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

- Density Bonus (Off-Menu Incentives & Waiver)
- Director’s Decision for reduced parking
- Project Permit Compliance & Design Review
- Site Plan Review
Item 5a: CPC-2019-7006-DB-DRB-SPP-SPR-DD-MSC

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

**Land Use:** Neighborhood Commercial  
**Specific Plan:** Crenshaw Corridor – Subarea D

**Zone:** C1.5-1-SP
Existing Conditions

**Existing:** Three commercial buildings, parking
Existing Conditions

**Existing**: Three commercial buildings, parking
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