

CITY OF LOS ANGELES
CALIFORNIA

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City Clerk

HOLLY L. WOLCOTT
Executive Officer

When making inquiries relative to
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Council File No.



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

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SHANNON HOPPE
Council and Public Services
Division

www.cityclerk.lacity.org

November 7, 2011

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 11-1790,
at its meeting held November 4, 2011.

A handwritten signature in cursive script, appearing to read 'June Lagmay', is written in black ink.

City Clerk
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W/A/U

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 11-1790

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to appeals for property at 3052-3060 South Crenshaw Boulevard, 3501-3515 West Jefferson Boulevard, and 3049-3055 South Bronson Avenue.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 11-1790 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV 2007-1847-MND-REC1].
2. ADOPT the FINDINGS of the Planning and Land Use Management (PLUM) Committee and the South Los Angeles Area Planning Commission (SLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Laura Meyers (on behalf of the West Adams Heritage Association) from the decision of the Zoning Administrator, and THEREBY SUSTAIN the decision of the Zoning Administrator in approving plans to allow an adjustment for a 20 percent reduction in the width of the loading space, resulting in a minimum width of 16 feet in lieu of the 20 feet otherwise required for property at 3052-3060 South Crenshaw Boulevard, 3501-3515 West Jefferson Boulevard, and 3049-3055 South Bronson Avenue, subject to Conditions of Approval.

ZA 2007-1874-CU-ZV-ZAA-ZAD-PA1-1A

4. RESOLVE TO DENY THE APPEAL filed by Laura Meyers (on behalf of the West Adams Heritage Association) from the decision of the Director of Planning, and THEREBY SUSTAIN the decision of the Director of Planning in approving a Specific Plan Project Permit Adjustment to permit 42 percent of front façade to consist of transparent building elements in lieu of the minimum of 50 percent and a Specific Plan Project Permit Compliance for property at 3052-3060 South Crenshaw Boulevard, 3501-3515 West Jefferson Boulevard, and 3049-3055 South Bronson Avenue, subject to Conditions of Approval.

DIR-2011-857-DRB-SPP-SPPA-1A

5. RESOLVE TO GRANT IN PART / DENY IN PART THE APPEAL filed by Laura Meyers (on behalf of the West Adams Heritage Association) from the decision of the Deputy Advisory Agency, and THEREBY APPROVING the Modification to a previously approved Parcel Map No. AA-2007-1846-PMLA for the merger of seven parcels into one lot for the development of an existing bank building reduced to approximately 3,105 square feet (ground floor only), for the construction of a new one-story, 17,952 square foot building to contain a 13,269 square foot grocery store and a 4,522 square foot bank, including a minimum of 64 off-street parking spaces, for property at 3052-3060 South Crenshaw Boulevard, 3501-3515 West Jefferson Boulevard, and 3049-3055 South Bronson Avenue, subject to the modified Conditions of Approval as approved by the PLUM Committee and attached to the Council file.

Applicant: West Angeles Plaza, LLC, c/o John Given (Tunua Thrash, Representative)

(On October 18, 2011, Council adopted Motion [Wesson - Huizar] pursuant to Charter Section 245, asserting jurisdiction over the September 20, 2011 action [Letter of Determination dated October 7, 2011] of the South Los Angeles Area Planning Commission.)

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

Community Impact Statement: None submitted.

TIME LIMIT FILE – NOVEMBER 8, 2011

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 4, 2011)

Summary:

At the public hearing held on November 1 2011, the PLUM Committee considered appeals filed by Laura Meyers (on behalf of the West Adams Heritage Association) from 1) decision of the Zoning Administrator in approving plans to allow an adjustment for a 20 percent reduction in the width of the loading space, resulting in a minimum width of 16 feet in lieu of the 20 feet otherwise required; 2) decision of the Deputy Advisory Agency in approving the Modification of Parcel Map No. AA-2007-1846-PMLA-M1 composed of seven lots into one parcel; 3) decision of the Director of Planning in approving a Specific Plan Project Permit Adjustment to permit 42 percent of front façade to consist of transparent building elements in lieu of the minimum of 50 percent and a Specific Plan Project Permit Compliance for the construction of a new one-story 17,952 square foot building to contain a 13,269 square foot grocery store and a 4,522 square foot bank, for property at 3052-3060 South Crenshaw Boulevard, 3501-3515 West Jefferson Boulevard, and 3049-3055 South Bronson Avenue.

Planning Department staff presented to the PLUM Committee an overview of the matter and appeals. Testimony was provided by the Applicant and representative, Appellant, Council District Ten staff and members of the public. After an opportunity for public comment, the Committee recommended that Council deny the appeals filed from the decisions of the Zoning Administrator and the Director of Planning and grant in part/deny in part the appeal from the decision of the Deputy Advisory Agency, subject to the modified Conditions of Approval as approved by the PLUM Committee on November 1, 2011. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER VOTE
REYES: YES
HUIZAR: YES
KREKORIAN: YES

SG
CD 10

#11/11-1790_rpt_plum_11

ADOPTED NOV 2 2011
AS Amended
NOV 4 2011



CONTINUED TO Nov. 4, 2011

- Not Official Until Council Acts -

LOS ANGELES CITY COUNCIL
see Attached motion
FORTHWITH

AMENDING MOTION

12A


On September 20, 2011, the South Los Angeles Area Planning Commission held a public hearing on three appeals and a Mitigated Negative Declaration (AA-2007-1846-PMLA-M1-1A; DIR-2011-857-DRB-SPP-SPPA-1A; ZA 2007-1874-CU-ZV-ZAA-ZAD-PA1-1A; ENV 2007-1847-MND-REC1) for the construction of a new building at 3052-3060 S. Crenshaw Blvd., 3505-3515 W. Jefferson Blvd., and 3049-3055 S. Bronson Avenue.

This project is for the construction of a new 1-story 17,952 square foot building to contain a 13,269 square foot grocery store and a 4,522 square foot bank.

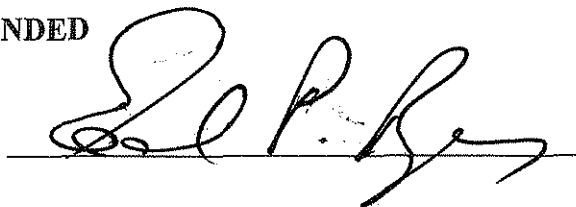
At the hearing, the South Los Angeles Area Planning Commission made decisions regarding denying and/or granting the appeals in part with regard to the proposed project. Action is needed to provide the applicant and the community time to modify the conditions of the project to alleviate continued concerns over the project site.

I THEREFORE MOVE that the Planning Cases AA-2007-1846-PMLA-M1; DIR-2011-857-DRB-SPP-SPPA; and ZA 2007-1874-CU-ZV-ZAA-ZAD-PA1 be modified based on the attached actions (see attachments).

**PRESENTED
BY**


HERB J. WESSON, JR.
Councilmember, 10th District

**SECONDED
BY**



ADOPTED

NOV 4 2011

LOS ANGELES CITY COUNCIL

FORTHWITH

NOV 4 2011



ORIGINAL

November 4, 2011
Amending Motion

Request that the PLUM recommendation to Deny the appeal in part and Grant the appeal in part for Parcel Map (AA-2007-1846-PMLA-M1-1A) be amended:

PLUM ACTION 11/1/2011

At its November 1, 2011 meeting, the Planning and Land Use Management Committee voted to recommend to DENY the appeal in part and GRANT the appeal in part for Case No. AA-2007-1846-PMLA-M1-1A. An amendment is required to clarify the recommendation by the committee. Below is the amended language which clarifies the recommendation of the committee.

AA-2007-1846-PMLA-M1-1A:

1. **Deny the appeal in part.**
2. **Grant the appeal in part**, modifying the conditions of approval of the Deputy Advisory Agency decision dated of August 25, 2011 to a previously approved Parcel Map No. AA-2007-1846-PMLA-M1 for the merger of seven parcels into three lots for the development of a new 1-story, 17,952 square-foot building to containing a 13,269 square-foot grocery store and a 4,522 square-foot bank, and the retention of approximately 5,436 square feet of the existing 12,378 bank building, as shown on the revised Parcel Map dated November 3, 2011.
3. **Adopt** modified Conditions of Approval of the Deputy Advisory Agency and include those listed below, some of which supersede.
4. **Adopt** amended **Findings** by the Deputy Advisory Agency, and include those listed below, some of which supersede.
5. **Adopt** Mitigated Negative Declaration (ENV-2007-1847-MND-REC1).

Planning and Land Use Management Committee
AA-2007-1846-PMLA-M1
Conditions of Approval and Findings

BUREAU OF ENGINEERING

REVISED CONDITION NO 1 shall read as follows:

That a 2-foot wide strip of land be dedicated along Crenshaw Boulevard adjoining the subdivision to complete a 52-foot wide half right-of-way dedication in accordance with Major Highway Class II Standards, including a 20-foot radius property line return at the intersection with Jefferson Boulevard all satisfactory to the City Engineer.

EXISTING CONDITION NO 2 shall be deleted:

~~That a 2 to 5 foot wide and wide and variable width strip of land be dedicated along Jefferson Boulevard adjoining the subdivision to complete a 45 foot wide half right of way dedication in accordance with Secondary Highway Standards, including a 20 foot radius property line return at the intersection with Bronson Avenue all satisfactory to the City Engineer.~~

REVISED CONDITION NO 13a shall read as follows:

- a. Provide a copy of a recorded covenant on the property that ensures the retention of approximately 5,436 square feet of the existing 12,378 bank building, as shown on the revised Parcel Map dated November 3, 2011. This covenant will also prohibit demolition of the above described existing bank building.

