CURRENT OCCUPANT  
3726 GRAYBURN AVE  
LOS ANGELES CA 90018

CF10-0888  
77  
CURRENT OCCUPANT  
3317 RODEO RD  
LOS ANGELES CA 90018

CF10-0888  
82  
CURRENT OCCUPANT  
3411 RODEO RD  
LOS ANGELES CA 90018

CF10-0888  
85  
CURRENT OCCUPANT  
3644 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888  
85  
CURRENT OCCUPANT  
3642 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888  
86  
CURRENT OCCUPANT  
3630 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888  
87  
CURRENT OCCUPANT  
8515 RODEO RD  
LOS ANGELES CA 90018

CF10-0888  
88  
CURRENT OCCUPANT  
3510 EXPOSITION BLVD  
LOS ANGELES CA 90018

CF10-0888  
90  
CURRENT OCCUPANT  
3307 EXPOSITION PL  
LOS ANGELES CA 90018

CF10-0888  
91  
CURRENT OCCUPANT  
3217 EXPOSITION PL  
LOS ANGELES CA 90018

CF10-0888  
93  
CURRENT OCCUPANT  
3602 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888  
93  
CURRENT OCCUPANT  
3427 W EXPOSITION BLVD  
LOS ANGELES CA 90018

CF10-0888  
94  
CURRENT OCCUPANT  
3330 W 36TH ST  
LOS ANGELES CA 90018

CF10-0888  
95  
CURRENT OCCUPANT  
3641 S VICTORIA AVE  
LOS ANGELES CA 90018

CF10-0888  
95  
CURRENT OCCUPANT  
3641 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

CF10-0888  
95  
CURRENT OCCUPANT  
3643 1/2 S VICTORIA AVE  
LOS ANGELES CA 90018

CF10-0888  
95  
CURRENT OCCUPANT  
3643 S VICTORIA AVE  
LOS ANGELES CA 90018

CF10-0888  
96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #1  
LOS ANGELES CA 90018

CF10-0888  
96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #2  
LOS ANGELES CA 90018

CF10-0888  
96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #3  
LOS ANGELES CA 90018

CF10-0888  
96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #4  
LOS ANGELES CA 90018

CF10-0888  
96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #5  
LOS ANGELES CA 90018

CF10-0888  
96  
CURRENT OCCUPANT  
3645 S VICTORIA AVE #6  
LOS ANGELES CA 90018

CF10-0888  
97  
CURRENT OCCUPANT  
3701 RODEO RD  
LOS ANGELES CA 90018

CF10-0888  
97  
CURRENT OCCUPANT  
3703 RODEO RD.  
LOS ANGELES CA 90018

CF10-0888  
97  
CURRENT OCCUPANT  
3705 RODEO RD  
LOS ANGELES CA 90018

CF10-0888  
97  
CURRENT OCCUPANT  
3707 RODEO RD  
LOS ANGELES CA 90018

CF10-0888  
98  
CURRENT OCCUPANT  
3645 CRENSHAW BLVD  
LOS ANGELES CA 90018

CF10-0888  
99  
CURRENT OCCUPANT  
3606 EXPOSITION B;VD  
LOS ANGELES CA 90018

CF10-0888  
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JUN-11-2010 02:28P FROM:BTC

818) 779-8870

TO: 12138918763 P.2  
14540 Sylvan St., Ste A  
Van Nuys, California 91411  
(818) 779-8866  
Fax (818) 779-8870

201 N. Los Angeles St., Ste. 13A  
Los Angeles, Ca 90012  
(213) 617-9600  
Fax (213) 617-9643  
CP-7762 (01/14/09)

**btc**

CERTIFICATE OF POSTING FOR PUBLIC HEARING

City of Los Angeles  
Department of City Planning  
200 North Spring Street  
Los Angeles, CA 90012-4801

CASE NO. CF-10-0888

- ( ) Community Planning Bureau-Metro/South/East - Room 667
  - ( ) Community Planning Bureau-West/Coastal - Room 621
  - ( ) Community Planning Bureau - Valley - 8262 Van Nuys Blvd., Rm 351, Van Nuys, CA 91401
  - ( ) Subdivisions/Parcel Maps - Room 750
  - ( ) Zoning Administration - Room 763
  - ( ) City/Area Planning Commission Office - Room 272
- To verify the Commission information, call the Commission Office at (213) 978-1300.

CERTIFICATE OF POSTING

This certifies that I/WE have posted the "NOTICE OF PUBLIC HEARING" sign for

CF

(type of request)

located at 3650-3670 SOUTH CRENSHAW BLVD  
(address of development)

Public Hearing scheduled June 22, 2010

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING on the

9th day of June 2010

Owner/Applicant (Print)

OR

Representative/Posting Agent (Print)

Lisa Klein

Signature

Signature

*[Handwritten Signature]*

Date \_\_\_\_\_

THE PROCESSING OF YOUR CASE WILL NOT BE COMPLETED UNTIL THIS FORM IS RETURNED TO THE CASE FILE FOR YOUR PROJECT (SEE ABOVE FOR ROOM NUMBERS).

DEPARTMENT POLICY REQUIRES THAT FOR VERIFICATION OF THE DATE OF POSTING A MINIMUM OF TWO PHOTOGRAPHS MUST BE TAKEN (FRONT PAGE OF A NEWSPAPER WITH THE DATE CLEARLY READABLE IN THE PHOTOGRAPH NEXT TO THE SIGN AND ANOTHER SHOWING THE SIGN(S) POSTED ON THE SITE FROM ACROSS THE STREET).

REGARDLESS OF WHO POSTS THE SITE IT IS ALWAYS THE RESPONSIBILITY OF THE APPLICANT/OWNER TO ASSURE THAT THE NOTICE IS FIRMLY ATTACHED, LEGIBLE, POSTED FOR PUBLIC VIEW FROM THE PROPERTY STREET FRONTAGE, AND REMAINS IN THAT CONDITION THROUGHOUT THE ENTIRE POSTING PERIOD.

