

GREEN LINE MIXED USE SPECIFIC PLAN CITY OF HAWTHORNE APPENDIX B

In the adoption of the Green Line Mixed Use Specific Plan, the City Council reduced the total units from 274 to 230. Accordingly, the plan contained herein as Appendix B must be revised to reflect this direction. Per City Council's action, the reduction in density from 274 to 230 units entails a proportional reduction in parking and carries with it the expectation that the overall design (façade form, orientation, materials, colors, height, bulk, open spaces, etc.) remain substantially similar to the version of the plan that was presented on September 12, 2017. Prior to submittal of building permits, the applicant shall provide a revised Appendix B to the Planning Director for review and approval that conforms with the City Council's direction. The revised Appendix B shall be attached to the adopted Specific Plan and used to judge all subsequent submittals for permits for substantial conformance with this Specific Plan.

12540 CRENSHAW BOULEVARD
ENTITLEMENT 10.10.2017





OWNER

BLACKWOOD REAL ESTATE

1000 Newport Center Drive
Newport Beach, CA 92660
Contact : Gilad Ganish
E-mail : gilad@blackwood.com
Web : www.blackwood.com

DESIGN TEAM



STEINBERG

523 West Sixth Street, Suite 245
Los Angeles, California 90014
Contact : Simon Ha, AIA, LEED-AP
E-mail : sha@steinberg.us.com
Contact : Vikas Shrestha, PhD, AIA
E-mail : vshrestha@steinberg.us.com
Web : www.steinberg.us.com

TABLE OF CONTENTS

01 - 05	Renderings
06	Site Photos
07 - 08	Site Analysis
09	Project Data
10	Open Space Diagrams
11-12	Aerial Views
13	Floor Plans Site Plan
14	Floor Plans Ground Floor
15	Floor Plans Basement Level
16	Floor Plans Level 2
17	Floor Plans Level 3 to 6
18	Floor Plans Roof / Level 7
19	Floor Plans Level 8
20	Sections A
21	Sections B + C + D
22	Elevations West
23	Elevations East
24	Elevations North + South

