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Item No. 4

Deputy: Comm from Public

#4



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REQUESTED CHANGES TO CRENSHAW SPECIFIC PLAN

As Submitted to the Los Angeles City Planning Land Use & Management Committee (June 7, 2016)

1. ENCOURAGE OFFICE SPACE

In the **entirety of the Crenshaw Specific Plan** area: Establish an equal FAR increase by right and other incentives provided for mixed use residential (residential above retail) for mixed-use office (office above retail), to create consistency with the proposed West Adams-Baldwin Hills-Leimert Community Plan ("Community Plan") Goal LU46 ("A community that maintains and increases the commercial employment base for community residents wherever possible.")

2. INCREASE THE ROLE OF CITIZENS' OVERSIGHT

Establish a Design Review Board for the **entirety of the Crenshaw Specific Plan** area.

3. INCREASE HEIGHT IN HYDE PARK & ON EAST BETWEEN COLISEUM & 39TH STREET

In proposed **Subareas B** (on the eastern side of the street between Coliseum & 39th Street), and **F & H** (Hyde Park): Increase the allowable height to 60 feet and FAR of 3:1 with appropriate setback on directly adjacent R1 and R2 to capture the appropriate economic development opportunity given the proximity to rail stations.

4. PROHIBIT HOUSING & ENCOURAGE A CULTURAL CENTER IN LEIMERT PARK VILLAGE

In proposed **Subarea D** (in Leimert Park Village): Prohibit any and all residential housing (including possible live-work lofts) in Leimert Park Village as bound by Crenshaw to the west, Leimert to the east, 43rd Place to the South and including the properties on the northern side of 43rd Street to maintain Leimert Park's current cultural integrity and cultural environment and economy.

5. 60 FOOT HEIGHT IN LEIMERT PARK VILLAGE BEHIND VISION THEATER FOR CULTURAL CENTER

Increase the allowable height in the City of Los Angeles owned parcel directly behind the Vision Theater to 60 feet with appropriate front setback of 5 feet x 5 feet for height above 45 feet solely for a regional cultural center with characteristics to be specified in the Specific Plan.

6. ADDRESS THE OVERCONCENTRATION OF CHARTER SCHOOLS ON THE COMMERCIAL BLVD

In proposed **Subareas A, B, C, D, E, F and H** (Crenshaw Blvd): Address the current over-concentration of charter schools and churches on Crenshaw Boulevard by specifically prohibiting their use on the boulevard and to establish consistency with Goal LU59 with the proposed Community Plan:

"A Specific Plan that will promote a balance of land uses in the area that will address the needs of surrounding communities within the greater South Los Angeles Region by providing standards for Crenshaw Boulevard which promote controlled development and redevelopment while encouraging and stimulating economic revitalization."

7. ENCOURAGE PEDESTRIAN ORIENTATION

In proposed **Subareas B & E**: Implement pedestrian-orientation district measures to prevent street-fronting parking and establish consistency with the Community Plan's "Overarching Commercial and Mixed-Use Boulevard Design and Revitalization Parameters" (pg. 3-63):

"...Promote a continuous streetwall to occur at the frontage with conservation of architecturally significant facades. [...]"

"Promote off-street parking to occur at the rear of the site and reduce the number of spaces required through the creation of small shared satellite parking facilities where feasible."

REQUESTED CHANGES TO CRENSHAW SPECIFIC PLAN [Corrected]

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