## CITY OF LOS ANGELES

CALIFORNIA



JUNE LAGMAY  
City Clerk

HOLLY L. WOLCOTT  
Executive Officer

Office of the  
CITY CLERK

Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
Fax: (213) 978-1040  
[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

When making inquiries relative to  
this matter, please refer to the  
Council File No.  
**10-0888**

ANTONIO R. VILLARAIGOSA  
MAYOR

CPC 2007-4661-CU  
CD 10

May 28, 2010

**NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-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, June 22, 2010, at approximately 2:30 p.m. or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider Mitigated Negative Declaration and appeal filed by Lori Higgins on behalf of Concerned Citizens of Norton Avenue from the entire decision of the City Planning Commission in approving a Conditional Use for a Major Commercial Development consisting of a 2-story, 45 feet in height, approximately 296,567 square-foot new commercial retail space on a 6.5-acre site; approving a Conditional Use for three establishments for the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a supermarket, a pharmacy and a retail use; disapproving a Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two sit-down type restaurant facilities within the shopping center development; and approving a Conditional Use to allow a maximum 35 feet in building height setback 5 feet from the abutting R1 Zone and an additional 10 feet in building height to maximum of 45 feet in height setback 10 feet from the 35 feet height portion for the construction of a new, approximately 296,567 square-foot retail shopping center (District Square) consisting of two two-story commercial buildings having a maximum height of 45 feet, on an approximately 6.5-acre parcel for property at 3650-3670 South Crenshaw Boulevard, subject to Conditions of Approval.

Applicant: M and A Gabsee Inc. (Milan Garrison, MG Resolutions, Representative)

The full Los Angeles City Council will also consider this matter on Wednesday, June 23, 2010, at approximately 10:00 a.m. or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall.

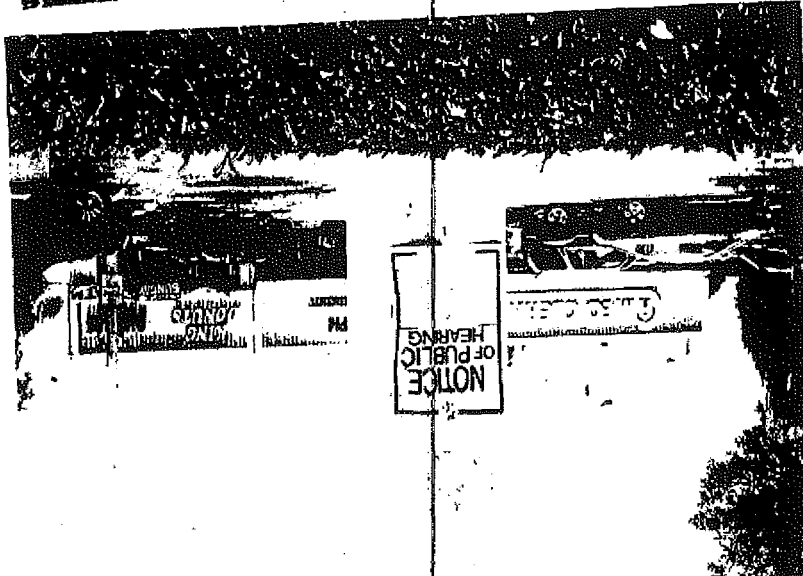
If you are unable to appear at these meetings, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. 10-0888 by visiting: <http://cityclerk.lacity.org/lacityclerkconnect/>.

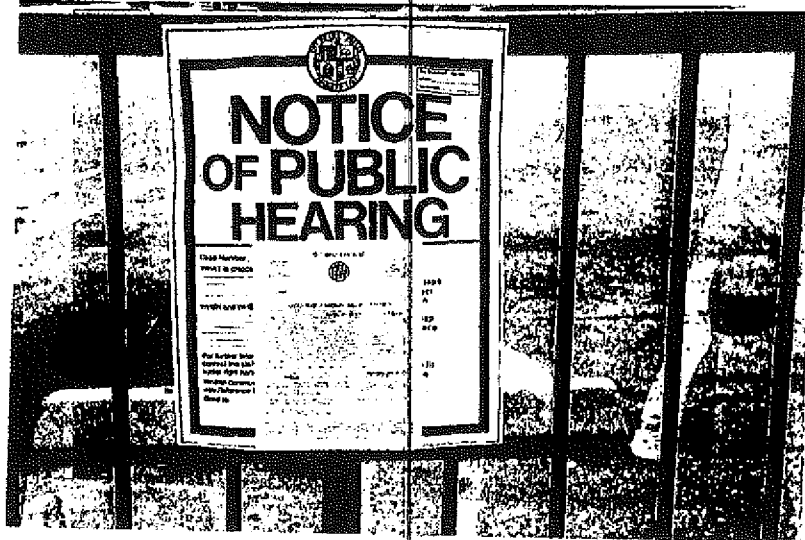
Please be advised that both the PLUM Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

Patrice Y. Lattimore, Legislative Assistant  
Planning and Land Use Management Committee  
(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 1094.6 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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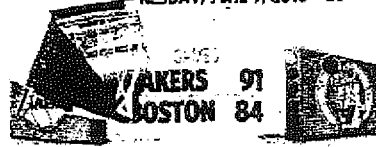
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DAILY NEWS SPECIAL SECTION • SPORT

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WEDNESDAY, JUNE 9, 2010 C1

# NBA FINALS



# Real big, Fish

Veteran point guard comes through again in the clutch, scoring 11 of his 16 points in fourth quarter, including three-point play to help Lakers ice Game 3 against Boston, regain NBA Finals series lead



JUN-11-2010 02:31P FROM:BTC

81B) 779-9878

TO:12130918763

P.6

**Finding No. 7: Conditional Use — (Alcohol Beverages)**

- a. **The location is proper in relation to adjacent uses or the development of the community.**

The proposed project is located on an approximately 6 acre parcel at the southeast corner of Rodeo Road and Crenshaw Boulevard which is zoned [Q]C2-1 for commercial uses. The surrounding properties are within commercial ([Q]C2-1) and residential (RD2-1 and R1-1) zones. The uses to the north of the project, which are separated from the project site by Rodeo Road, include single family residential homes, retail uses, and a school. To the east are single family residential uses. To the south is a shopping center, developed with a Walgreen's drug store, Starbucks, Denny's, Big 5 Sporting Goods, Goodwill, and other neighborhood serving retail. To the west of the project site across Crenshaw Boulevard is a strip of commercial and office buildings with parking in the rear. Southwest of the proposed site is another neighborhood shopping center that contains a Pep Boys, CVS drug store, Auto Club office, and a foster care agency. Crenshaw Boulevard is a major transit and commercial corridor in South Los Angeles and the MTA's Metro Rail Exposition Corridor Expo/Crenshaw Station are within close proximity. The addition of commercial uses in close proximity to transit corridors, residential uses, and public transit represents smart growth that encourages the use of public transit and local shopping by residents in their own neighborhood.

The project proposes three off-site alcohol uses and two on-site alcohol uses which would be used for restaurants. Two off-site alcohol uses currently exist on the project site and would be demolished upon approval of the project. The proposed uses would be similar in character to the existing commercial uses along Crenshaw Boulevard, and would provide additional diversity and choice for the existing consumer base. The proposed alcohol uses are buffered from the uses located north of the project site, including the existing school and church, by Rodeo Road and other intervening existing neighborhood retail uses. The church is further buffered by the MTA Metro Rail Exposition Line. The proposed uses are also located on the western side of the project site to maximize distance from the residential uses located immediately to the east.