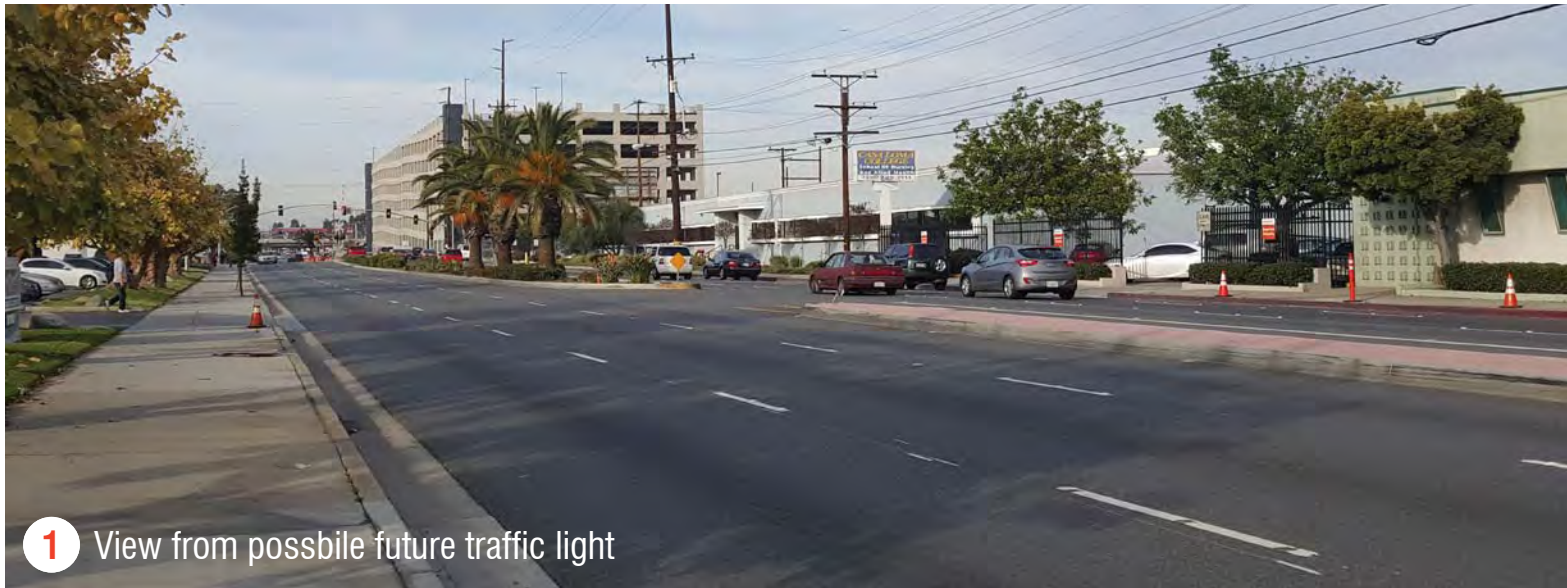












1 View from possible future traffic light



4 View from north Crenshaw



