



CPC-2019-7006-DB-DRB-SPP-SPR-DD-MS

4242 Crenshaw Boulevard

**4218 – 4248 South Crenshaw Boulevard
West Adams – Baldwin Hills - Leimert
Community Plan**

City Planning Commission

November 5, 2020

Item 5a: CPC-2019-7006-DB-DRB-SPP-SPR-DD-MS



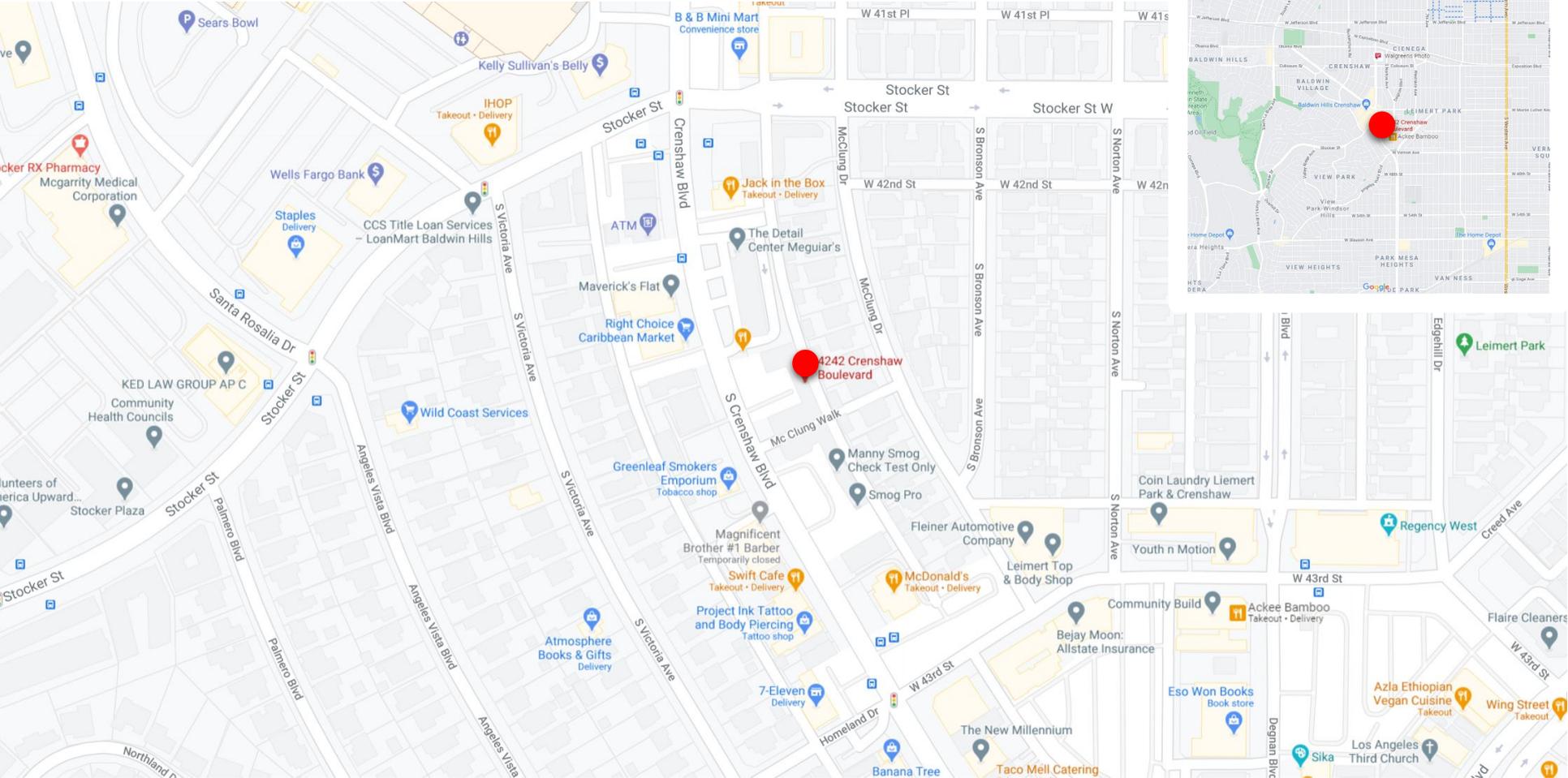
- Density Bonus (Off-Menu Incentives & Waiver)
- Director's Decision for reduced parking
- Project Permit Compliance & Design Review
- Site Plan Review