REVISED CONDITION NO. 6 shall read as follows:

That portions of the 20-foot wide alley easterly of Crenshaw Boulevard and northerly of Jefferson Boulevard below the existing 20-foot wide north-south alley surface, substantially as shown on the revised preliminary parcel map stamp dated April 5, 2011, as amended by the applicant's Project Engineer in a letter to Planning Department dated June 24, 2011, be permitted to be merged from approximately 101 feet to 107 feet northerly of existing northerly right-of-way of Jefferson Boulevard, and between 2.50 feet and 5.40 feet below proposed alley surface maintaining a minimum clearance of 2.00 feet from the top of existing 10-inch public sewer, also from approximately 137.67 feet to 161.10 feet northerly of the northerly right-of-way of Jefferson Boulevard, at an elevation range from 2 feet to 5 feet below the proposed alley surface, with the remainder of the parcel map pursuant to Section 66499.20-1/2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered

by the City Engineer. The applicant shall have the ability to provide for an outdoor plaza for dining, bicycle parking, or other enhancements that encroach into the alley with proper revocable permits to be issued by the Bureau of Engineering.

- a. That consents to the alley being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
- b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
- c. That a certified survey map be submitted showing the dimensions and areas being merged with this map relative to the existing mainline sewer.

Note: The Advisory Agency hereby finds that the alley dedications to be merged are unnecessary for the present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

REVISED CONDITION NO. 9 shall read as follows:

That a Covenant and Agreement be recorded satisfactory to the City Engineer binding the subdivider and all successors to the following:

- a) That the owners shall be required to maintain all elements of the structure below the limited alley right-of-way adjoining the subdivision in a safe and usable condition to the satisfaction of the City Engineer. The City shall be given reasonable access to the structure and adjacent to the limited alley right-of-way areas for any necessary inspection, upon request during normal business hours. The City may request the owners to repair or replace damaged, defective or unsafe structural elements or to correct unacceptable conditions at the owner's expense if owner elects not to do so. Owner shall grant reasonable access to City's contractor to make said repairs.
- b) The owners shall be required to limit the use and occupancy of the structures below the limited alley right-of-way for private utilities use only. No combustible material shall be stored in the merger area.
- c) The owners shall obtain a B-Permit from the City Engineer for any substantial structural modification below the alley right-of-way area and for any structural modification areas and for any structural element outside

said areas which provides lateral or vertical support to structures within the areas.

- d) That a minimum vertical clearance of 2.00 feet be maintained between the proposed construction within the 6-foot wide alley merger area and the top of existing mainline sewer in the alley.

REVISED CONDITION NO. 10 shall read as follows:

That the subdivider execute and record an agreement satisfactory to the City Engineer to waive any right to make or prosecute any claims or demands against the City for any damage that may occur to the structures underneath the limited easements of the public alley in connection with the use and maintenance operations within said alley easement. The waiver of damage shall also be shown on the final parcel Map.

CONDITION NO. 11(a) shall be deleted:

~~Remove and reconstruct the existing catch basins along Crenshaw Boulevard, Jefferson Boulevard, Bronson Avenue adjoining the subdivision in connection with street widening required herein.~~

REVISED CONDITION NO. 11(b) shall now read as follows:

Improve Crenshaw Boulevard being dedicated and adjoining the subdivision by the construction of the following:

- (1) A concrete curb, a concrete gutter, a 11- foot full-width concrete sidewalk, and planting trees with root barriers and tree wells.
- (2) Any necessary removal and reconstruction of existing improvements.
- (3) The necessary transitions to join the existing improvements.

CONDITION NO. 11(c) shall be deleted:

~~Improve Jefferson Boulevard being dedicated and adjoining the subdivision by the construction of the following:~~

- ~~(1) A concrete curb, a concrete gutter, and a 12-foot full-width concrete sidewalk, planting trees with root barriers and tree wells.~~
- ~~(2) Suitable surfacing to join the existing pavement and to complete a 35-foot half roadway.~~
- ~~(3) Any necessary removal and reconstruction of existing improvements.~~

- ~~(4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.~~

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

EXISTING CONDITION NO. 13 shall now read as follows:

That prior to the issuance of a Certificate of Occupancy, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Deleted
- b. Obtain approval from Department of City Planning to locate required parking spaces for the commercial uses in RD1.5 Zone.
- c. Provide a copy of [Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
- d. Provide a copy of affidavit AFF-4429, AFF-31309, AFF 42097, and AFF-991416248. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- e. Provide a copy of ZA cases ZA-2007-1847-CU-ZV-ZAA-ZAD, ZA -2011-612, ZA-2011-611, ZA-2011-613-ZV, and ZA-2011-614-DB. Show compliance with all the conditions/requirements of the ZA case(s) as applicable.
- f. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedications(s)
- g. Show zone boundaries on the map. No required yard or other open space around a building shall be located in a more restrictive zone than that of the property on which such building is located. Revise the map to show compliance with the above requirement or obtain approval from the Department of City Planning.
- h. Show location of all parking spaces and access driveways. Provide copies of building permit records including recorded covenant and

agreement that off street parking spaces are available and provided and maintained.

NOTE: The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Any vested approvals for parking layouts, open space, required yards or building height, shall be "to the satisfaction of the Department of Building and Safety at the time of Plan Check."

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6882 to schedule an appointment.

BUREAU OF STREET LIGHTING

EXISTING CONDITION No. 16 shall be deleted:

~~The Bureau of Street Lighting's recommended condition of approval for the subject city planning cases is as follows:~~

~~a. IMPROVEMENT CONDITION: No street lighting improvements if no street widening per S-3 (i). Otherwise relocate and upgrade the street lights; two (2) on Crenshaw Bl., three (3) on Jefferson Bl. And one (1) on Bronson Ave.~~

NOTE: The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Any vested approvals for parking layouts, open space, required yards or building height, shall be "to the satisfaction of the Department of Building and Safety at the time of Plan Check."

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6882 to schedule an appointment.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

EXISTING CONDITION NO. 18 a shall now read as follows:

Limit the proposed development to the construction of a new 1-story, 17,952 square foot building containing an approximate 13,269 square-foot grocery store and an approximate 4,522 square-foot bank and the retention of approximately 5,436 square feet of the existing 12,378 square foot bank building, as shown on the revised Parcel Map stamp dated November 3, 2011.

EXISTING CONDITION NO. 18 b shall now read as follows:

Provide a minimum of 64 off-street parking spaces.

FINDINGS OF FACT (CEQA - Modified Finding)

The Department of City Planning issued Mitigated Negative Declaration ENV-2007-1847-MND on July 18, 2007. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light);
- Air Quality (construction, operational);
- Biological Resources (tree removal);
- Geology and Soils (construction, seismic);
- Hazards and Hazardous Materials (asbestos);
- Hydrology and Water Quality (stormwater);
- Land Use and Planning
- Noise (construction, operational);
- Transportation/Circulation.

The Deputy Advisory Agency, certified that Mitigated Negative Declaration No. ENV-2007-1847-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **No(s). 17, 18d, 18f, 18g and 22** of the Parcel Map's approval. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

On August 24, 2011, the Department of City Planning issued an addendum (Reconsideration) of the adopted Mitigated Negative Declaration No. ENV-2007-1847-MND. In adopting addendum (ENV-2007-1847-MND(REC1), the City Council finds that the declaration reflects the independent judgment of the lead agency and no impacts beyond those initially identified by the original Mitigated Negative Declaration .

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, California 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. 2007-1846 PMLA-M1, the City Council of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The proposed project is located in the West Adams-Baldwin Hills-Leimert Park Community Plan area, which designates the a portion of the subject property as Neighborhood Commercial with the corresponding zone(s) of C1, C1.5 C2, C4, RAS3 and RAS4, and another portion of the property designated as Low Medium II Residential land uses with the corresponding zones of RD1.5-1, RD2, RW2 and RZ2.5. The project site is located within the Crenshaw Corridor and South Los Angeles Alcohol Specific Plans and with the Mid City Redevelopment Project area. The property contains approximately 1.1 net acres (49,865 net square feet after required dedication) and is presently zoned (Q)C1.5-1, C2-1 and RD1.5-1. The proposed development of 17,952 square feet of commercial floor area and the retention of 5,432 square feet of an existing commercial building is allowable under the current adopted zone and the land use designation.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans, complies with the Mid City Redevelopment Project Area plan requirements.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The proposed project does not comply with several provisions of the Los Angeles Municipal Code. Applications (ZA-2007-1874(CU)(ZV)(ZAA)(ZAD) and ZA-2007-1874(CU)(ZV)(ZAA)(ZAD)(PA1)) have been filed with the Zoning Administrator's Office of the Planning Department for: 1) a Conditional Use Permit to allow a Commercial Corner Development with operating hours of 5am to 11pm 7-days a week, to permit a 0 to 10.5-foot landscaped planted area in lieu of the required 5-foot minimum, continued use and redesign of an existing public parking area in the R Zone; to maintain an approximate 3-foot yard in lieu of the 15-foot front yard required by Section 12.21 A 6 (a) of the L.A.M.C. along Bronson Avenue, and to allow an approximate 3-foot side yard in lieu of the required 5-foot side yard required by Section 12.21 A 6 (a) of the L.A.M.C.; 2) a Zone Variance to allow loading space, trash, and recycling areas for a commercial development to be located in the RD1.5-1 Zone; 3) a Zone Variance to allow necessary accessory uses (parking loading, trash and recycling areas) for a commercial development in a more restrictive zone than the main use; 4) a Zoning

Administrator's Determination to permit approximately 17 required parking spaces and additional non-required parking spaces to be located in a parking structure at 3500 Crenshaw Blvd. and shared with a church use.