To further reduce the impact on the surrounding area, the applicant has volunteered several conditions to minimize any potential negative impacts associated with the proposed alcohol uses, including enforcing an anti-loitering policy, requiring implementation of a designated driver program for on-site alcohol uses, and requiring training for all employees selling alcohol for the responsible service of alcohol. In compliance with the Crenshaw Corridor Specific Plan, no bars or nightclubs would be permitted.

Since the proposed site is suitable for the proposed use and compatible with the existing pattern of development in the immediate neighborhood, it is hereby determined to be proper in relation to adjacent uses and will promote commerce that enhances the area.

**b. The proposed location will be desirable to the public convenience or welfare.**

The Crenshaw Boulevard commercial corridor and the surrounding neighborhoods are considered to be underserved by major full-service retailers who offer a variety of goods and services, and family-oriented sit-down restaurants. The proposed project would serve both of these needs and will provide residents of the community, visitors, and the local workforce population with a safe and convenient shopping, dining and entertainment alternative within the Community Plan area. This would further the Community Plan's goals of locating "new commercial uses to facilitate convenience shopping and easy access to professional services" and "provide housing in close proximity to jobs."

The request for a full line of alcoholic on-site beverage sales would be in conjunction with two proposed restaurants. The sale of alcoholic beverages to complement meals will provide expanded services to patrons while allowing the applicant to compete with other restaurants offering similar food fare. The requests for off-site alcohol uses would result in an increase of one such use on the project site. Alcohol sales are a feature which patrons expect for the types of full-service retail uses that are anticipated for the project site. The convenience of purchasing alcohol with other retail goods adds to convenient shopping, reduces vehicular trips, and ensures that members of the community may purchase alcohol in a safe and monitored environment rather than purchasing alcohol at liquor stores. The sale of alcoholic beverages is ancillary to the other goods sold at the retail uses and is expected to be a minor component of the overall merchandise available. Based on the foregoing, permitting the sale of alcoholic beverages will serve the public convenience and welfare.

**c. The use will not be materially detrimental to the character of the development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.**

Since the proposed restaurant and retail uses will be part of a carefully designed and controlled development with family-oriented restaurants and national retail chains, it will not adversely affect the immediate community due to increased crime, noise or public disturbance. The project complements the surrounding commercial uses along Crenshaw Boulevard and provides additional retail options in an area which needs greater commercial diversity and choice. The project would provide ample on-site parking with convenient access to two major transit corridors, thereby reducing the possibility of off-site parking issues or traffic gridlock. Further, the conditions of approval volunteered by the applicant are designed to ensure that there are no impacts on the surrounding neighborhood. These conditions include implementation of a designated driver program for on-site alcohol uses, training for all employees that will sell or serve alcohol, limited hours when alcohol may be served or sold, and conditions which restrict on-site alcohol uses to only restaurants. Therefore as proposed and conditioned, permitting the sale of alcoholic beverages will not be materially detrimental to the character of development in the immediate neighborhood.

The project site is located within the West Adams-Baldwin Hills-Leimert Community Plan Area. Land use policies for this area are addressed in the Community Plan and Crenshaw Corridor Specific Plan. The Community Plan designates the subject property as Commercial. The Community Plan and Specific Plan contain goals and objectives to encourage the use

that is being proposed. The project furthers the Community Plan's policies of locating new commercial uses in existing, established commercial areas or existing shopping centers (Policy 2-1.1) and consolidating commercial areas to stimulate existing businesses, expanding the variety of goods and services, and improving shopping convenience as well as offering local employment (Policy 1.1.3). The project provides a greater variety of goods and services by introducing new family-oriented restaurants and national retail chains to a site which is currently used as a shopping center. The project also furthers the Community Plan goal of targeting growth around transit stations (Policy 9-1), as the development would be located within two blocks of the Metro Rail Exposition Corridor Expo/Crenshaw Station. The project also is in full conformity with the Crenshaw Corridor Specific Plan, and furthers the Specific Plan's goals of (i) promoting controlled development/redevelopment while encouraging and stimulating economic revitalization and (ii) providing a balance of commercial land uses that will address the needs of the surrounding communities.

The proposed project is therefore in harmony with the goals and intent of the various elements of the General Plan since it will promote economic activity in the area and create diverse commercial uses on a site near mass transit.

**d. The proposed use will not affect the welfare of the pertinent community.**

The approval of the project will not adversely affect the economic welfare of the community; rather, the approved uses will be a benefit to the commercial district. The inclusion of alcohol beverages in the proposed project are for the larger retailers' off-site sales and two restaurants. The off-site alcohol sales use for major retailers provides convenient shopping for their patrons and a safe environment to purchase alcoholic products with a variety of other goods and services. The proposed major retailers will compliment the other retail and restaurant establishments in the new shopping center and the other retailers in the nearby commercial district and Crenshaw commercial corridor.

The two proposed restaurants will also contribute to the welfare of the surrounding community. Two family-oriented restaurants will serve a need in the surrounding community which is underserved by such uses. The sale of alcoholic beverages is a normal expectation with most sit-down restaurants and without it the restaurants would not be able to compete with other similar businesses. No bars or night clubs are proposed as part of the project. It will also positively benefit the City through generation of additional sales tax revenue, business licensing and other fees, and by providing additional short-term and long-term employment opportunities for area residents.

**e. The proposed use will not result in an undue concentration of premises for the sale or dispensing of alcoholic beverages in the area.**

The project site is located within Census Tract 2342. According to the State Department of Alcoholic Beverage Control licensing criteria, 4 off-site and 3 on-site licenses exist in the Census Tract, including the two existing off-site licenses which would be extinguished upon demolition of the two off-site uses which currently operate on the project site. According to the most current census data, a total of 2,374 people live in Census Tract. Given the current proportion of on-site and off-site liquor licenses in Los Angeles County as compared to the

current population, the existing on-site and off-site uses are classified as a high concentration of licenses within the Census Tract. While the proposed project would result in a higher concentration of licenses within the area, the concentration is necessary and appropriate to the nature and location of the project area and does not constitute an undue concentration of premises for the sale of alcoholic beverages within the City.

The project involves three alcohol uses for off-site consumption associated with major retailers and two alcohol uses for on-site consumption associated with family style restaurants. Only one other off-site alcohol use, tied to a pharmacy, and no other on-site alcohol uses exist within 1,000 feet of the project site. As the two off-site alcohol uses which currently exist on the project site would be demolished, the project would result in a net total of one new off-site alcohol use and two new on-site alcohol uses.

