

BTC

BETTER TECHNOLOGY CORPORATION

201 N LOS ANGELES ST., STE 13A
LOS ANGELES, CA 90012
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FAX: 213-617-9643

14540 SYLVAN ST.
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-21-1030-S1.

Parcel Map No. _____

Zoning Administrator
Case No. _____

Private Street No. _____

Coastal Permit
Case No. _____

Area Planning Commission
Case No. _____

Design Review Board
Case No. _____

Other DIR Cases
Case No. _____

SITE ADDRESS: 3510 - 3606 W EXPOSITION BLVD.

I, CHRIS OWENS, certify that I am an employee of BTC, a contractor to the City of Los Angeles, Department of City Planning, State of California, and I did, on the 18th day of MARCH, 2022 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 Cities
☒ Applicant and Representative
☐ City Newspaper Notice
☐ L.A. Unified School District, L.A. County
☐ Regional Planning
☐ Caltrans
☒ Metropolitan Transit Authority
☒ Certified Neighborhood Council
☒ Council Office and Council District Offices
☐ Homeowner's Association
☐ Department of Neighborhood Empowerment

☐ City of Los Angeles Department
Building and Safety
☒ City Administrative Officer
☒ Community Redevelopment Agency
☐ City of Los Angeles Department of
Transportation
☒ Bureau of Engineering
☒ Appellant
☒ Interested Parties List (attached)
☐ Other

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

CO
BTC Hearing Notice Mailing Clerk

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information: (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

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.

QMS 22-054
OWNERSHIP LIST
MARCH 10 2022
PAGE 1

1 L A CO METROPOLITAN 1 GATEWAY PLZ #MS99184 LOS ANGELES CA 90012	2 L A COUNTY 500 W TEMPLE ST #754 LOS ANGELES CA 90012	3 DISTRICT SQUARE LLC PO BOX 5357 BEVERLY HILLS CA 90209
4 COTTON ERMA C 27521 ECHO CANYON CT CORONA CA 92883	5 TODD F & H 2021 LIVING TRUST 3417 OBAMA BLVD LOS ANGELES CA 90018	6 COUSIN CAMELIA 3423 OBAMA BLVD LOS ANGELES CA 90018
7 3339 EXPO ✓ 100 BAYVIEW CIR #2600 NEWPORT BEACH CA 92660	8 LACMTA ONE GATEWAY PLAZA LOS ANGELES CA 90012	9 2922 S CRENSHAW BLVD LA OWNE PO BOX 130639 SAN DIEGO CA 92103
10 HARRARI EXPOSITION LLC 9024 W OLYMPIC BLVD BEVERLY HILLS CA 90211	11 BENEVOLENCE INDUSTRIES INC 3631 CRENSHAW BLVD LOS ANGELES CA 90016	12 HILL CHERYL 7611 KALMALII AVE LAS VEGAS NV 89147
13 NOLAN GWENDOLYN 6118 SHENANDOAH AVE LOS ANGELES CA 90056	14 FARRELL LONNIE PO BOX 36730 LOS ANGELES CA 90036	15 BROWN EUGENE A 3633 S VICTORIA AVE LOS ANGELES CA 90016
16 JONES EARL & JOSEPHINE TRUST 4519 DON ARTURO PL LOS ANGELES CA 90008	17 MANSFIELD DEAN J PO BOX 9715 MARINA DEL REY CA 90295	18 EDWARDS JERI A 1111 BILTON WAY SAN GABRIEL CA 91776
19 CHEW MONA C (TE) 3701 OBAMA BLVD LOS ANGELES CA 90016	20 MARKET FRESH LLC 3401 LONG BEACH BLVD LONG BEACH CA 90807	21 3651 CRENSHAW LLC 2275 HUNTINGTON DR #557 SAN MARINO CA 91108
22 3657-67 CRENSHAW BOULEVARD LLC 17043 EMBASSY DR ENCINO CA 91316	23 STELLY JEAN A LIVING TRUST 3650 SOMERSET DR LOS ANGELES CA 90016	24 SONG CHERYL 3659 1/2 S VICTORIA AVE LOS ANGELES CA 90016
EDGAR KHALATIAN ✓ MAYER BROWN LLP 350 S GRAND AVE 25TH FL LOS ANGELES CA 90071	SUSAN CHIVARATANOND MAYER BROWN LLP 350 S GRAND AVE 25TH FL LOS ANGELES CA 90071	JENNIFER MCELYEA WATT INVESTEMENT PARTNERS 2716 OCEAN PARK BLVD SANTA MONICA CA 90405