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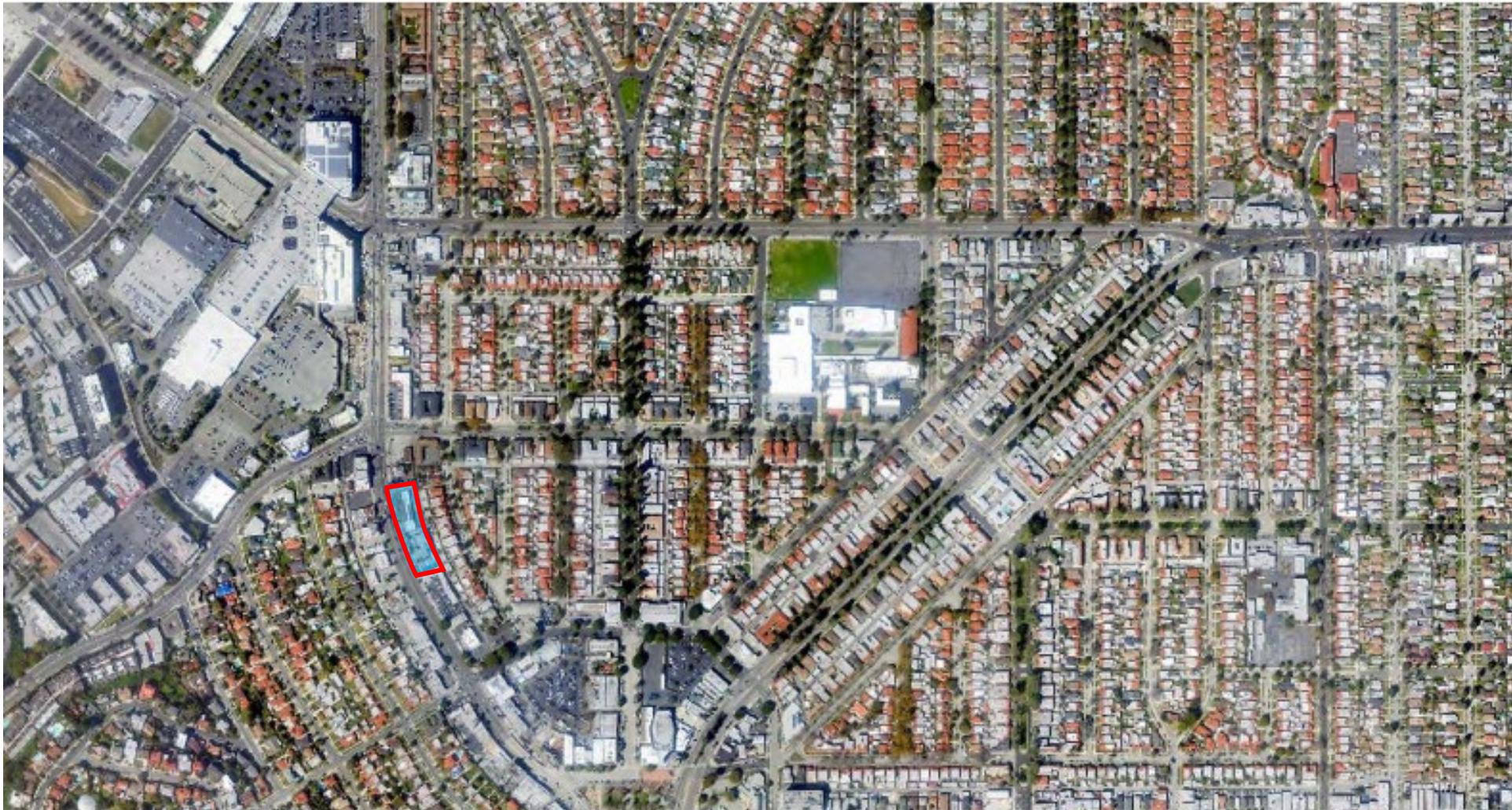
- 11% affordable housing project (11 Units for VLI households)
- 124 dwelling units
- 5 stories, 69 feet tall
- 2.94:1 FAR
- 60 parking spaces