The project site is located in a Census Tract which includes a commercial corridor without a large residential base. The Crenshaw commercial corridor serves as a key corridor for visitors, area employees, and residents located outside of the Census Tract to obtain commercial goods and services. It is expected to have concentrated retail and restaurant uses in such a location with a correspondingly higher number of alcoholic beverage licenses. However, the proposed conditions of approval included in this approval set forth detailed limitations and conditions applicable to establishments providing the sale and service of alcoholic beverages which minimize any potential negative impacts associated with the alcohol uses.

It is customary for a grocery store or large retailer to provide off-site alcohol as a matter of convenience to its patrons. The sale of alcohol in such stores occurs in a monitored and controlled environment. Further, the inclusion of off-site alcohol sales within large retail stores provides a safe and secure alternative to other off-site alcohol retailers, such as liquor stores. The two proposed family-oriented restaurants will serve alcohol in conjunction with food service and the proposed conditions of approval will serve to ensure that the proposed on-site alcohol uses function as restaurants whose primary purpose is to provide quality dining and food service to the community. The concentration of uses at the location will reduce the need for local residents and employees to travel to other areas for retail and dining options and will provide a destination point for visitors and residents alike, thereby serving public convenience and necessity. As steps have been taken in this approval to safeguard the safety of this area and the alcohol uses would be tied to large scale retailers and family-oriented restaurants, the approval is reasonable and will not contribute to an undue concentration of such establishment in the area.

**f. The proposed use will not detrimentally affect nearby residentially zoned properties in the area.**

The approval of three approvals for off-site consumption and two approvals for on-site consumption will not have a detrimental effect on nearby residentially zoned properties. All proposed uses are planned to be located on the western side of the property, thereby creating maximum distance between the proposed uses and the closest residential properties, located along the eastern boarder of the property. Other residential properties located to the northeast are buffered by Rodeo Road. The two restaurants will be oriented towards the

corner of Rodeo Road and Crenshaw Boulevard, resulting in maximum distance from the residential properties to the east. Meals will be the predominant service provided and represents a benefit to nearby residentially zoned properties, as it provides a greater variety of restaurant options within the nearby community. The two proposed restaurant uses would also include conditions which limit any potential impact on nearby residentially zoned properties, including limitations on the hours of operation, a requirement that food sales exceed the sales from alcohol, imposition of a mandatory training program for all employees serving alcohol, establishment of a designated driver program, a prohibition on consumption of alcohol outside of the restaurant property, and restrictions on amplified music.

The off-site alcohol uses will be similar to the two off-site alcohol uses which currently exist on the project site. Alcohol products are expected to be only one of many goods and services provided by the proposed large retail establishments and sales will occur in a secure environment. Further, conditions of approval require that the retail uses enforce a no loitering policy and train their employees regarding responsible sale of alcohol. Spill-over parking into residential areas is not anticipated due to the adequacy of on-site parking. Accordingly, the inclusion of alcohol as an incidental use will not result in detrimental impacts to nearby residentially zoned properties.

**g. What are the proposed hours of alcohol sales?**

Proposed hours of alcohol sales for off-site retailers: 6:00 a.m. to 2:00 a.m., 7 days a week.

Proposed hours of alcohol sales for on-site restaurants: To be determined when applicant files request for plan approval, as required by the proposed conditions of approval.

## Condition of Approval No. [•]: Alcohol Sales (On-Site)

### [•]. Alcohol Sales (On-Site)

- a. Each individual owner/operator of an alcoholic beverage license shall file an application for conditional use "plan approval" for each of the two (2) permitted on-site alcohol sales uses at the facility in order to implement and utilize the permit at each of the proposed on-site alcohol sale sites. The application must be accompanied by a payment of appropriate fees and must be accepted as complete by the Planning Department public counter. A completed application must be accompanied by a list of abutting tenant/owner labels. Plan approvals required by this condition shall not require a public hearing.
- b. The purpose of the Plan Approval review is to review the proposed restaurants permitted under this authorization in greater detail for such matters as individual premises' signs, parking arrangements, hours of operation, etc. (the detail of which cannot be known under the instant grant).
- c. The Los Angeles Police Department requests notification of all applications for a plan approval of an on-site alcohol sale site.
- d. The authorized use shall be conducted at all times with due regard for the charter of surrounding district, and the right is reserved to the Director to impose additional corrective conditions, if, in the Directors' opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
- e. The hours of alcohol sales shall be determined by the Department of Alcoholic Beverage Control permits.
- f. The quarterly sales of alcoholic beverages shall not exceed the gross sales of food for the same period in the restaurant facilities. The licensee shall at all times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Zoning Administrator and Los Angeles Police Department upon reasonable notice.
- g. The owners, operators, managers, and all employees serving alcohol to patrons shall enroll in and complete a certified training program recognized by the State Department of Alcoholic Beverage Control for the responsible service of alcohol. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months. Management

and sales staff will be trained to check identification when selling alcoholic beverages.

- h. A "Designated Driver Program" shall be operated to provide an alternative for restaurant patrons unable to safely operate a motor vehicle. Each restaurant operator shall submit the details of the program to the Zoning Administrator for review and approval prior to the opening of any restaurant offering alcoholic beverages.
- i. All establishments applying for an Alcoholic Beverage Control license shall be given a copy of these conditions prior to executing a lease and these conditions shall be incorporated into the lease. Furthermore, all vendors of alcoholic beverages shall be made aware that violations of these conditions may result in revocation of the privileges of serving alcoholic beverages on the premises.
- j. The sale of alcoholic beverages for consumption off the premises is strictly prohibited (ZA 98-0449). Sales of alcoholic beverages from drive-up or walk-up windows is prohibited.
- k. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs, which are clearly visible to the exterior, shall constitute a violation of this condition.
- l. The alcoholic beverage licenses for the restaurants shall not be exchanged for "public premises" licenses unless approved through a new conditional use authorization. "Public Premises" is defined as premises maintained and operated for sale or service of alcoholic beverages to the public for consumption on the premises, and in which food is not sold to the public as a bona fide eating place.
- m. No booth or group seating shall be installed which completely prohibits observation of the occupants.
- n. The conditions of this permit shall be retained on the premises at all times and be immediately produced upon the request of any peace officer.
- o. There shall be no cover charge or pre-payment fee for food and/or beverage service required for admission to the locations.
- p. A 24 hour telephone hot line shall be provided to residents and local neighborhood associations for reporting of any complaints. The hotline shall be answered promptly at all times to receive and resolve complaints regarding the operation of the center, including any of its establishments, or violations of the permit.