The retention the existing bank building facade will help maintain a solid building wall along Jefferson Boulevard consistent with the proposed new building at the corner of Jefferson Boulevard and Crenshaw Boulevard. The Community Plan discourages open, surface parking lots and the proposed incorporation of the previous bank building facade will shield the parking lot in the rear and encourage pedestrian access from the sidewalk. In addition, by incorporating the former bank building into the proposed design, the concerns of the community will be alleviated regarding the cultural contribution of its former use and the character of the neighborhood will be maintained through the preservation of a streetscape enhanced by a building that has been at this location for 49 years

This proposed project is subject to the Crenshaw Corridor Specific Plan requirements. The proposed project will provide 64 parking spaces on-site in conformance with the LAMC for commercial buildings. As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The site is one of the few under improved properties in the vicinity. The development of this Parcel Map is an infill of a commercial and residential neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has tentatively approved the Parcel Map, subject to control of on-site drainage in a manner acceptable to that Department in accordance with the Grading Regulations, Section 91.3000 of the LAMC.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

Adjacent land uses are residential and commercial to the east in the RD1.5-1 and C2-1 zones, commercial to the south in the C2-1 zone, commercial to west in the C1.5-1 zone, and residential and commercial to the north in the (Q)C1.5-1 zone. The proposed project would provide an appropriate transitional development between the residential uses to the north and the commercial uses to the south. Currently the site contains an existing 12,378 square-foot bank building and the proposed project would retain up to approximately 5,436 square feet of existing

floor area (approximately 3,105 square feet on ground floor and approximately 2,331 square feet on the second floor) for commercial, retail and restaurant uses and construct 17,952 square feet of new commercial and retail floor area. The proposed project does will not comply with the LAMC requirements for parking and yards. However, a Zoning Administrator's case has been filed to obtained approvals for the variations from the municipal code. As conditioned the proposed parcel map is physically suitable for the proposed floor area of the development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, and risk of upset are concerned. However; measures are required as part of this approval which will mitigate the above mentioned impact(s) to a less than significant level. Furthermore, the project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR

COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

November 4, 2011
Amending Motion

Request that the PLUM recommendation to Deny the appeal of ZA-2007-1874(CU)(ZV)(ZAA)(ZAD)(PA1)1A be amended:

PLUM ACTION 11/1/2011

At its November 1, 2011 meeting, the Planning and Land Use Management Committee voted to recommend to DENY the appeal of Case No. ZA-2007-1874(CU)(ZV)(ZAA)(ZAD)(PA1)1A. An amendment is required to clarify the recommendation by the committee. Below is the amended language which clarifies the recommendation of the committee.

ZA-2007-1874(CU)(ZV)(ZAA)(ZAD)(PA1)1A:

1. **Grant the appeal in part**, modifying the conditions of approval of the Zoning Administrator decision dated July 8, 2011 approval of plans to allow an adjustment for a 20% reduction in the width of the loading space, resulting in a minimum width of 16 feet in lieu of the 20 feet otherwise required by the Los Angeles Municipal Code, as shown on the revised Exhibit "A" dated November 3, 2011.
2. **Adopt** modified Conditions of Approval of the Zoning Administrator and include those listed below, some of which supersede.
3. **Adopt** amended **Findings** by the Zoning Administrator, and include those listed below, some of which supersede.
4. **Adopt** Mitigated Negative Declaration (**ENV-2007-1847-MND-REC1**).

Planning and Land Use Management Committee
ZA-2007-1874(CU)(ZV)(ZAA)(ZAD)(PA1)1A
Modified Conditions of Approval and Findings

- Condition No. 2 The use and development of the property shall be in substantial conformance with the site plan dated November 3, 2011 and marked Exhibit "A".
- Condition No. 8 This approval is tied to Parcel Map AA-2007-1846-PMLA-M1-1A (ENV-2007-1847-MND-REC1.) The applicant shall comply with all mitigation measures, project design features, and conditions of approval identified in that case.

MANDATED FINDINGS

In order for an adjustment from the zoning regulations to be granted, all five of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- 1. The granting of an adjustment will result in development compatible and consistent with the surrounding uses.**

The applicant proposes the construction, use and maintenance of an approximately 17,952 square-foot, one-story approximately 27 feet 6 inches in height commercial development that includes a new approximate 4,522 square-foot bank building, and an approximately 13,268 square-foot grocery store building. Approximately 64 parking spaces will be provided and 17 spaces located at 3500 South Crenshaw Boulevard in a parking structure shared with a church. The off-site parking will be used by employees and can accommodate any additional required parking for the project. The plan approval is to allow a smaller version of the project which was approved on April 1, 2008 by the South Los Angeles Area Planning Commission. The prior approval was for an approximately 44,831 square-foot commercial development. In addition to the reduction in the total floor area and parking, the revised project proposes a relocation and reduction of the loading area width, from 20 feet to 16 feet.

The revised "West Angeles Plaza" will result in the redevelopment of a prominent location within the West Adams-Baldwin Hills-Leimert Community Plan area, at the intersection of Crenshaw Boulevard and Jefferson Boulevard. The revised development includes a Parcel Map modification application for the merger and resubdivision of the subject property with portions of an existing alley, and the

designation of Jefferson Boulevard as the project frontage. The proposed alley merger consists of a complete merger of the east-west alley segment that extends west from Bronson Avenue and is north of Jefferson Boulevard. The 20-foot wide north-south alley that is parallel to Bronson Avenue will not be vacated as originally proposed, but will be expanded by 15 feet to create a 35-foot wide driveway where the proposed 643 square-foot loading area will be situated near the rear of the proposed grocery store building.

The surrounding uses consist primarily of service stations, fast food restaurants, and one-story retail store fronts with access for deliveries along the alleys abutting the properties. Low density residential uses are located predominantly along Bronson Avenue and access to these properties is along the alley. The proposed 643-square-foot loading space will be conveniently located and accessible from the north-south alley at the rear of the 13,268 square-foot grocery store. Pedestrian access will be from the rear of the building, while the vehicular access will be from the proposed 35-foot wide driveway. The revised loading area will be primarily situated in the C Zone portion of the dual-zoned property and utilized primarily by the grocery store. The trash/recycling area that will serve the development is situated at the northerly portion of the R Zone, and will be fully enclosed by an 8-foot high masonry wall with solid doors and will be separated from the main dwelling of the duplex on the adjacent property. Parking for the development will be located in the lot east of the proposed 35-foot wide driveway. Access to the loading area will not impact the surrounding uses.

The granting reduced width loading area is consistent with the intent of the South Los Angeles Area Planning Commission in its approval of the original project, and therefore, it will result in development compatible and consistent with the surrounding uses. The project applicant modified the site plan (Exhibit "A") to include the retention of an approximately 5,436 square-foot portion of the former Bank of Tokyo building and façade. This design change will provide further compatibility with the adjacent uses, however, there is no room to include a loading area if so required by the Department of Building and Safety.

2. The granting of an adjustment will be in conformance with the intent and purpose of the General Plan.

The General Plan identifies the land uses designation of property and also establishes the corresponding zones, goals, and purposes for each land uses category. In the instant situation, the subject property is designated for a combination of General Commercial (corresponding to the C1.5, C2, C4, RAS3, and RAS4 Zones), Neighborhood Commercial (corresponding to the C1, C1.5, C2, C4, RAS3 and RAS4 Zones), and Low Medium II Multiple Family (corresponding to the RD1.5, RD2, RW2 and RZ2.5 Zones) land uses in the adopted West Adams-Baldwin Hills-Leimert Community Plan. The proposed redevelopment of the site is consistent with the following Goals and Objectives of the Community Plan:

Goal: 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.

- Objective 1-1** To conserve and strengthen viable commercial development.
- Objective 1-4** To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.
- Objective 1-5** To enhance the identity of distinctive commercial districts and to identify Pedestrian Oriented Areas (POAs).
- Objective 1-6** To enhance the appearance of commercial districts.
- Objective 1-7** To maintain and increase the commercial employment base for Community residents whenever possible.

The Community Plan states that several areas "have been identified as a major opportunities sites," including the "large vacant sites and former car dealerships on Crenshaw Boulevard." The designation in the Community Plan has been applied to "areas which will potentially generate significant Community wide impacts" through their redevelopment. This description fits the subject property as the portion of the subject property along Crenshaw Boulevard has been underutilized since an automobile sales use ceased operations and the land area has been utilized as surface parking. The proposed development addresses the goals and objectives of the Community Plan for major opportunity sites creating new development that will bring new jobs to the area and improve the commercial sector.