2 View from south Crenshaw

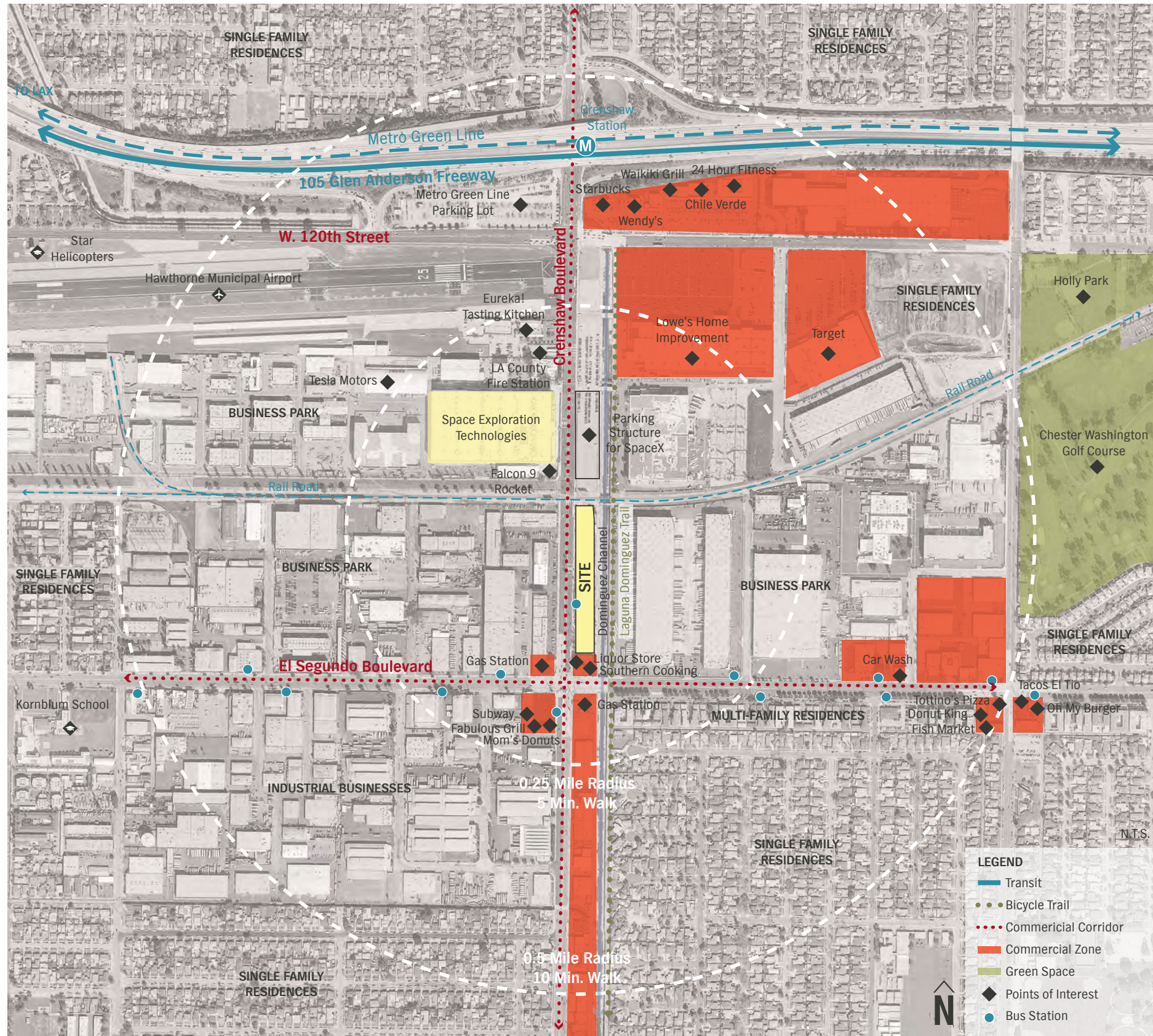


5 View from railroad along Dominguez Channel




