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March 18, 2022

CPC-2019-5425-DB-MCUP-SPP-SPR-PHP-1A
ENV-2019-5426-SCEA
Council District 10

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 100-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, April 5, 2022** at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Sustainable Communities Environmental Assessment (SCEA) No. ENV-2019-5426-SCEA, State Clearinghouse (SCH) No. 2021060246, Erratum, Mitigation Monitoring Program, and related California Environmental Quality Act findings; report from the Los Angeles City Planning Commission (LACPC); and, Appeal filed by Donna Jones, West Adams Avenues Association from the determination of the LACPC approving the following: a Project Permit Compliance Review to permit a mixed-use development within the Crenshaw Corridor Specific Plan; and, a Site Plan Review for a development project which creates 50 or more dwelling units for construction and operation of two mixed-use buildings, up to 86 feet in height, with up to 380,112 square feet of total floor area, including up to 401 residential units, with 61 units reserved for Very Low-Income households and 20 units reserved for Very Low-Income or Low-Income households, and 40,454 square feet of commercial and community floor area, on two sites comprising approximately 4.19-acres (net area); the West Site would include a 206,803 square foot building, with 225 residential units, 7,504 square feet of ground-floor commercial/restaurant uses, and 2,650 square feet of community space, on a 1.93 acre site; the East Site would include a 173,309 square foot building, with 176 residential units and 30,300 square feet of commercial floor area (including a 22,277 square foot grocery store) on a 2.25 acre site; for the properties located at 3502 - 3606 West Exposition Boulevard, 3630 - 3646 South Crenshaw Boulevard, 3501 - 3633 West Obama Boulevard and 3631 - 3645 South Bronson Avenue, subject to Modified Conditions of Approval.

Applicant: WIP Expo Crenshaw, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP
Case No. CPC-2019-5425-DB-MCUP-SPP-SPR-PHP-1A
Environmental No. ENV-2019-5426-SCEA
Related Case No. VTT-82282

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.
The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-

CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guides/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **21-1030-S1** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Alan Como

(213) 847-3633

alan.como@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

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.