

STANLEY
NATOMA

SAITOWITZ
ARCHITECTS



4242

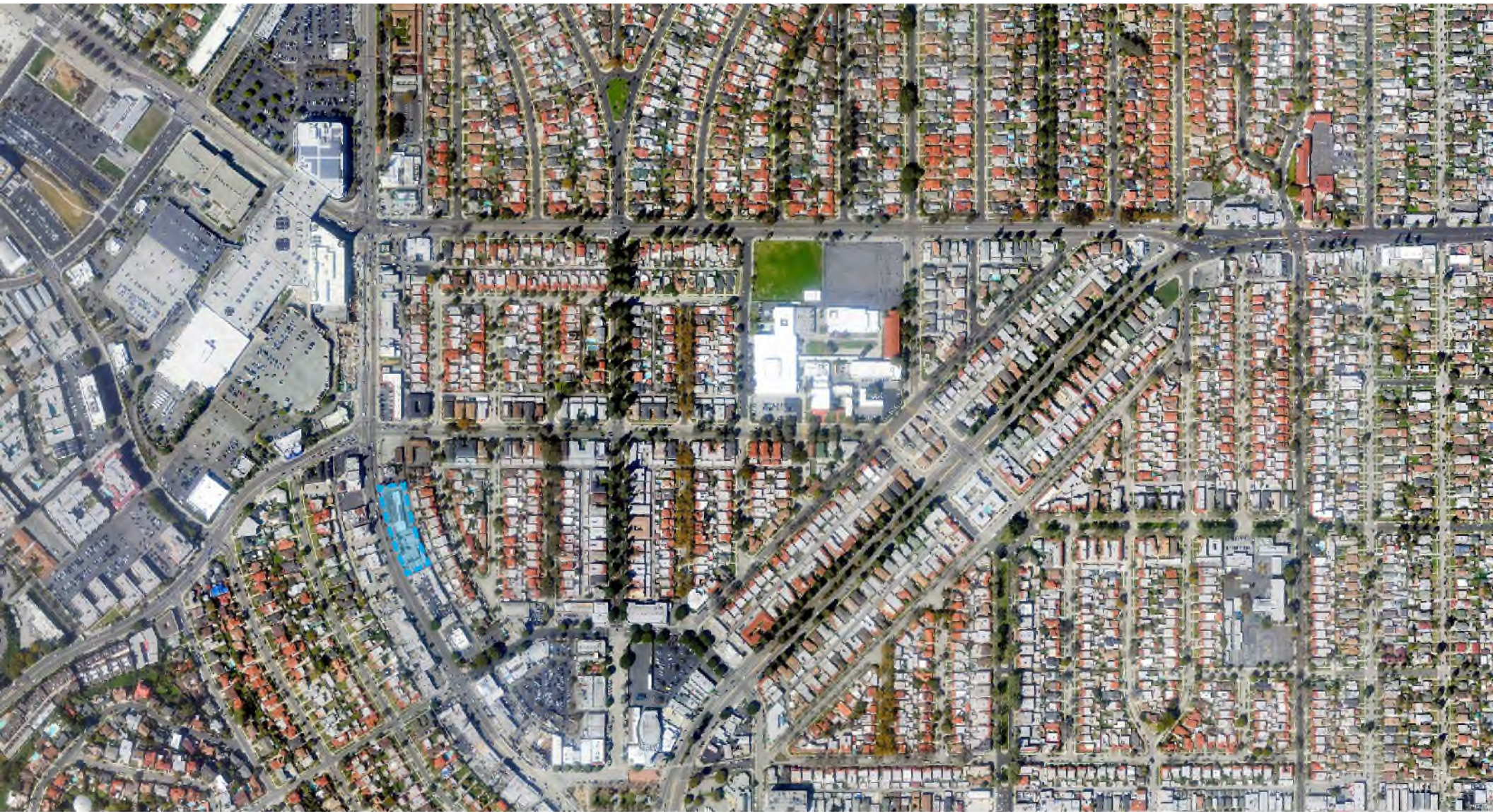
CRENSHAW

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*City Planning Commission Hearing for CPC-2019-7006-DB-DRB-SPP-SPR-DD-MS-C and ENV-2019-7009-CE

1.