Project Location



Transit Priority Area – within 500 feet of bus stops served by Metro 40, 102 105, 210, 705, 710, and 740 bus and rapid lines; and within 1000 feet of a light rail stops served by the Crenshaw Line

Existing Conditions



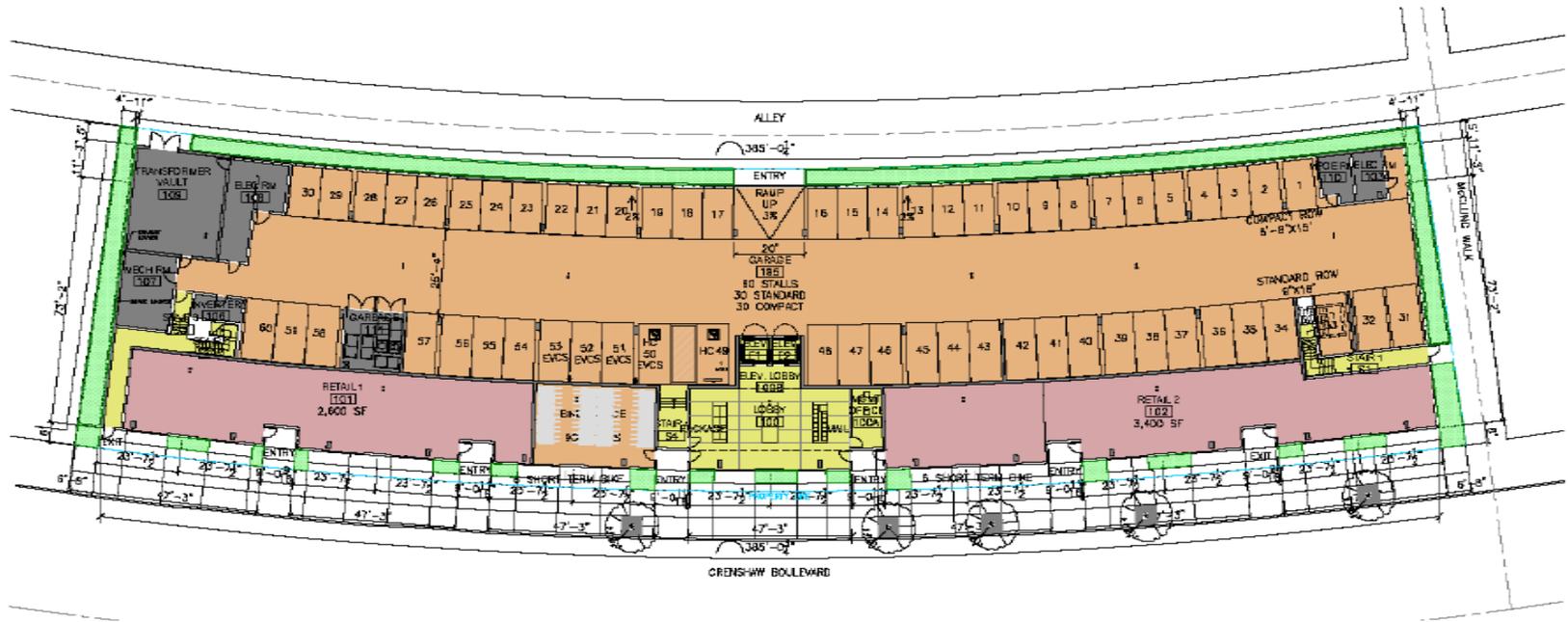
Existing: Three commercial buildings, parking