- q. A phone number to a responsible representative of the owner shall be posted at each establishment for the purposes of allowing residents to report an emergency or a complaint about the method of operation of any facility serving alcoholic beverages.
- r. Each restaurant operator shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.
- s. Amplified music shall not be audible outside the premises.
- t. “No Loitering” signs shall be prominently displayed on site and an anti-loitering policy shall be strictly enforced.
- u. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premise. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
- v. Recommendations of the Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the fire department.
- w. The applicant shall provide restaurant plans to the LAPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the restaurant.
- x. Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the permit. No self-service of alcoholic beverages shall be permitted.
- y. There shall be a full-service kitchen and a full menu.

**Condition of Approval No. 8: Rodeo Road Elevation**

8. **Rodeo Road Elevation –**
- a. A minimum 50% transparency shall be provided along the northerly elevation.
  - b. There shall be no block walls along Rodeo Road.
  - ~~e. The second floor shall be setback from the first floor.~~

**Condition of Approval No. 12: Roof Top Lighting**

12. **Roof Top** – ~~No lights shall be dispersed onto the R1 Zone properties (No light poles).~~ Roof top lights shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

Condition of Approval No. 13: Architectural & Building Design

13. **Architectural & Building Design**

...

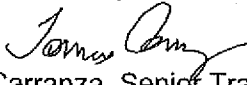
- c. All exterior building walls shall provide a break in the plane, or change in material, ~~every 20 feet in horizontal length and every 15 feet in vertical length~~, created by an articulation or architectural detail, such as:

A change in plane of at least 6 inches for a distance of not more than 20 feet, Recessed entryways, recessed windows, or pop out windows, Porticoes, building overhangs, projections or cantilevered designs, Other architectural features that create a visual break.

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE3650 Crenshaw Bl  
DOT Case No. CEN 09-5093

Date: June 21, 2010

To: Hadar Plafkin, City Planner  
Department of City Planning

From:   
Tomas Carranza, Senior Transportation Engineer  
Department of Transportation

Subject: **SITE PLAN FOR THE SHOPPING CENTER PROJECT AT THE  
SOUTHEAST CORNER OF CRENSHAW BOULEVARD AND RODEO ROAD  
(CPC-2007-4661-CU)**

On September 4, 2009, the Department of Transportation (DOT) issued a traffic assessment report to the Department of City Planning on the proposed shopping center project located at 3650 Crenshaw Boulevard. This report included an outdated project site plan (referenced as Attachment 3) that had been considered as part of an earlier project alternative. The purpose of this memorandum is to provide a copy of the site plan that has been reviewed and conceptually approved by DOT. The attached site plan with the illustrated turning movements is consistent with the project alternative that was approved at the City Planning Commission meeting on April 8, 2010.

While the attached site plan is acceptable to DOT, it should be noted that review of this conceptual site plan does not constitute approval of the driveway dimensions and the project's access/circulation scheme. Those require separate review and approval and should be coordinated as soon as possible with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024) to avoid delays in the building permit approval process. In order to minimize and prevent last minute building design changes, it is highly imperative that the applicant, prior to the commencement of building or parking layout design efforts, contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes.

If you have any questions, please contact Wes Pringle of my staff at (213) 972-8482.

Attachment

P:\Letters\2010\CEN09-5093\_3650 Crenshaw\_Shopping Center\_site plan.wpd

c: Deron Williams, Council District No. 10  
Jeannie Shen, Hollywood-Wilshire District, LADOT  
Taimour Tanavoli, Citywide Planning Coordination Section, LADOT  
Arthur L. Kassan

CRENSHAW &  
 RODEO

California

| Phase    | Construction Phase | Start | Finish | Area |
|----------|--------------------|-------|--------|------|
| Phase 1  | Phase 1            |       |        |      |
| Phase 2  | Phase 2            |       |        |      |
| Phase 3  | Phase 3            |       |        |      |
| Phase 4  | Phase 4            |       |        |      |
| Phase 5  | Phase 5            |       |        |      |
| Phase 6  | Phase 6            |       |        |      |
| Phase 7  | Phase 7            |       |        |      |
| Phase 8  | Phase 8            |       |        |      |
| Phase 9  | Phase 9            |       |        |      |
| Phase 10 | Phase 10           |       |        |      |
| Phase 11 | Phase 11           |       |        |      |
| Phase 12 | Phase 12           |       |        |      |
| Phase 13 | Phase 13           |       |        |      |
| Phase 14 | Phase 14           |       |        |      |
| Phase 15 | Phase 15           |       |        |      |
| Phase 16 | Phase 16           |       |        |      |
| Phase 17 | Phase 17           |       |        |      |
| Phase 18 | Phase 18           |       |        |      |
| Phase 19 | Phase 19           |       |        |      |
| Phase 20 | Phase 20           |       |        |      |
| Phase 21 | Phase 21           |       |        |      |
| Phase 22 | Phase 22           |       |        |      |
| Phase 23 | Phase 23           |       |        |      |
| Phase 24 | Phase 24           |       |        |      |
| Phase 25 | Phase 25           |       |        |      |
| Phase 26 | Phase 26           |       |        |      |
| Phase 27 | Phase 27           |       |        |      |
| Phase 28 | Phase 28           |       |        |      |
| Phase 29 | Phase 29           |       |        |      |
| Phase 30 | Phase 30           |       |        |      |

| Level                      | Area (S.F.)         |
|----------------------------|---------------------|
| Ground Fl. (Retail)        |                     |
| RETAIL 1                   | 61,217 S.F.         |
| RETAIL 2                   | 26,397 S.F.         |
| <b>Total</b>               | <b>87,614 S.F.</b>  |
| 2nd Fl. (Retail)           |                     |
| RETAIL 3                   | 150,682 S.F.        |
| RETAIL 4                   | 29,876 S.F.         |
| RETAIL 5                   | 27,867 S.F.         |
| RETAIL 6                   | 1,008 S.F.          |
| <b>Total</b>               | <b>209,334 S.F.</b> |
| <b>TOTAL LEASABLE AREA</b> | <b>297,548 S.F.</b> |

| PROJECT SUMMARY                       |                        |
|---------------------------------------|------------------------|
| LOT AREA                              | 283,140 SF / 6.5 ACRES |
| BLDG. AREA                            | 534,472 SF             |
| LEASABLE AREA                         |                        |
| GROUND LEVEL                          | 87,614 S.F.            |
| 2ND LEVEL                             | 209,934 S.F.           |
| <b>TOTAL LEASABLE AREA</b>            | <b>297,548 S.F.</b>    |
| PARKING REQUIRED @ 41000              | 1191 STALLS            |
| PARKING PROVIDED                      |                        |
| ON-GRADE PARKING                      |                        |
| STANDARD (9'-0" x 18'-0" THP, U.A.G.) | 236 STALLS             |
| COMPACT (7'-10" x 15'-0")             | 80 STALLS              |
| 3RD LEVEL PARKING                     |                        |
| STANDARD (9'-0" x 18'-0" THP, U.A.G.) | 593 STALLS             |
| COMPACT (7'-10" x 15'-0")             | 18 STALLS              |
| <b>TOTAL</b>                          | <b>925 STALLS</b>      |
| <b>PARKING RATIO</b>                  | <b>3.11/1000</b>       |