2. SITE CONTEXT

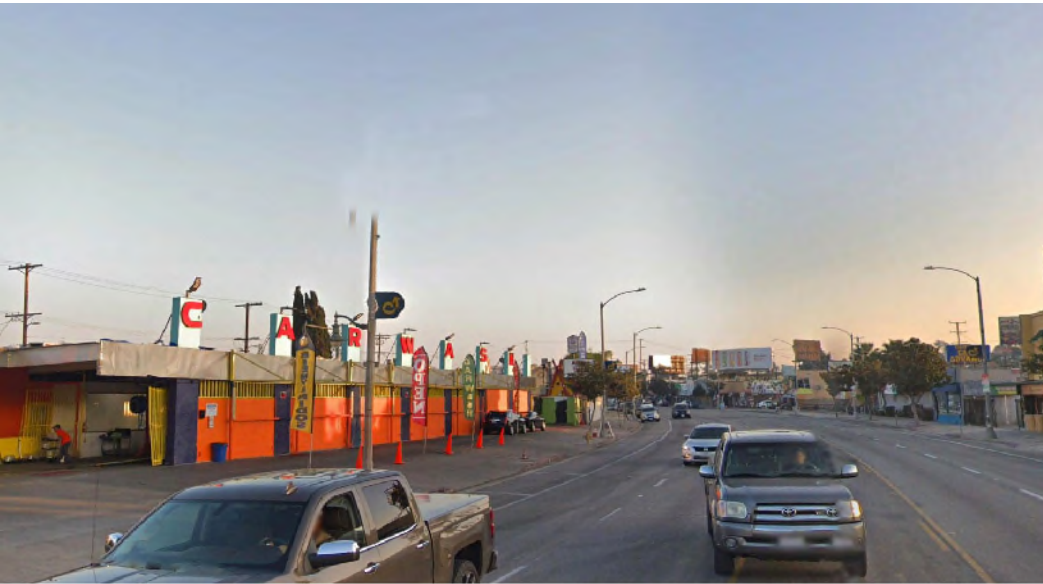


LEIMERT PARK

MASTER PLAN BY OLMSTED & OLMSTED



BUILDING SITE
ALONG CRENSHAW BLVD



ALONG CRENSHAW BLVD
CORRIDOR



VIEW FROM THE REAR ALLEY
CORRIDOR

2c.

3. PROJECT DESCRIPTION

Use	Square Feet
Commercial	6,000
Residential	101,220
Accessory	720
Total	107,940

Proposed FAR	2.94 : 1
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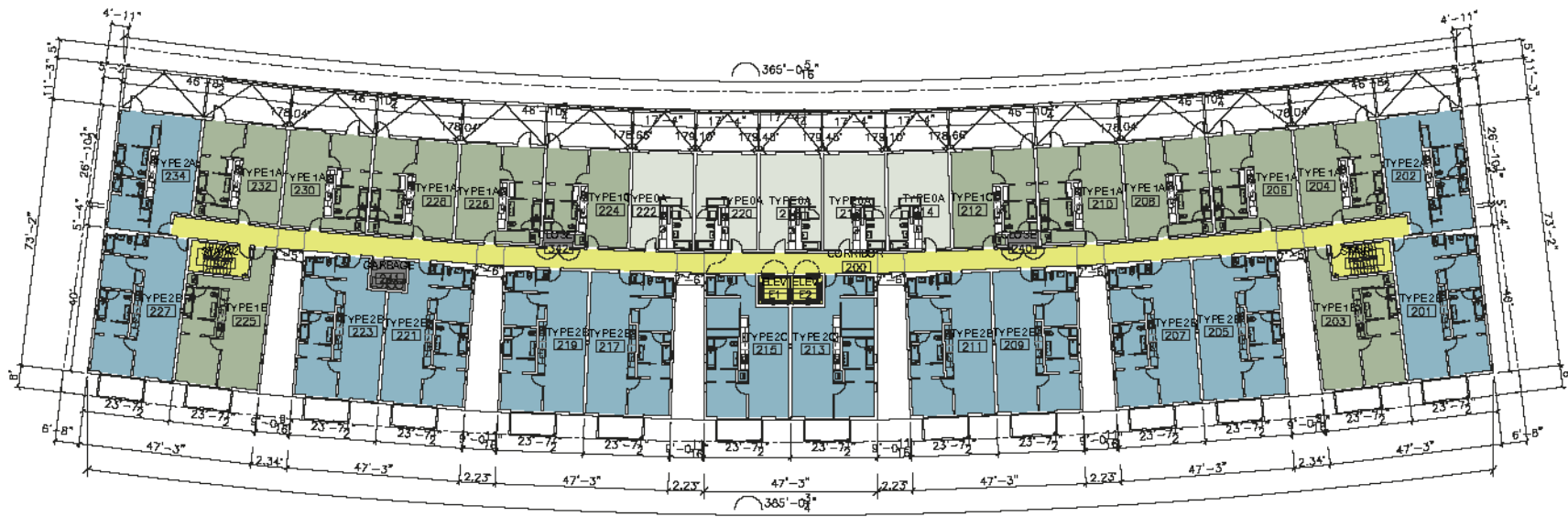
Unit Type	No. of Units
Studio	20
1-Bedroom	48
2-Bedroom	56
Total	124