QMS 22-054
OWNERSHIP LIST
MARCH 10 2022
PAGE 2

ALAN COMO
DEPT OF CITY PLANNING CITY OF LOS
ANGELES
221 N FIGUEROA #1350
LOS ANGELES CA 90012

SHOLLY ROCKWELL
LA COUNTY METROPOLITAN
TRANSPORTATION AUTHORITY
ONE GATEWAY PLAZA
LOS ANGELES CA 90012

CAROLYN PATTON
WEST ANGELES CDC
6028 CRENSHAW BLVD
LOS ANGELES CA 90043

WEST ADAMS
NEIGHBORHOOD COUNCIL
PO BOX 78474
LOS ANGELES CA 90016

MONIQUE KING-VEHLAND
COMMUNITY DEVELOPMENT COMMISSION OF
THE COUNTY OF LA
700 W MAIN ST
ALHAMBRA CA 91801

NICOLE V AVITIA
LA COUNTY METROPOLITAN
TRANSPORTATION AUTHORITY
ONE GATEWAY PLAZA
LOS ANGELES CA 90012

KARLY KATONA, CD 10
CHIEF OF STAFF
200 N SPRING ST #ROOM 430
LOS ANGELES CA 90012

22-054
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

AMELIA SOTO
COMMUNITY DEVELOPMENT COMMISSION OF
THE COUNTY OF LA
700 W MAIN ST
ALHAMBRA CA 91801

RICK WESTBERG
RICHMAN GROUP OF CALIFORNIA
423 31ST ST #B1
NEWPORT BEACH CA 92663

CD 10
CITY HALL
200 N SPRING ST #420
LOS ANGELES CA 90012

**C.D.10
PICO DISTRICT OFFICE
1819 S. WESTERN AVE
LOS ANGELES, CA**

**COUNCIL PERSON MARK RIDLEY-
THOMAS
200 N. SPRING ST, STE 420
LOS ANGELES, CA 90012**

**UNITED NEIGHBORHOODS OF THE
HISTORIC ARLINGTON HGHTS
W.ADAMS & JEFFERSON PK
P.O. BOX 19219
LOS ANGELES, CA 90019**

QMS 22-054
OCCUPANT LIST
MARCH 10 2022
PAGE 1

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QMS 22-054
OCCUPANT LIST
MARCH 10 2022
PAGE 2

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QMS 22-054
OCCUPANT LIST
MARCH 10 2022
PAGE 3

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3659 S VICTORIA AVE
LOS ANGELES CA 90016

Determination Letter for:
CPC-2019-5425-DB-MCUP-SPP-PHP
CF 21-1030-S1

Applicant: WIP Expo Crenshaw, LLC
2716 Ocean Park Boulevard
Santa Monica, CA 90405

Representative: Edgar Khalatian
Mayer Brown LLP
350 South Grand Avenue Unit #2500
Los Angeles, CA 90071

Appellant: Donna Jones
West Adams Avenues Association
2521 7th Avenue
Los Angeles, CA 90018

Lozeau Drury
1939 Harrison Street, Suite 150,
Oakland, CA 94612

INTERESED PARTIES

QMS 22-054
ADJACENT OWNERSHIP LIST
MARCH 10 2022
PAGE 1

1 L A CO METROPOLITAN 1 GATEWAY PLZ #MS99184 LOS ANGELES CA 90012	2 L A COUNTY 500 W TEMPLE ST #754 LOS ANGELES CA 90012	3 DISTRICT SQUARE LLC PO BOX 5357 BEVERLY HILLS CA 90209
6 COUSIN CAMELIA 3423 OBAMA BLVD LOS ANGELES CA 90018	7 3339 EXPO 100 BAYVIEW CIR #2600 NEWPORT BEACH CA 92660	8 LACMTA ONE GATEWAY PLAZA LOS ANGELES CA 90012
13 NOLAN GWENDOLYN 6118 SHENANDOAH AVE LOS ANGELES CA 90056	14 FARRELL LONNIE PO BOX 36730 LOS ANGELES CA 90036	15 BROWN EUGENE A 3633 S VICTORIA AVE LOS ANGELES CA 90016
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EDGAR KHALATIAN MAYER BROWN LLP 350 S GRAND AVE 25TH FL LOS ANGELES CA 90071	SUSAN CHIVARATANOND MAYER BROWN LLP 350 S GRAND AVE 25TH FL LOS ANGELES CA 90071	JENNIFER MCELYEA WATT INVESTEMENT PARTNERS 2716 OCEAN PARK BLVD SANTA MONICA CA 90405
ALAN COMO DEPT OF CITY PLANNING CITY OF LOS ANGELES 221 N FIGUEROA #1350 LOS ANGELES CA 90012	MONIQUE KING-VEHLAND COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LA 700 W MAIN ST ALHAMBRA CA 91801	AMELIA SOTO COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LA 700 W MAIN ST ALHAMBRA CA 91801
SHOLLY ROCKWELL LA COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ONE GATEWAY PLAZA LOS ANGELES CA 90012	NICOLE V AVITIA LA COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ONE GATEWAY PLAZA LOS ANGELES CA 90012	RICK WESTBERG RICHMAN GROUP OF CALIFORNIA 423 31ST ST #B1 NEWPORT BEACH CA 92663
CAROLYN PATTON WEST ANGELES CDC 6028 CRENSHAW BLVD LOS ANGELES CA 90043	KARLY KATONA, CD 10 CHIEF OF STAFF 200 N SPRING ST #ROOM 430 LOS ANGELES CA 90012	CD 10 CITY HALL 200 N SPRING ST #420 LOS ANGELES CA 90012