The proposed development addresses the goals and objectives of the Mid-City Recovery Redevelopment Plan. Located west of downtown Los Angeles, the Mid-City Recovery Development project area consist of five non-contiguous area, including the commercial corridors along Pico, Venice, Washington, Adams, and Jefferson Boulevards, generally between Western Avenue and Fairfax Avenue, and Crenshaw Boulevard between the Santa Monica Freeway and Martin Luther King, Jr. Boulevard. At the time of adoption, the project area had suffered the impacts of the April 1992 civil unrest and as revealed in a detailed blight survey conducted in May and June of 1995, the project area was found to be in the grip of serious physical and economic blighting conditions. The goals of the Redevelopment Plan include increasing employment, business and investment opportunities, attracting private investment, and promoting a thriving commercial environment to enhance

opportunities. As such, the proposed commercial development will benefit the surrounding area and support the goals of the redevelopment Plan. Therefore, the plan approval to allow the reduced project will be in conformance with the intent and purpose of the General Plan.

3. The granting of an adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.

The spirit and intent of regulating the size of a loading area is to protect the adjacent uses from potential adverse impacts. Such regulations, however, are written on a Citywide basis and cannot take into account unique characteristics associated with a specific site or parcel of land. In the instant situation, the proposed 20% reduction, from a 20-foot wide to a 16-foot wide loading area, would be in conformance with the intent and spirit of the planning and zoning code as the reduction in width is offset by the additional area gained by the loading area's proximity to the proposed 35-foot wide driveway. As mentioned earlier, the loading area will be situated abutting the proposed 35-foot wide driveway that is situated between the grocery store and the proposed parking lot. Therefore, the reduced width of the loading area will not impact abutting or surrounding uses and the granting of the subject adjustment will be in conformance with the intent and purpose of the Planning and Zoning Code of the City.

4. There are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.

A Mitigated Negative Declaration (ENV 2007-1847-MND-REC1) was approved for the proposed project which determined that all impacts will be mitigated to a less than significant level. The applicant proposes to construct a commercial development that will improve and enhance an important commercial location within the Community Plan area. The redevelopment will provide needed neighborhood serving retail uses along both Crenshaw Boulevard and Jefferson Boulevard commercial corridors. The redevelopment of the subject property will also result in a reconfiguration and enhancement of the existing surface parking lot.

The revised loading area is located in the C Zone portion of the dual zoned site at the rear of the grocery store. It has been moved from the prior proposed location in the RD1.5-1 Zone. The loading space is separated from the nearby residential dwelling by a proposed 35-foot wide driveway, existing garage, and a proposed 8-foot high trash enclosure. Therefore, the requested adjustment for the 20% reduction in the width of the loading area is not anticipated to result in any adverse impacts.

5. The site and/or existing improvements make strict adherence to the zoning regulations impractical or infeasible.

Loading and trash areas are generally situated in, or near, the surface parking area serving a commercial development with ample space for access. While the proposed loading area will not be located in a parking lot area for the proposed commercial development, it will be located adjacent to a proposed 35-foot wide north-south

driveway and at the terminus of a proposed 26-foot wide east-west driveway. Strict adherence to the zoning code would be impractical given that the access to the loading area and its location at the rear of the building are enhanced by the two adjoining driveways.

ADDITIONAL MANDATORY FINDINGS

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
7. On August 25, 2011, the Deputy Advisory Agency certified and adopted Mitigated Negative Declaration No. ENV-2007-1847-MND-REC1. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

November 4, 2011
Amending Motion

Request that the PLUM recommendation to Deny the appeal in part and Grant the appeal in part for Parcel Map (AA-2007-1846-PMLA-M1-1A) be amended:

PLUM ACTION 11/1/2011

At its November 1, 2011 meeting, the Planning and Land Use Management Committee voted to recommend to DENY the appeal in part and GRANT the appeal in part for Case No. AA-2007-1846-PMLA-M1-1A. An amendment is required to clarify the recommendation by the committee. Below is the amended language which clarifies the recommendation of the committee.

AA-2007-1846-PMLA-M1-1A:

1. **Deny the appeal in part.**
2. **Grant the appeal in part**, modifying the conditions of approval of the Deputy Advisory Agency decision dated of August 25, 2011 to a previously approved Parcel Map No. AA-2007-1846-PMLA-M1 for the merger of seven parcels into three lots for the development of a new 1-story, 17,952 square-foot building to containing a 13,269 square-foot grocery store and a 4,522 square-foot bank, and the retention of approximately 5,436 square feet of the existing 12,378 bank building, as shown on the revised Parcel Map dated November 3, 2011.
3. **Adopt** modified Co nditions of Approval of the Deputy Advisory Agency and include those listed below, some of which supersede.
4. **Adopt** amended **Findings** by the Deputy Advisory Agency, and include those listed below, some of which supersede.
5. **Adopt** Mitigated Negative Declaration (**ENV-2007-1847-MND-REC1**).

November 4, 2011

West Angeles Plaza, LLC (O) (A)
6922 West Hollywood Boulevard, 9th floor
Los Angeles, CA. 90028

CASE NO. DIR-2011-857-SPP-SPPA
PROJECT PERMIT COMPLIANCE
PROJECT PERMIT ADJUSTMENT
CEQA: ENV-2007-1847-MND-REC1
Location: 3501-3515 West Jefferson
Boulevard
3049-3055 South Bronson Avenue
3052-3060 South Crenshaw Boulevard
Council District: 10 – Herb J. Wesson, Jr.
Plan Area: West Adams-Baldwin Hills-
Leimert
Neighborhood Council: United
Neighborhoods of the Historic Arlington
Heights, West Adams and Jefferson Park
Community
Plan Land Use: General Commercial,
Neighborhood Commercial, and Low
Medium II Residential Density
Zones: C2-1, [Q]C1.5-1, and RD1.5-1
District Map: 120B185

MODIFICATION PER COUNCIL ACTION (CF-11-1790)

Modify the project description to read as follows:

A Specific Plan Project Permit Compliance to permit the construction of a new 1-story, 17, 952 square foot building to contain a 13,269 square foot grocery store and a 4,522 square foot bank at the corner of Crenshaw Boulevard and Jefferson Boulevard with **64** onsite surface parking spaces. Also, a Specific Plan Project Permit Adjustment to permit 42% of the front façade to consist of transparent building elements in lieu of the minimum of 50%.

Also, pursuant to Section 2108.21(c)(3) of the California Public Resources Code, the City Council hereby find that Mitigated Negative Declaration No. **ENV-2007-1847-MND-REC1** is adequate to mitigate environmental impacts of this project as proposed.

CONDITIONS OF APPROVAL

Modify condition A to read as follows:

A. Project Permit Compliance Conditions

The subject project shall be in substantial conformance with the submitted site plan, elevations, landscape plan, and signage plan marked Exhibits "A" through "E", stamped and dated **November 4, 2011** and attached to the file, **except those changes as required by Council action under Council File No. 11-1790**. The final set of development plans, including the site plan, elevations, landscape plan and signage plan, shall be submitted for review and approval by the Department of City Planning prior to submittal to the Department of Building and Safety for building permits. The revised plan showing appropriate deviation from the submitted plans shall be allowed in order to comply with the applicable provisions of the Municipal Code, attached conditions, and the intent of the subject permit authorization.

No security barrier shall be placed on the exterior of any portion of any facade of the building. Interior rolled down security barriers shall afford views into the establishment.

Applicant shall also obtain any required clearances from the Community Redevelopment Agency, prior to obtaining clearances from the Department of City Planning.

Modify Surface Parking Design Standard 11d to read as follows:

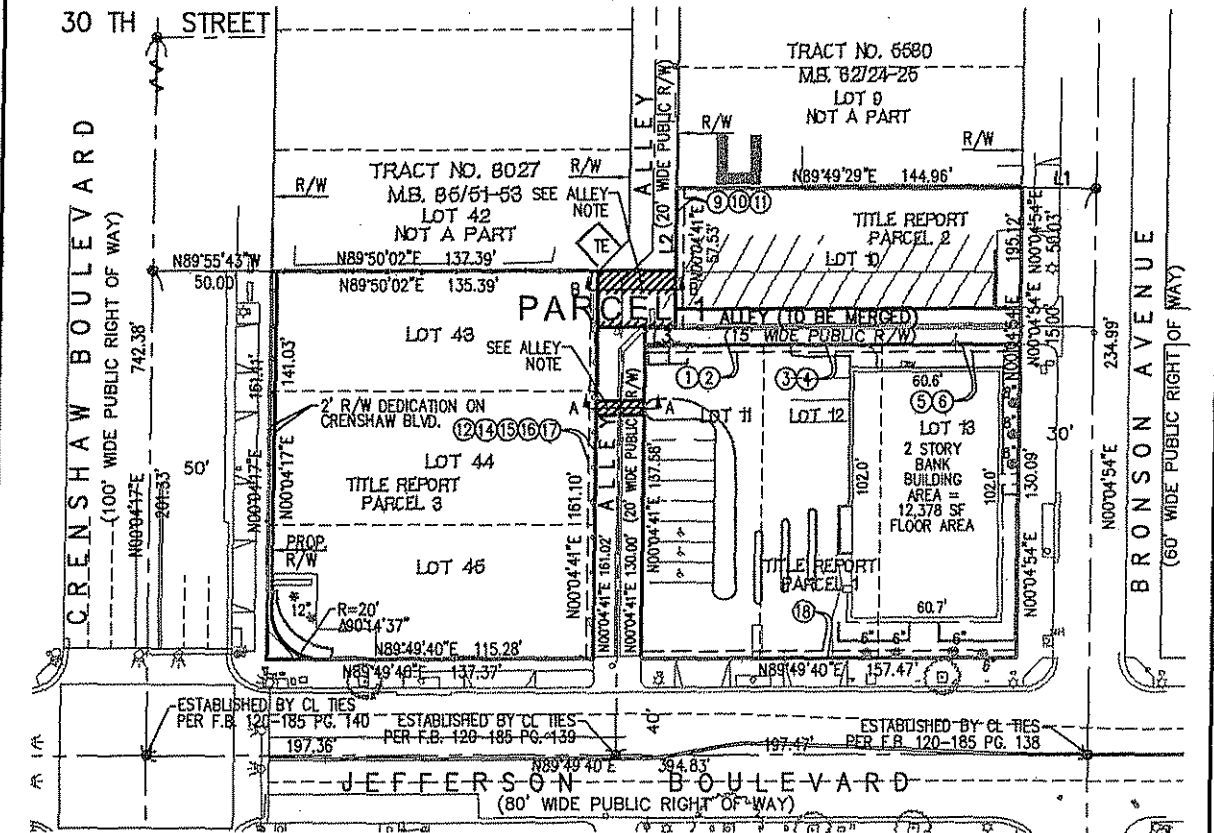
SURFACE PARKING:

Design Standard 11d. All surface parking lots should contain one tree for every 4 parking spaces and such trees should be dispersed evenly throughout the parking lot.