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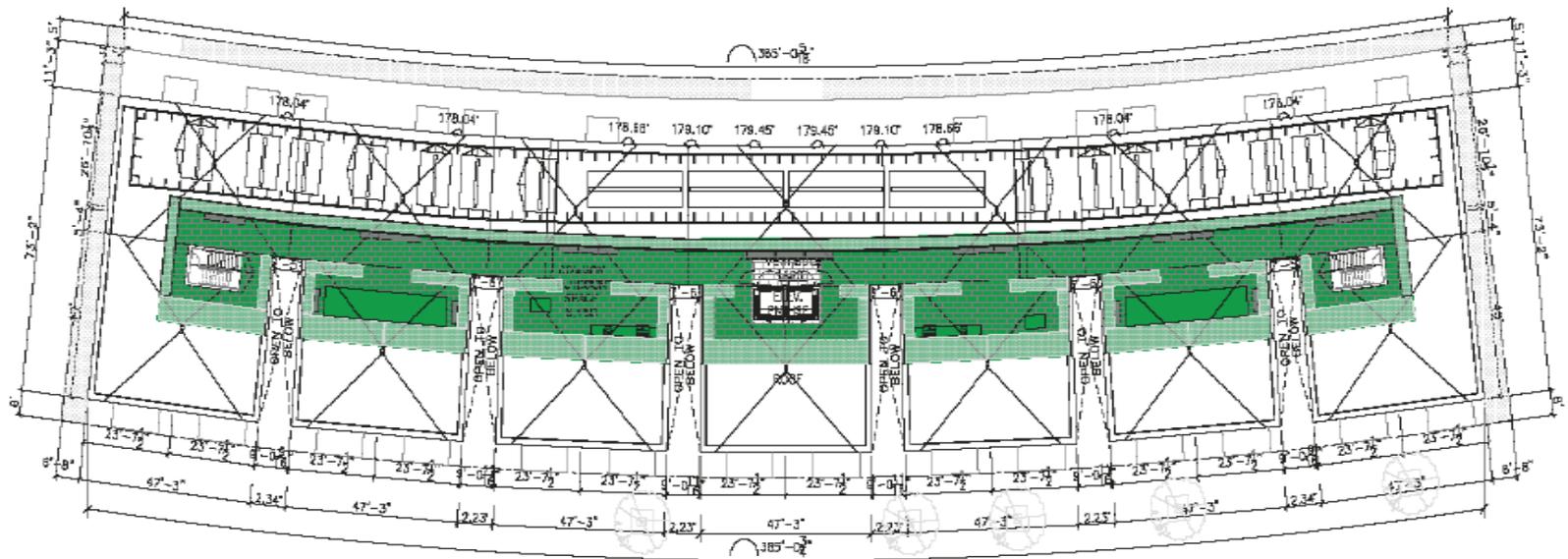
Floor Plan – Level 1



Floor Plan – Levels 2-5



Floor Plan – Roof



Elevations



North



West

Elevations



South



East

Density Bonus / Project Permit Compliance

- Density Bonus with Off-Menu Incentives:
 - **Residential Parking** requirement of 0.5 parking spaces per unit
 - **FAR:** 2.94:1 in lieu of 1.5:1

- Waiver of Development Standards:
 - A 5-foot rear yard and a 5-foot side yard setback in lieu of the minimum 17-foot rear yard and 6-foot side yard otherwise required for a 5-story building in the C1.5-1-SP Zone;

 - A 24-foot increase in height over the otherwise permitted 45-feet allowed per the Crenshaw Corridor Specific Plan in the C1.5-1-SP Zone;

Density Bonus / Project Permit Compliance

- Waiver of Development Standards (contd):
 - To allow 50% of the required parking spaces to be compact.
 - To waive the transitional height requirements of the Crenshaw Corridor Specific Plan (“CCSP” Ordinance No. 184,795) Section 10.D.1

- Project Permit Compliance Review and Design Review:
 - for a project within the Crenshaw Corridor Specific Plan area.

Density Bonus / Project Permit Compliance

- Site Plan Review:
 - for a project resulting in an increase of 50 or more dwelling units

- Special permission by the Director:
 - for the reduction of commercial parking requirement by ten percent for a project within 1,500 proximity of a portal of a fixed rail transit station, bus station, or similar facility

Recommended Actions

- **Approve a Density Bonus Compliance Review with two (2) Off-Menu Incentives**
- **Approve four (4) Waiver of Development Standards**
- **Approve a Project Permit Compliance and Design Review**
- **Approve a Site Plan Review**
- **Approve Special Permission for reduced commercial parking**

Questions/Comments