QMS 22-054
OWNERSHIP LIST
MARCH 10 2022
PAGE 2

ALAN COMO	MONIQUE KING-VEHLAND	AMELIA SOTO
DEPT OF CITY PLANNING CITY OF LOS ANGELES	COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LA	COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LA
221 N FIGUEROA #1350	700 W MAIN ST	700 W MAIN ST
LOS ANGELES CA 90012	ALHAMBRA CA 91801	ALHAMBRA CA 91801
SHOLLY ROCKWELL	NICOLE V AVITIA	RICK WESTBERG
LA COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ✓	LA COUNTY METROPOLITAN TRANSPORTATION AUTHORITY	RICHMAN GROUP OF CALIFORNIA
ONE GATEWAY PLAZA	ONE GATEWAY PLAZA	423 31ST ST #B1
LOS ANGELES CA 90012	LOS ANGELES CA 90012	NEWPORT BEACH CA 92663
CAROLYN PATTON	KARLY KATONA, CD 10	CD 10
WEST ANGELES CDC	CHIEF OF STAFF	CITY HALL
6028 CRENSHAW BLVD	200 N SPRING ST #ROOM 430	200 N SPRING ST #420
LOS ANGELES CA 90043	LOS ANGELES CA 90012	LOS ANGELES CA 90012
WEST ADAMS	22-054	
NEIGHBORHOOD COUNCIL	QUALITY MAPPING SERVICE	
PO BOX 78474	14549 ARCHWOOD ST #301	
LOS ANGELES CA 90016	VAN NUYS CA 91405	

C.D.10
PICO DISTRICT OFFICE
1819 S. WESTERN AVE
LOS ANGELES, CA

COUNCIL PERSON MARK RIDLEY-THOMAS
200 N. SPRING ST, STE 420
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UNITED NEIGHBORHOODS OF THE HISTORIC ARLINGTON HGHTS
W.ADAMS & JEFFERSON PK
P.O. BOX 19219
LOS ANGELES, CA 90019

QMS 22-054
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PAGE 1

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3630 CRENSHAW BLVD
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QMS 22-054
OCCUPANT LIST
MARCH 10 2022
PAGE 3

18
OCCUPANT
3645 S VICTORIA AVE #6
LOS ANGELES CA 90016

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OCCUPANT
3707 OBAMA BLVD
LOS ANGELES CA 90016

21
DENTAL PLAYGROUND
3651 CRENSHAW BLVD
LOS ANGELES CA 90016

22
OCCUPANT
3667 CRENSHAW BLVD
LOS ANGELES CA 90016

23
OCCUPANT
3651 1/2 S VICTORIA AVE
LOS ANGELES CA 90016

24
OCCUPANT
3657 S VICTORIA AVE
LOS ANGELES CA 90016

19
OCCUPANT
3703 OBAMA BLVD
LOS ANGELES CA 90016

20
OCCUPANT
3645 CRENSHAW BLVD
LOS ANGELES CA 90016

21
COMET CLEANERS
3651 CRENSHAW BLVD
LOS ANGELES CA 90016

22
OCCUPANT
3665 CRENSHAW BLVD
LOS ANGELES CA 90016

23
OCCUPANT
3653 S VICTORIA AVE
LOS ANGELES CA 90016

24
OCCUPANT
3657 1/2 S VICTORIA AVE
LOS ANGELES CA 90016

19
OCCUPANT
3705 OBAMA BLVD
LOS ANGELES CA 90016

21
OCCUPANT
3651 CRENSHAW BLVD
LOS ANGELES CA 90016

22
OCCUPANT
3657 CRENSHAW BLVD
LOS ANGELES CA 90016

23
OCCUPANT
3651 S VICTORIA AVE
LOS ANGELES CA 90016

23
OCCUPANT
3653 1/2 S VICTORIA AVE
LOS ANGELES CA 90016

24
OCCUPANT
3659 S VICTORIA AVE
LOS ANGELES CA 90016

Determination Letter for:
CPC-2019-5425-DB-MCUP-SPP-PHP
CF 21-1030-S1

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