Complies: The surface onsite parking lot proposes **64 parking spaces**. The landscape plan indicates minimum of 17 trees are to be dispersed throughout the parking area. Per this standard 17 would need to be provided.

PRELIMINARY PARCEL MAP No _____

IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, STATE OF CALIFORNIA
FOR MERGER AND SUBDIVISION PURPOSES



EXCEPTIONS:

1. A POLE LINE, PIPE LINE AND CONDUITS EASEMENT RECORDED IN BOOK 7389 PAGE 127, O.R.
2. CO&R RECORDED IN BOOK 7389 PAGE 127, O.R.
3. A POLE LINE, PIPE LINE AND CONDUITS EASEMENT RECORDED IN BOOK 7393 PAGE 124, O.R.
4. CO&R RECORDED IN BOOK 7393 PAGE 124, O.R.
5. A POLE LINE, PIPE LINE AND CONDUITS EASEMENT RECORDED IN BOOK 7825 CO&R RECORDED IN BOOK 7825 PAGE 109, O.R.
- 6.
- 7.
- 8.
- 9.
10. A POLE LINE, PIPE LINE AND CONDUITS EASEMENT RECORDED IN BOOK 8110 PAGE 15, O.R.
11. A POLE LINE, PIPE LINE AND CONDUITS EASEMENT RECORDED IN BOOK 15597 PAGE 41, O.R.
12. A POLE LINE, PIPE LINE AND CONDUITS EASEMENT RECORDED IN BOOK 18361 PAGE 1, O.R.
13. A PUBLIC UTILITIES EASEMENT RECORDED IN JANUARY 17, 1944 IN BOOK 20823 PAGE 13, O.R.
14. A PUBLIC UTILITIES EASEMENT RECORDED IN JANUARY 9, 1947 IN BOOK 24152 PAGE 1, O.R.
15. CO&R RECORDED JANUARY 9, 1947 IN BOOK 24152 PAGE 1, O.R.
16. A PUBLIC UTILITIES EASEMENT RECORDED IN JANUARY 9, 1947 IN BOOK 24149 PAGE 27, O.R.
17. CO&R RECORDED JANUARY 9, 1947 IN BOOK 24149 PAGE 27, O.R.
18. A PUBLIC STREET OR HIGHWAY EASEMENT RECORDED FEBRUARY 19, 1965, AS INSTRUMENT NO. 5347, O.R.

LEGAL DESCRIPTION:

PARCEL 1:
LOTS 11, 12 AND 13 IN BLOCK "E" OF TRACT NO. 5580, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGES 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOT 10 IN BLOCK "E" OF TRACT NO. 5580, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGES 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
LOTS 43, 44 AND 45, TRACT NO. 8027, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 85, PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

CITY OF LOS ANGELES BENCHMARK 02193
ELEVATION = 109.659 (NGVD 1929)
WIRE SPK 3.5FT S/O S CURB JEFFERSON BLVD; 7.5FT E/O BOR BRONSON AVE, SW COR OS

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF JEFFERSON BLVD BEING NORTH 89°49'40" EAST PER TRACT NO. 5580, M.B. 62/24-25

PROPERTY ADDRESS

3060 CRENSHAW BOULEVARD & 3501 W. JEFFERSON BLVD.
LOS ANGELES, CALIFORNIA

FLOOD ZONE:

ZONE X (OUTSIDE 100 YEAR FLOOD PLAIN)
COMMUNITY PANEL NO. 06037C1615F
DATED: SEPTEMBER 26, 2008

ZONE:

PARCEL 1, C2 (COMMERCIAL)
PARCEL 2, RD1.5 (RESTRICTED DENSITY MULTIPLE DWELLING)
PARCEL 3, [O]C1.5

AREA:

PARCEL 1 = 20,475 SQ. FT. 0.470 ACRES
PARCEL 2 = 7,250 SQ. FT. 0.166 ACRES
PARCEL 3 = 22,140 SQ. FT. 0.508 ACRES
TOTAL = 49,865 SQ. FT. 1.144 ACRES

NEW PARCEL 1 GROSS (AFTER MERGERS, INCLUDES UNDERGROUND AREA) = 53,019 SQ.FT., 1.22 ACRES
NEW PARCEL 1 NET (AFTER DEDICATIONS) = 52,610 SQ. FT. 1.21 ACRES

YARD DESIGNATION REQUEST:

JEFFERSON BLVD., TO BE DESIGNATED AS THE FRONT YARD. CRENSHAW BLVD., AND BRONSON AVE. TO BE DESIGNATED AS THE SIDE YARDS. NORTHERLY PROPERTY LINE TO BE DESIGNATED AS THE REAR YARD.

PROPOSED DEVELOPMENT:

PARTIAL DEMOLITION OF AN EXISTING ±12,378 SQUARE-FOOT, 2-STORY BANK BUILDING (±5,436 SQUARE-FOOT TO REMAIN) AND CONSTRUCTION OF ±19,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT. PROPOSED COMMERCIAL DEVELOPMENT TO INCLUDE ±14,000 SQUARE-FOOT MARKET AND ±5,000 SQUARE-FOOT BANK. 64 PARKING STALLS WILL BE PROVIDED ON-SITE WITH AN ADDITIONAL 17 PARKING STALLS LOCATED IN A PARKING STRUCTURE ±244' TO THE SOUTH AT 3500 S. CRENSHAW BLVD.. FOR SHARED USE WITH A CHURCH.

TREE NOTE:

NO SIGNIFICANT TREES EXIST ON-SITE AND ALL EXISTING TREES ARE TO BE REMOVED.

ALLEY NOTE:

EXISTING VARIABLE WIDTH (20-FOOT TO 32.5 FOOT) NORTH-SOUTH ALLEY EAST OF CRENSHAW BOULEVARD BELOW GROUND SPACE TO BE MERGED FROM APPROXIMATELY 101- FEET TO APPROXIMATELY 107- FEET NORTH OF EXISTING NORTHERN R/W OF JEFFERSON BLVD AT AN ELEVATION RANGE OF 2.50' TO 5.40' BELOW PROPOSED SURFACE AS WELL AS FROM APPROXIMATELY 137- FEET TO APPROXIMATELY 161- FEET NORTH OF EXISTING NORTHERN R/W OF JEFFERSON BLVD AT AN ELEVATION RANGE OF 2.00' TO 5.00' BELOW PROPOSED SURFACE.

LINE	BEARING	LENGTH
L1	N89°55'06"E	30.00'
L2	N00°04'41"E	50.03'
L3	N89°49'28"E	12.53'

SCALE: 1"=50'

NOVEMBER 2, 2011

ORC Engineering, Inc.
Civil Engineering/Lead Surveying/Land Planning
170 S. Old Springs Rd, Ste. 210
Anaheim, CA, California 92803
(714) 835-8800

McKently Malak ARCHITECTS
 35 HELEN ALLEY, SUITE 200
 PASADENA, CALIFORNIA 91103-3448
 TEL 626 850 8245 FAX 626 850 8587

West Angeles
 ARCHITECTS
 4528 CRENSHAW BLVD.
 LOS ANGELES, CALIFORNIA 90008

CIM
 4922 HOLLYWOOD BOULEVARD, NINTH FLOOR
 LOS ANGELES, CALIFORNIA 90028

PROJECT ADDRESSES:
 3501-3515 W. JEFFERSON BLVD.
 3049-3055 S. BRONSON AVE.
 3052-3060 S. CRENSHAW BLVD.