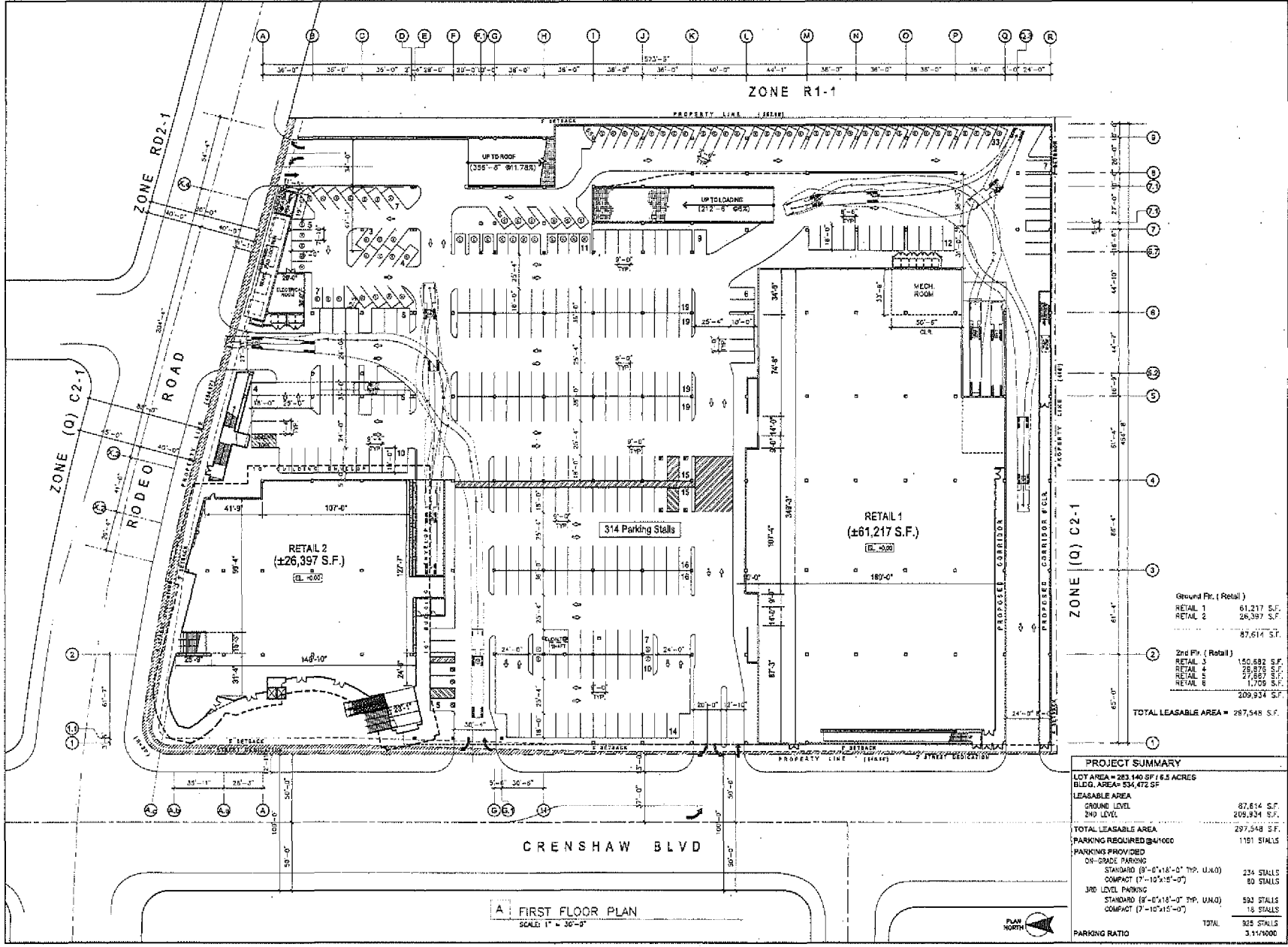
CAD File No.:  
 Job No.:  
 Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Scale: As Noted  
 Sheet Description

FIRST FLOOR PLAN

Sheet Number

A-1

CSP/05/12/10



A FIRST FLOOR PLAN  
 SCALE: 1" = 30'-0"

**Condition of Approval No. 15: Driveway Access**

15. **Driveway Access**

- a. ~~One~~Two driveway accesses along Rodeo Road shall be permitted.
- b. ~~One~~Two driveway accesses for patrons and employees shall be permitted along Crenshaw Boulevard.
- c. One driveway access for deliveries and employees shall be permitted along Crenshaw Boulevard.

Condition of Approval No. 16: Commercial Delivery

16. **Commercial Delivery.** ~~No delivery for commercial uses shall be permitted between the peak hours of 7:00 am to 9:00 am and between 5:00 pm and 7:00 pm.~~ Delivery vehicles shall only que onsite and not along Rodeo Road, Crenshaw Boulevard or other adjacent residential streets.

## Condition of Approval Nos. 17 and 18: Signage

### 17. Signage.

- a. On-site signs shall be limited to the maximum allowable under the Code.
- b. On-site Signs are limited to a minimum (total number of signs) necessary to identify a business name, a company name logo, a generic type of business identification, the name of a single business entity or building, and the site address.
- c. Information signs are limited to this which provide circulation/parking directions, instructions, tenant restriction, or address numerals.
- d. No signs shall be installed on-site that are prohibited by the Code or other sign regulations.

~~18. **Prohibited Signs.** Pole signs, roof signs, projecting signs, neon signs, window signs or posters, mural signs, electronic message signs, portable or sandwich signs, temporary or permanent banners or flags (including but not limited to those attached to or suspended from trees, walls, fences or light fixtures or any other structure/pole), balloons, paintings, and off-site advertising signs. No signs with flashing, mechanical, strobe or blinking lights, or moving parts are permitted.~~

FRANK T. MARTINEZ  
City Clerk

KAREN E. KALFAYAN  
Executive Officer

When making inquiries  
relative to this matter  
refer to File No.