Vehicular Parking	No. of Spaces
Commercial	7
Residential	53
Total	60

Bicycle Parking	No. of Spaces
Commercial	6
Residential	96
Total	102







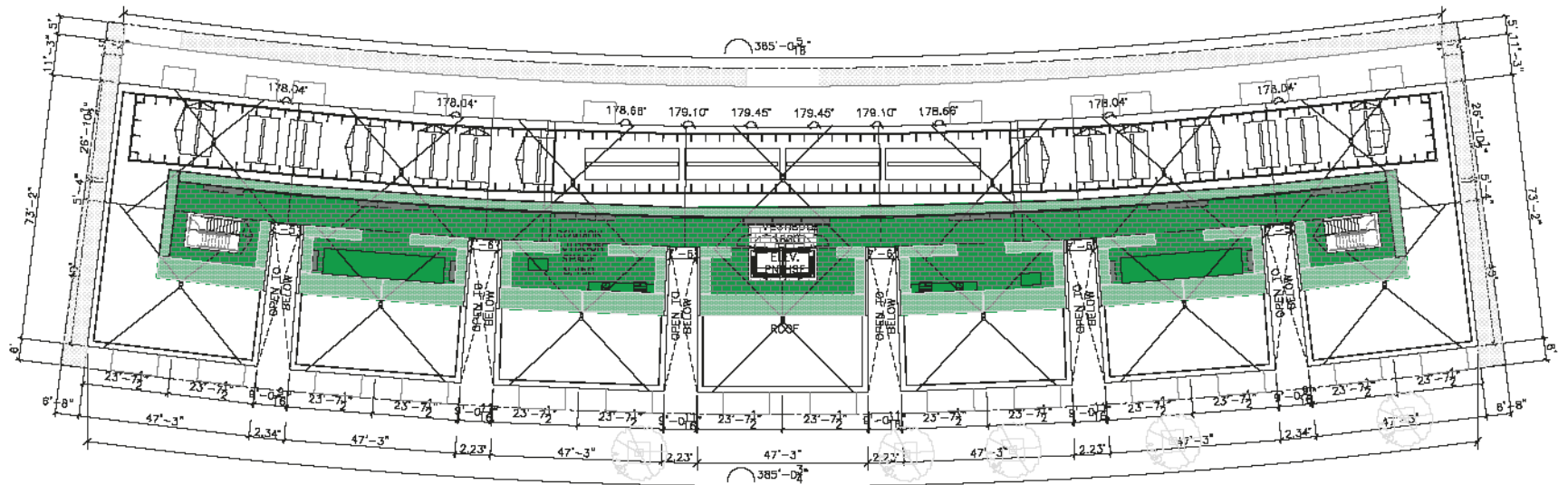
Type	Studio	1 Bedroom				2 Bedroom			Total
Variation	Type 0A	Type 1A	Type 1B	Type 1C	Type 2A	Type 2B	Type 2C		
Area	490	685	775	685	750	950	860	751	

Unit Count					
Type	Studio	1 Bed	2 Bed		Total
Distribution	20	48	56		124
%	16%	39%	45%		100%

- CIRCULATION
- STUDIO
- 1 BEDROOM
- 2 BEDROOM

TYPICAL PLAN





COMMON OUTDOOR SPACE

ROOF PLAN



6. COMMUNITY OUTREACH

Empowerment Congress West Area Neighborhood Council

- ECWA PLUB Committee -- November 25, 2019
- ECWA PLUB and Community Block Club Members -- January 25, 2020
- ECWA Joint Board/Executive Committee Meeting -- July 22, 2020
- ECWA Neighborhood Council General Meeting -- August 1, 2020

Crenshaw Corridor Community Plan, Design Review Board

- First presentation -- May 7, 2020
- Second presentation -- June 17, 2020 (unanimous support)

Community Organizations/Businesses

- Canvassed local businesses (Crenshaw Blvd, 43rd St, Degnan Blvd, 43rd Pl)
- 42nd Street Elementary School
- South LA Chamber of Commerce
- Community Build, Inc.
- LA Urban League
- West Adams Work Source Center
- Educating Young Minds

Informal Community Meetings

- Project Introduction to community members -- February 20, 2019
- Ongoing conversations with individuals in community since site acquired



PROPOSED REVISIONS

1. ADD COLOR AND WARMTH
2. ENHANCE MAIN LOBBY AREA
3. ADD MOVEMENT TO ROOFLINE
4. ADD STOREFRONT GLASS
5. MAKE STORE ENTRIES MORE LEGIBLE
6. ADD LANDSCAPE AND SEATING
7. BREAKS IN MASSING







3 - ADD MOVEMENT TO ROOFLINE

ORIGINAL / PROPOSED