WEST ANGELES PLAZA
 NEC of Crenshaw Blvd. & Jefferson Blvd.
 Los Angeles, California

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
5	11/03/11	5TH PLANNING REVIEW SUBMITTAL

JOB NUMBER: 100939A
DRAWN BY: CWR
CHECKED BY: RH
DATE:
SHEET DESCRIPTION:

PROPOSED SITE PLAN

SP-02

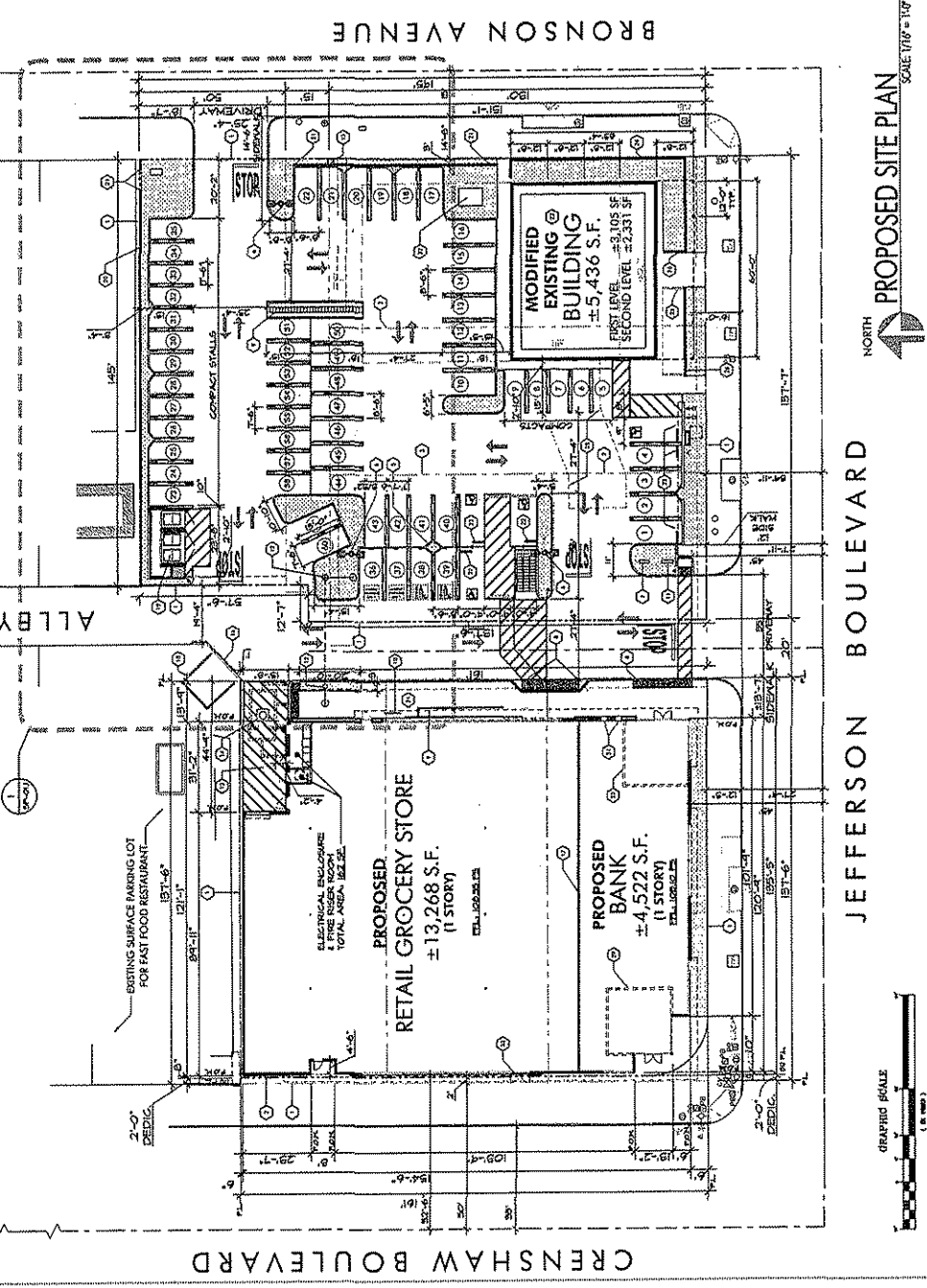
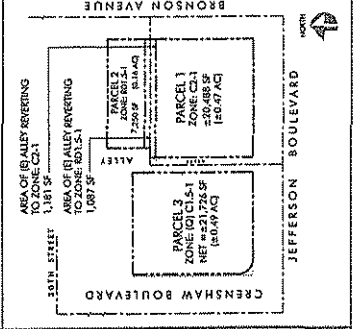
(based on S.F. 15 sheets)

- KEY NOTES**
- EXISTING PROPERTY LINE
 - NEW PROPERTY LINE
 - EXISTING PARCEL LINE (S)
 - NEW CONCRETE SIDEWALK
 - 27"-4" FALL LIGHT STANDARD - WITH MAIL OF 3'-4" HEIGHT OF FLOOD LIGHTING REMOVED AT THE FAVOURIT.
 - PROPOSED LOCATION OF CONCERNARY CLOCK
 - NEW ZERO GRID WITH TACTILE PAVEMENT TILE
 - NEW CART CORRAL
 - NEW BIKE RACK (S)
 - PROPOSED BANK MOUNTAIN SIGN
 - NEW POWER POLE
 - NEW LOADING AREA, SEE SHEET SF-011
 - NEW 4'-4" x 17'-4" UNDERGROUND TRANSFORMER
 - NEW SITE ELECTRIC METER PEDestal
 - NEW CONCERNARY RETAINING CURB
 - NEW CONCERNARY WALL
 - EXISTING TRASH ENCLOSURE (NOT A PARK)
 - NEW 10'-0" HIGH TRASH ENCLOSURE WITH RECYCLING AREA
 - EXISTING 6'-0" HIGH CONCRETE BLOCK WALL
 - NEW 9'-4" HIGH GRP WALL
 - NEW WHEELSTOP
 - THE EXISTING PORTION OF THE EXISTING UNION BANK BANK OF TORONTO BUILDING AND UP TO 5125 SF OF THE SECOND FLOOR AND UP TO 2251 SF ON THE SECOND FLOOR. THIS PLAN CHARACTERIZING FEATURES OF THE BUILDING.
 - PEDESTRIAN PLAZA
 - EXISTING MALL TO BE REMOVED.
 - EXISTING MALL TO REMAIN
 - EXISTING PARTIAL BUILDING TO BE DEMOLISHED
 - EXISTING CANOPY TO BE DEMOLISHED
 - 8'-4" HIGH TOWER
 - 32'-0" HIGH TOWER
 - PROPOSED WALK-UP ATK.
 - PROPOSED TRANSFORMER PAD
 - NEW DOORS

LEGEND

LANDSCAPE PLANTER FOR LANDSCAPE MATERIALS, SEE SHEET L-3

ZONING MAP



PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

BUILDING DATA:

PROPOSED MARKET	415,268 SF
PROPOSED BANK	41,522 SF
ELECT. ROOM UTILITY ROOM	1182 SF
MODIFIED EXISTING BUILDING	25,436 SF
TOTAL PROPOSED BLDG. AREA	323,398 SF

PARKING DATA:

TOTAL PARKING PROVIDED ON SITE:	47 STALLS
MARKET (GROCERY):	31,268 SF @ 2 STALLS / 1,000 S.F. = 21 STALLS
BANK:	34,522 SF @ 2 STALLS / 1,000 S.F. = 9 STALLS
MODIFIED EXISTING BUILDING:	25,436 SF @ 2 STALLS / 1,000 S.F. = 11 STALLS
BY-CYCLE PARKING REQUIRED:	36 (REQUIRED PARKING) x 2% = 1 SPACE
TOTAL PARKING PROVIDED ON SITE:	64 STALLS

PARKING RATIO PROVIDED:

STANDARD	64-67 X 10-07	28 STALLS
HANDICAP	67-69 X 10-07	4 STALLS
PARENT/CHILD	69-71 X 10-07	2 STALLS
CONTRACT	71-73 X 10-07	20 STALLS
TOTAL		54 STALLS

SITE SUMMARY

SITE AREA:	3501-3515 N. JEFFERSON BLVD.	10,41 AC	20,415 SF
PARCEL 1	3049-3055 S. BRONSON AVE.	10,16 AC	1,250 SF
PARCEL 2	3052-3060 S. CRENSHAW BLVD.	10,52 AC	12,268 SF
PARCEL 3	3052-3060 S. CRENSHAW BLVD.	10,50 AC	22,140 SF
* 68255 SITE AREA		(6,118 AC)	62,183 SF
DEDICATION:	2'-0" DEDICATION ALONG CRENSHAW BLVD.		2404 SF
GROSS SITE AREA		(6,118 AC)	62,183 SF
TOTAL DEDICATED AREA		(10,004 AC)	1,004 SF
- NET SITE AREA (AFTER MERGERS)		(11,118 AC)	15,124 SF

FLOOR AREA RATIO
 * (233,989 SF) / 42,214 SF = 0.555, 1.0 FAR OF TOTAL G ZONED PORTION OF PROPERTY.