06-1273

CD 10

April 6, 2007

Councilmember Wesson  
Councilmember Reyes  
Director of Planning  
Bureau of Engineering,  
Land Development Group

Department of Transportation,  
Traffic/Planning Sections  
Department of Building & Safety,  
c/o Zoning Coordinator  
cc: Residential Inspection Unit

# CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

Office of the  
**CITY CLERK**  
Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
Council File Information - (213) 978-1043  
General Information - (213) 978-1133  
Fax: (213) 978-1040

CLAUDIA M. DUNN  
Chief, Council and Public Services Division  
[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

RE: PLAN AMENDMENT TO THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN TO  
REDESIGNATE CRENSHAW BOULEVARD NEAR WASHINGTON BOULEVARD TO A STANDARD  
MAJOR HIGHWAY-CLASS II, AS PART OF THE COMMUNITY PLAN UPDATE

At the meeting of the Council held April 3, 2007, the following action was taken:

|  |                  |
|--|------------------|
| Attached reports adopted .....                                     | _____            |
| Attached motion (-) adopted .....                                  | _____            |
| Attached resolution adopted .....                                  | _____            |
| FORTHWITH .....  | _____            |
| Mayor concurred .....  | _____            |
| To the Mayor FORTHWITH .....                                       | _____            |
| Motion adopted to approve communication recommendation(s) .....    | _____            |
| Motion adopted to approve committee report recommendation(s) ..... | <u>    X    </u> |

City Clerk  
me



27  
TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

4-3  
FILE NO. 06-1273

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to plan amendment to the West Adams-Baldwin Hills-Leimert Community Plan to redesignate Crenshaw Boulevard near Washington Boulevard to a standard Major Highway-Class II, as part of the Community Plan Update.

Recommendations for Council action as initiated by Motion (Wesson - Reyes), and as amended by Planning and Land Use Management Committee on March 6, 2007:

1. INSTRUCT the Bureau of Engineering (BOE), in coordination with the Department of Transportation (DOT) to waive the required street improvements at the corner of Crenshaw Boulevard and Washington Boulevard with regard to case ZA 2005-67 CU. The street dedications will still be required as directed by the Bureau of Engineering and DOT.
2. INSTRUCT the BOE, in coordination with the DOT and the Department of Building and Safety to ensure that the egress on Washington Boulevard is an exit only with regard to case ZA 2005-67 CU.
3. DIRECT the Planning Department, in coordination with the DOT, and the BOE, to prepare and present the necessary documents and plan amendments to the "Streets and Highways Designation Map" of the Transportation Element of the General Plan and to the West Adams-Baldwin Hills-Leimert Community Plan, to re-designate Crenshaw Boulevard to a standard Major Highway-Class II as part of the community plan update currently underway.

Fiscal Impact Statement: None submitted. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Summary:

On June 27, 2006, the Vice Chair of the Planning and Land Use Management (PLUM) Committee considered the Motion (Wesson - Reyes) directing the Planning Department, in coordination with the DOT, and the BOE, to prepare and present the necessary documents and plan amendments to the "Streets and Highways Designation Map" of the Transportation Element of the General Plan and to the West Adams-Baldwin Hills-Leimert Community Plan to redesignate and downgrade Crenshaw Boulevard, between Washington Boulevard and Venice Boulevard, from a Major Highway to a Principal Major Highway; and that the Planning Department schedule this General Plan Amendment for the City Planning Commission no later than 150 days from the adoption of this matter; and that, in anticipation of the approval of this plan amendment, the DOT be directed to provide input on the current or future traffic volume in this area and quickly evaluate the need for any additional traffic signals, signage, and other traffic calming measures that may be needed to improve public safety in this area.

At the June 27, 2006 PLUM Committee meeting, the PLUM Committee amended Motion (Wesson - Reyes), to downgrade Crenshaw Boulevard between Washington Boulevard and Venice Boulevard from a Major Highway Class I, to a Major Highway Class 2 (instead of Principal Major Highway as indicated in the attached Motion), and instructed the subject Motion be referred to the Planning Department for processing, and for a report back to PLUM Committee in 45 days. On June 29, 2006, a letter was forwarded to the Planning Department on behalf of the Committee in connection to the Motion, as amended.

At a subsequent PLUM Committee meeting held on March 6, 2007, the Committee further amended Motion (Wesson - Reyes), as shown in the recommendation portion of this Committee report, and as submitted by staff from Council District 10. The Committee requested to schedule this matter before the entire Council for consideration as it involves the initiation of plan amendments, as a part of the Community Plan update.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| REYES:        | YES         |
| HUIZAR:       | ABSENT      |
| WEISS:        | YES         |



BG:ys  
3-21-07

Attachment: Motion, as Amended

#061273

**ADOPTED**  
MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATION S  
APR 03 2007

**LOS ANGELES CITY COUNCIL**

**Condition of Approval No. 20: Public Dedications and Improvements**

**20. Public Dedications and Improvements.**

- a. **Crenshaw Boulevard** (Scenic Major Highway – Class II) a ~~132~~-foot wide and variable width strip of land along the property frontage where there are no existing buildings to remain to complete a ~~64~~52-foot half right-of-way in accordance with Scenic Major Highway – Class II standards as designated in the West Adams-Baldwin Hills-Leimert Community Plan, and a 20-foot radius property line return at the intersection with Rodeo Road.
- b. **Rodeo Road** (Secondary Highway) – A 5-foot wide strip of land along the property frontage shall be dedicated to complete a 45-foot half right of way in accordance with the Secondary Highway Street Standards.
- ...
- e. **Crenshaw Boulevard** – Construct additional surfacing to join the existing improvements to provide a ~~52~~40-foot half roadway in accordance with Scenic Major Highway Class II standards as designated in the West Adams-Baldwin Hills-Leimert Community Plan., including asphalt pavement, an access ramp at the corner with Rodeo Road, Class II standards driveways, integral concrete curb, and 2-foot gutter, and a 12-foot full width concrete sidewalk. These improvements should transition and suitably join the existing improvements.
- f. **Rodeo Road** – Construct additional surfacing to join the existing improvements to provide a ~~30~~5-foot half roadway, including asphalt pavement, integral concrete curb, and 2-foot gutter, and a ~~130~~-foot full width concrete sidewalk. These improvements should transition and suitably join the existing improvements.
- g. **Bureau of Street Lighting** - Prior to issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

Improvement Condition - Construct new street light: one (1) on Rodeo Rd. ~~and two (2) Rodeo Pl.~~ If street widening per BOE improvement conditions, relocate and upgrade street lights; three (3) on Rodeo Rd., seven (7) on Crenshaw Bl., and one (1) on Rodeo Pl.