* NOT INCLUDING BELOW GROUND SPACE VESTER AREA ALONG THE ALLEY (61,478 SF)

* (42,214 SF) * NET OF PARCEL 1 AND 3 * AREA OF ALLEY REVERTING TO G3-1 ZONE

PROJECT DATA

PROJECT ADDRESS: NEC OF CRENSHAW BLVD. AND JEFFERSON BLVD. LOS ANGELES, CALIFORNIA

LEGAL DESCRIPTION: LOT 10 IN BLOCK 11 OF TRACT NO. 5580, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGES 24 AND 25 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: LOT 10 IN BLOCK 11 OF TRACT NO. 5580, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGES 24 AND 25 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: LOT 10 IN BLOCK 11 OF TRACT NO. 5580, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGES 24 AND 25 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LANDSCAPE AREA REQUIRED IN PARKING FIELD = 76
 LANDSCAPE AREA PROVIDED (36,51 SF) / 23,483 = 1.26
 OPEN SPACE CALCULATIONS: 121,045 SF / 15,124 = 8.01

**McKently
Malak**
ARCHITECTS
35 RIVERA AVENUE SUITE 200
PASADENA, CALIFORNIA 91107-0165
TEL: 626.799.7600 FAX: 626.799.7607

West Angeles
INTEGRATED ARCHITECTURAL STRATEGISTS
6708 CRENSHAW BLVD.
LOS ANGELES, CALIFORNIA 90043

CIM
6722 HOLLYWOOD BOULEVARD, NINTH FLOOR
LOS ANGELES, CALIFORNIA 90028

PROJECT ADDRESSES:

3501-3515 W. JEFFERSON BLVD.
3049-3055 S. BRONSON AVE.
3052-3060 S. CRENSHAW BLVD.

WEST ANGELES PLAZA
NEC of Crenshaw Blvd. & Jefferson Blvd.
Los Angeles, California

ISSUES / REVISIONS
No. DATE DESCRIPTION
5 11.03.11 SITE PLANING REVIEW SUBMITTAL

JOB NUMBER: 1009378A
DRAWN BY: CWR CHECKED BY: JHH
DATE:
SHEET DESCRIPTION:

ENLARGED SITE PLAN

SHEET NUMBER:
SP-02.1

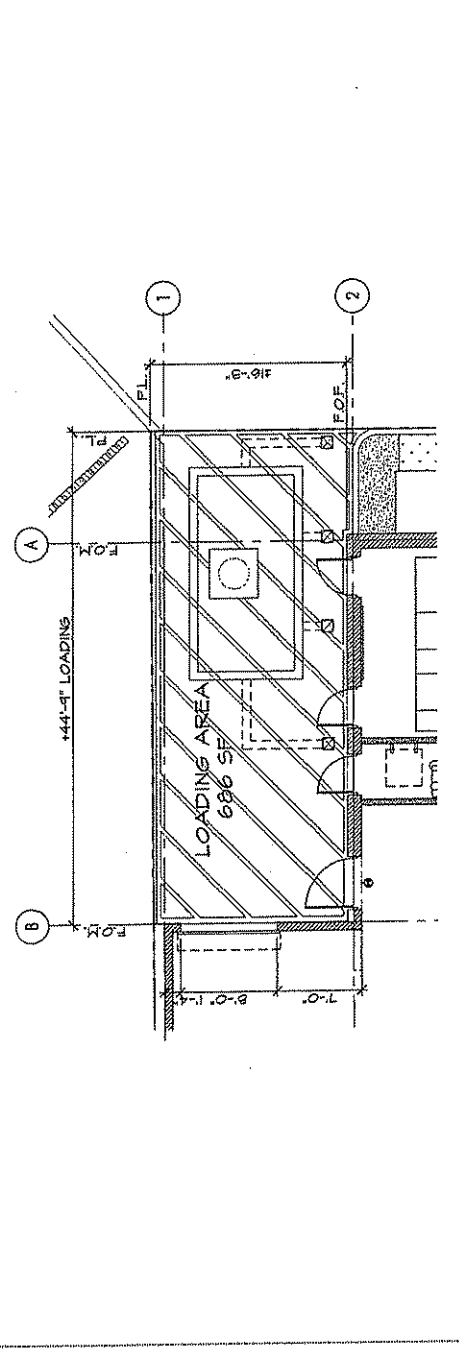
(Based on SP-15 submittal)

KEY NOTES

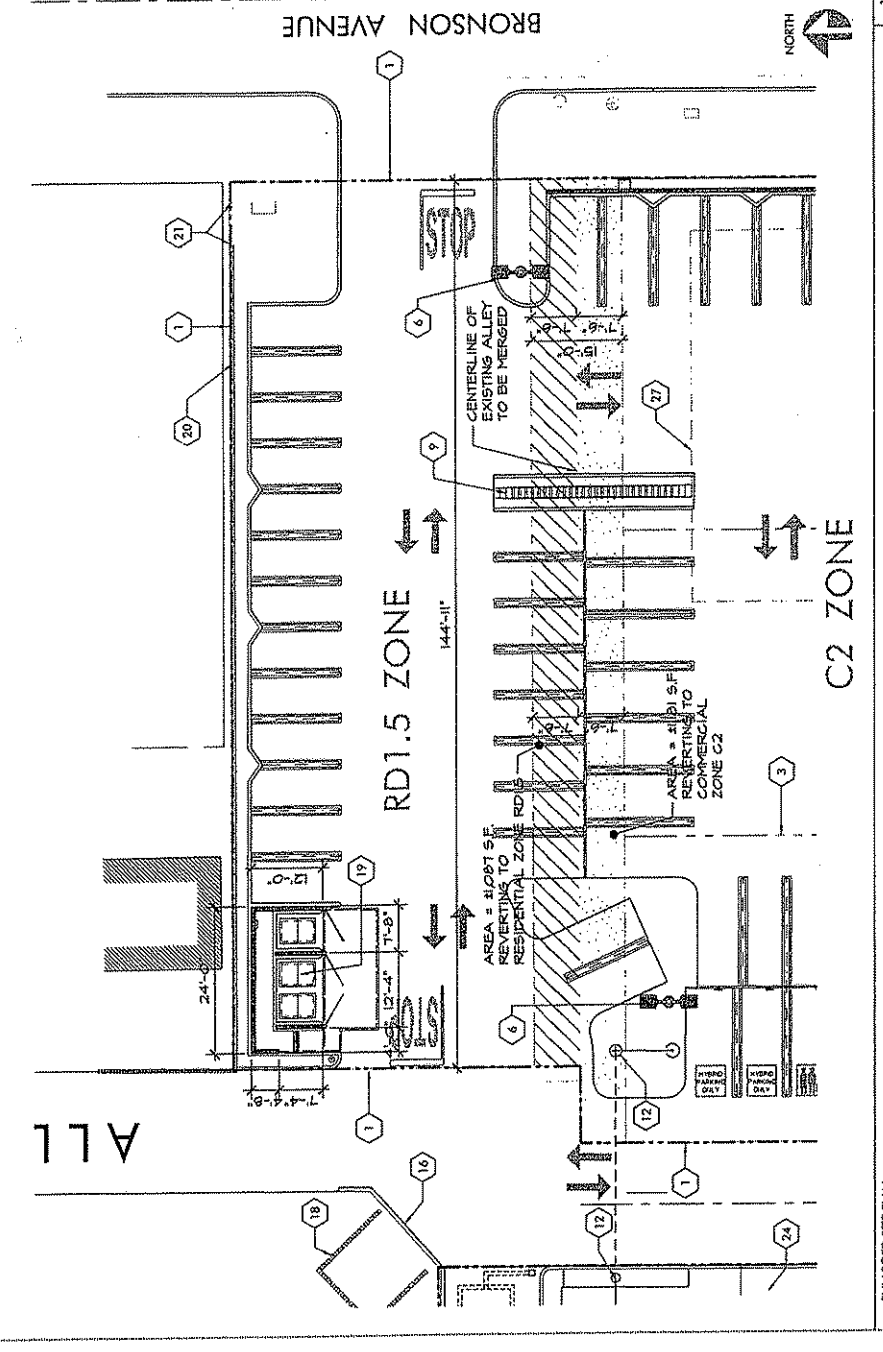
- 1 EXISTING PROPERTY LINE
- 2 NEW PROPERTY LINE
- 3 EXISTING PARCEL LINE (S)
- 4 NEW CONCRETE SIDEWALK
- 5 NEW 5'-0" X 5'-0" STANDARD PLANTER, TYP.
- 6 2'-0" WALL LIGHT STANDARD - WITH 3/4" OF 3/4" WALL LIGHT FIXTURE LIGHTING MOUNTED AT THE FAVEMENT.
- 7 PROPOSED LOCATION OF COMMUNITY CLOCK
- 8 NEW ZERO GARD WITH TACTILE PAVEMENT TILE
- 9 NEW GART CORRAL
- 10 NEW BIKE RACK (S)
- 11 PROPOSED BANK MONUMENT SIGN
- 12 NEW POWER POLE
- 13 NEW LOADING AREA, SEE SHEET SP-01.
- 14 NEW 9'-4" X 11'-4" UNDERGROUND TRANSFORMER
- 15 NEW SITE ELECTRIC METER, PEDESTAL
- 16 NEW CONCRETE RETAINING GARD
- 17 NEW DECKING WALL
- 18 EXISTING TRASH ENCLOSURE (NOT A PART)
- 19 NEW 10'-0" HIGH TRASH ENCLOSURE WITH RECYCLING AREA
- 20 EXISTING 6'-0" HIGH CONCRETE BLOCK WALL
- 21 NEW 5'-0" HIGH GHI WALL
- 22 NEW WHEELSTOP
- 23 THE SOUTHERN PORTION OF THE EXISTING UNION BANK/BANK OF TOKYO BUILDING (APPROXIMATELY 200 SF OF THE SECOND FLOOR AND 100 SF OF THE SECOND FLOOR AND 100 SF OF THE SECOND FLOOR) WILL REMAIN, RETAINING KEY ARCHITECTURAL ELEMENTS AND CHARACTERIZING FEATURES OF THE BUILDING.
- 24 PEDESTRIAN PLAZA
- 25 EXISTING WALL TO BE REMOVED.
- 26 EXISTING WALL TO REMAIN
- 27 EXISTING PARTIAL BUILDING TO BE DEMOLISHED
- 28 EXISTING CANOPY TO BE DEMOLISHED
- 29 8'-0" HIGH TOWER
- 30 22'-0" HIGH TOWER
- 31 PROPOSED MAKEUP AIR
- 32 PROPOSED TRANSFORMER PAD
- 33 NEW DOORS

LEGEND

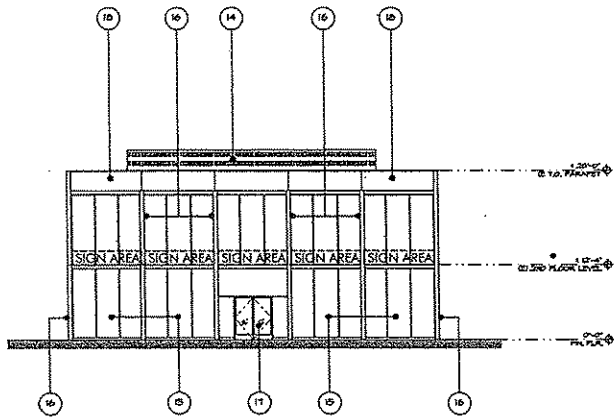
- 1/1001 SF. AREA OF EXISTING ALLEY REVERTING TO RESIDENTIAL ZONING RD1.5
- 2/101 SF. AREA OF EXISTING ALLEY REVERTING TO COMMERCIAL ZONING C2



ENLARGED LOADING AREA

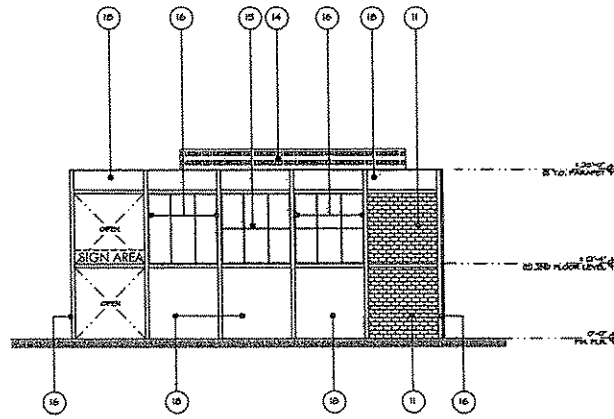


ENLARGED SITE PLAN



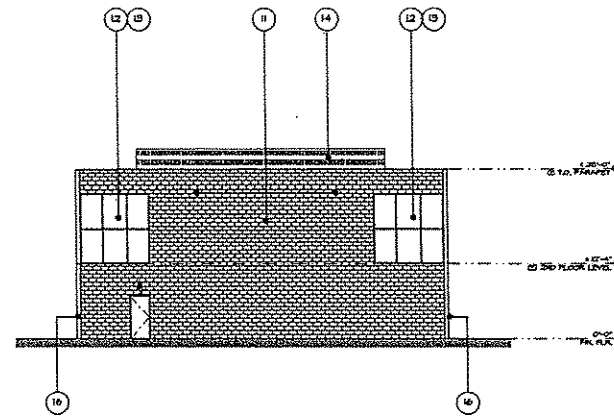
SOUTH ELEVATION

SCALE: 1/4" = 1'-0" 1



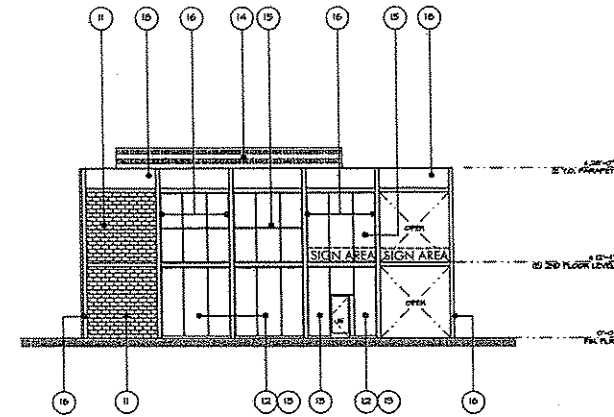
EAST ELEVATION

SCALE: 1/4" = 1'-0" 2



NORTH ELEVATION

SCALE: 1/4" = 1'-0" 3



WEST ELEVATION

SCALE: 1/4" = 1'-0" 4

FINISH LEGEND

KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
1	BRICK PATTERN	MANUFACTURER: LA HABRA BRICK FINISH: BRICK COLOR: RED
2	CMU BLOCK	MANUFACTURER: ANHELO BLOCK FINISH: SPLIT FACE COLOR: BROWN
3	CMU BLOCK	MANUFACTURER: ANHELO BLOCK FINISH: SPLIT FACE COLOR: BROWN
4	STONEFRONT	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM
5	METAL LEAVES	MANUFACTURER: HENK CORPORATION COLOR: SILVER BRUSH
6	LIGHT SOURCE	MANUFACTURER: LUPUS MODEL: SQUARE HEAD COLOR: TITANUM GRAY
7	LIGHT SOURCE	MANUFACTURER: LUPUS MODEL: SQUARE HEAD COLOR: TITANUM GRAY
8	METAL ARCHITECTURAL PROJECTION	MANUFACTURER: HENK CORPORATION FINISH: PAINT MANUFACTURER: DUNN EDWARDS COLOR: BLACK/JACK, DE 807
9	STONEFRONT GLAZED	MANUFACTURER: OLD CASTLE GLASS TYPE: CLEAR 1" GLAZED
10	NOT USED	
11	NEW CMU BLOCK	MANUFACTURER: ANHELO BLOCK FINISH: SPLIT FACE COLOR: TO MATCH EXISTING
12	NEW STONEFRONT BRICKS TO MATCH EXISTING	MANUFACTURER: OLD CASTLE BRICK TYPE: CLEAR 1" BRICK
13	NEW STONEFRONT	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM TO MATCH EXISTING
14	NEW ROOF EQUIPMENT - SCREEN WALL	MANUFACTURER: GALVANIZED METAL FINISH: PAINTED TO MATCH EXISTING BUILDING
15	EXISTING STONEFRONT SYSTEM TO REMAIN	
16	EXISTING METAL COLLARS TO REMAIN	
17	EXISTING ALUMINUM STONEFRONT DOOR TO REMAIN	
18	EXISTING GYPSUM PLASTER TO REMAIN	

NOTE:

THE SOUTHERN PORTION OF THE EXISTING UNION BANK/ BANK OF TOKYO BUILDING (APPROXIMATELY 5'10" SP OF THE GROUND FLOOR AND UP TO 2.55" SP OF THE SECOND FLOOR). THIS PLAN RETAINS KEY ARCHITECTURAL ELEMENTS AND CHARACTER-DEFINING FEATURES OF THE BUILDING.

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3052-3060 S. CRENSHAW BLVD.

WEST ANGELES PLAZA
NEC of Crenshaw Blvd. & Jefferson Blvd.
Los Angeles, California

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
5	11.02.11	5TH PLANNING REVIEW SUBMITTAL

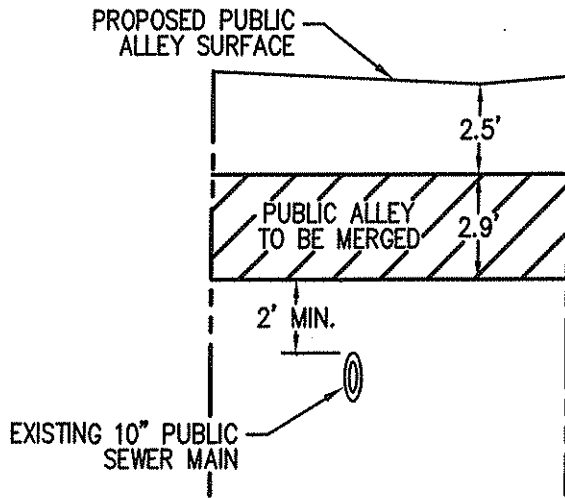
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DATE: 11.19.10
SHEET DESCRIPTION:

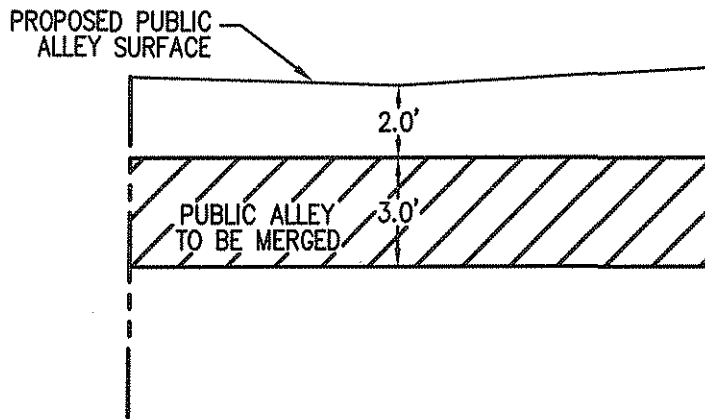
EXTERIOR ELEVATIONS
MODIFIED EXISTING BLDG.

SHEET NUMBER:

EL-03



SECTION A-A



SECTION B-B

SCALE: HORIZONTAL: 1"=10'
 VERTICAL: 1"=5'

2 OF 2
 JUNE 24, 2011

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