**Condition of Approval No. 22: Alcohol Sales (Off-Site)**

22. Sales of alcoholic beverages for off-site sales shall be permitted only between the hours of ~~7:00~~ 6:00 a.m. and ~~11:00 p.m.~~ 2:00 a.m., 7 days a week. The following management practices shall be provided:
- a. Any employee found selling alcohol to individuals below the minimum required legal age will be subject to discipline up to and including termination.
  - b. Alcohol shall not be sold to any individual that appears to be intoxicated.
  - c. “No Loitering” signs shall be prominently displayed on-site, and an anti-loitering policy shall be strictly enforced.
  - d. Employees shall monitor the parking area and public right-of-ways immediately adjacent to the subject property to pick-up litter and maintain a neat and clean environment.
  - e. Any graffiti on the subject property will be painted out within 48 hours.
  - f. All new employees hired shall be informed of the aforementioned relevant policies as part of regular employee training.
  - g. Management and all employees selling alcohol to customers shall enroll in and complete a certified training program recognized by the state Department of Alcoholic Beverage Control for the responsible service of alcohol. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees selling alcoholic beverages every 24 months.

**Condition of Approval No. 39: Erosion/Grading/Short-Term Construction Impacts (Air Quality)**

**39. Erosion/Grading/Short-Term Construction Impacts (Air Quality)**

...

- e. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than ~~15~~25 mph), so as to prevent excessive amounts of dust.

...

**Condition of Approval No. 40: Erosion/Grading/Short-Term Construction Impacts (Noise)**

40. **Erosion/Grading/Short-Term Construction Impacts (Noise)**

- e. ~~Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.~~

**Condition of Approval No. 50: Public Services (Fire)**

50. **Public Services (Fire).**

- a. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:
- fire lanes, where required, shall be a minimum of 20 feet in width;
  - all structures must be within 300 feet of an approved fire hydrant
  - ~~entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.~~

**Finding No. 6: Conditional Use Findings — (Transitional Height)**

**6. Conditional Use Findings — (Transitional Height)**

*a. The proposed location will be desirable to the public convenience or welfare.*

The proposed project includes an eastern facade designed to screen nearby residences on Norton Avenue from the project parking structure. Although the eastern facade of the project site was previously designed to be 45 feet tall and setback two feet from the property line, the project was modified to increase setbacks and transition the height to further enhance the project's compatibility with residential properties to the east. The proposed eastern facade as it is currently designed will be up to 35 feet in height setback five feet from the property line, and then will be stepped back another 10 feet where the height will extend up to 45 feet. The proposed eastern facade is desirable to the public convenience and welfare as it will be attractively landscaped and will provide necessary screening of the parking structure for the benefit of nearby residences. The elevated eastern facade will provide a buffer between the project and nearby residences, increasing privacy for neighbors and helping reduce potential air quality and noise impacts associated with the project. The gradual height increase will also provide a necessary and aesthetically pleasing transition between the residential area to the east and the proposed project. In addition, the proposed eastern facade will accommodate vehicular access from Rodeo Road to the rooftop parking area of the shopping center for the convenience and welfare of the public.

*b. The proposed location is proper in relation to adjacent uses or the development of the community.*

The proposed project is proper in relation to adjacent uses and the residential community to the east of the project site. The 35-foot height along the project's eastern boundary is only two feet higher than the 33-foot height limit for the adjacent residential properties permitted under the Los Angeles Municipal Code. In addition, the project's overall height of 45 feet is consistent with the height allowed by the Crenshaw Corridor Specific Plan. The proposed eastern facade is also designed to be compatible with nearby residences and will be fully screened with landscaping and architectural cladding that complement the design of the main project building and provide an aesthetically pleasing transition between adjacent residential areas and the project. The transitional height between five and fifteen feet from the property line provides a gradual height increase so as to enhance compatibility with the residential character of the nearby community. In addition, the eastern facade will increase privacy for nearby residences and will decrease potential noise and air quality impacts associated with the project by providing an adequate buffer between residences and the project. The proposed eastern facade is also designed to accommodate vehicular access from Rodeo Road to the project's rooftop parking

area, facilitating accessibility to the shopping center for the nearby community.

*c. The use will not be materially detrimental to the character of the development in the immediate neighborhood*

The proposed project will not be detrimental to the residential character of development to the east of the project site as it is designed to screen nearby residences from the project parking structure and provide an aesthetically pleasing transition between the residential community and the project. The 35-foot height along the project's eastern boundary is consistent with adjacent height limits in that it is only two feet higher than the 33-foot height limit for adjacent residential properties permitted under the Los Angeles Municipal Code. The project's overall height of 45 feet is also consistent with the height allowed by the Crenshaw Corridor Specific Plan. The eastern facade will increase privacy for neighbors and reduce potential air quality and noise impacts associated with the project. The proposed eastern facade will be attractively landscaped to screen nearby residences from the parking structure and to provide a necessary buffer between the immediate neighborhood and the project. The eastern facade will be fully screened with landscaping and architectural cladding using materials and architectural features that are compatible with the design of the shopping center and the residential character of the adjacent neighborhood. In addition, the height of the eastern facade will be gradually stepped back so as to complement the residential character of the nearby community.

*d. The proposed location will be in harmony with the various elements and objectives of the General Plan*

The proposed project will be in harmony with the various elements and objectives of the West Adams-Baldwin Hills-Leimert Community Plan, the applicable land use element of the General Plan.

The proposed project serves the Community Plan Residential Policy 1-1.2, which encourages the protection of existing single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses, by providing an eastern facade to screen nearby residences from the proposed project and parking structure. The proposed eastern facade provides a buffer to increase privacy and protect nearby residences from potential noise and air quality impacts associated with the project. The eastern facade will be fully screened with landscaping and architectural cladding in order to provide an aesthetically pleasing transition between nearby residences and the proposed project. The stepped back height of the eastern facade provides a gradual transition between the residential community and the project in order to complement the residential character of Norton Avenue to the east.

The proposed project also advances the Community Plan Residential Policy 1-3.1, which seeks a high degree of architectural compatibility and landscaping for new

development to protect the character and scale of existing residential neighborhoods. The proposed project furthers this policy by providing a fully landscaped eastern façade to soften the transition between the residential neighborhood to the east and the project site. The eastern façade will also utilize architectural cladding to make the proposed project even more compatible with the character of the nearby residential neighborhood. In addition, the 35-foot height along the project's eastern boundary is only two feet higher than the 33-foot height limit for the adjacent residential properties permitted under the Los Angeles Municipal Code, enhancing the project's compatibility with the existing neighborhood. The proposed project aims to protect the character and scale of the nearby residential community by providing an aesthetically pleasing buffer between homes and the project site, in furtherance of the Community Plan Residential Policy 1-3.1.

The proposed project also furthers the Community Plan Commercial Goal 1, which seeks to provide a strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the community. The proposed project advances this goal by providing a well-designed shopping center to serve the needs of the community. The proposed eastern facade is designed to accommodate vehicular access from Rodeo Road to the proposed rooftop parking area of the shopping center, facilitating accessibility to a much-needed commercial use for the nearby community, thereby advancing the Community Plan Goal.