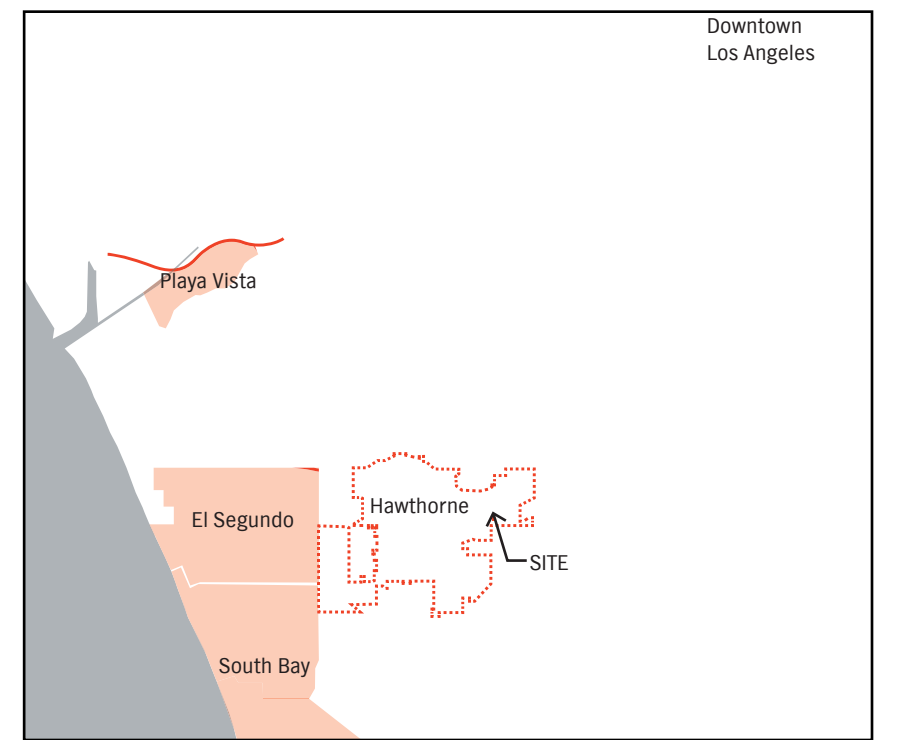
3 View from Jack Northrop

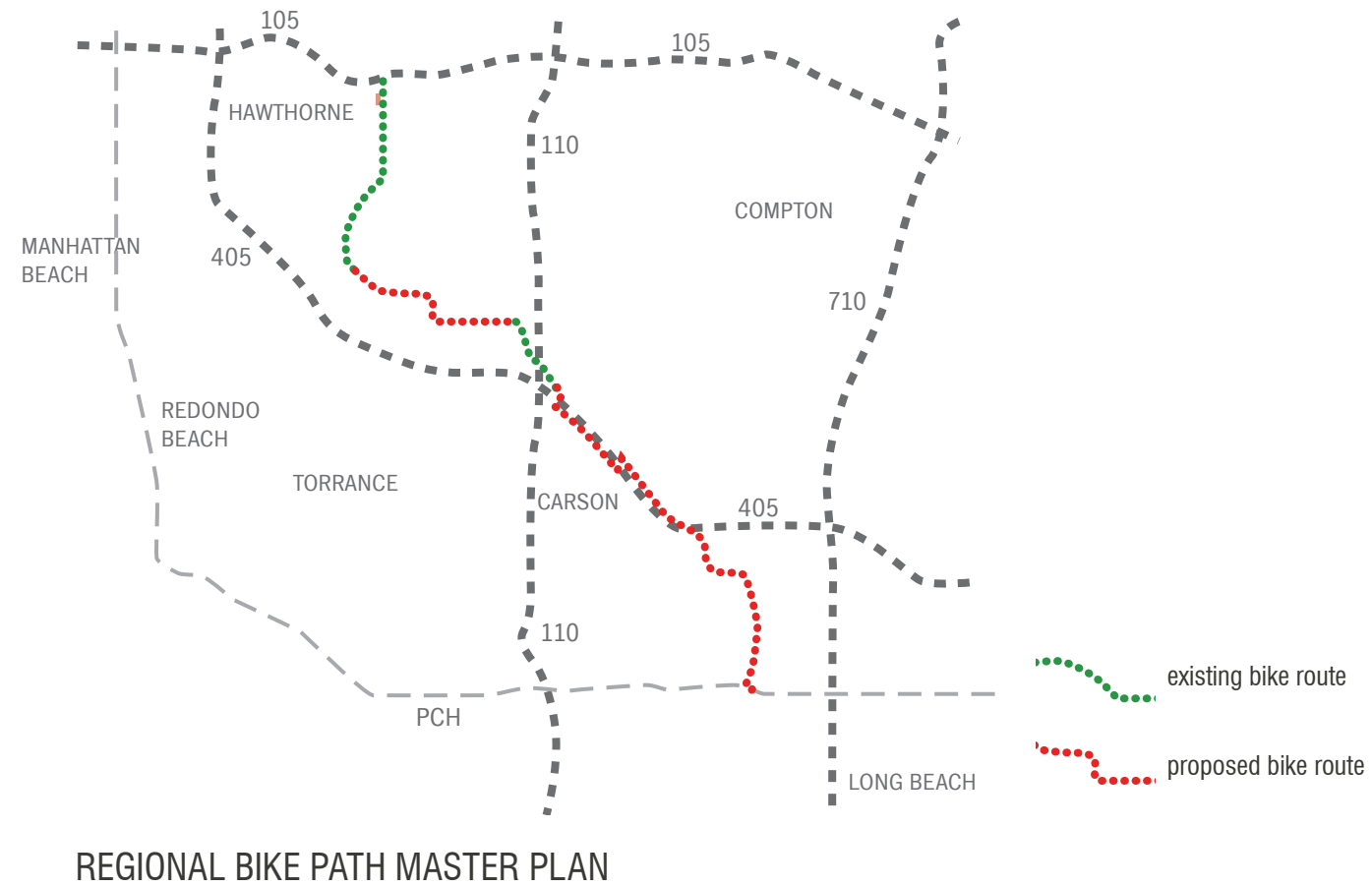
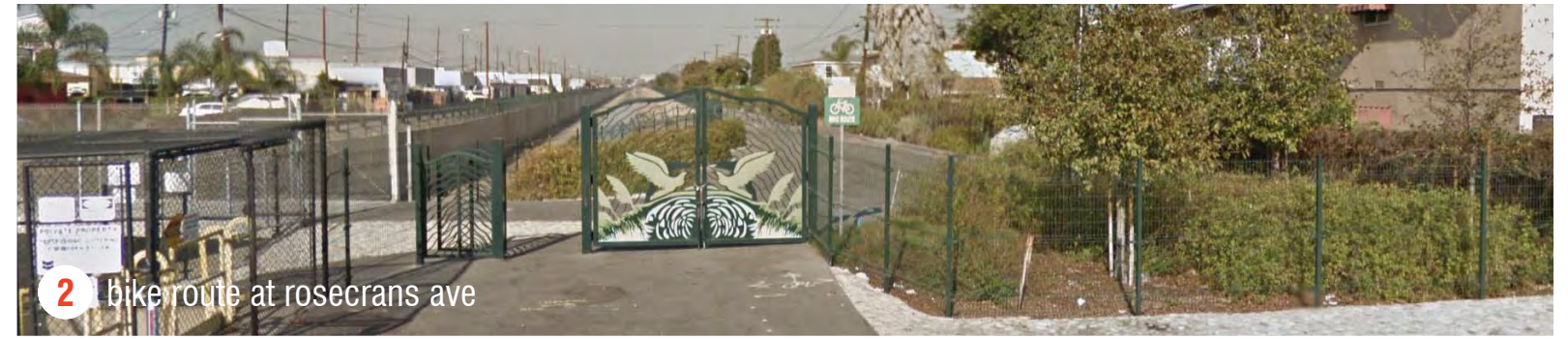
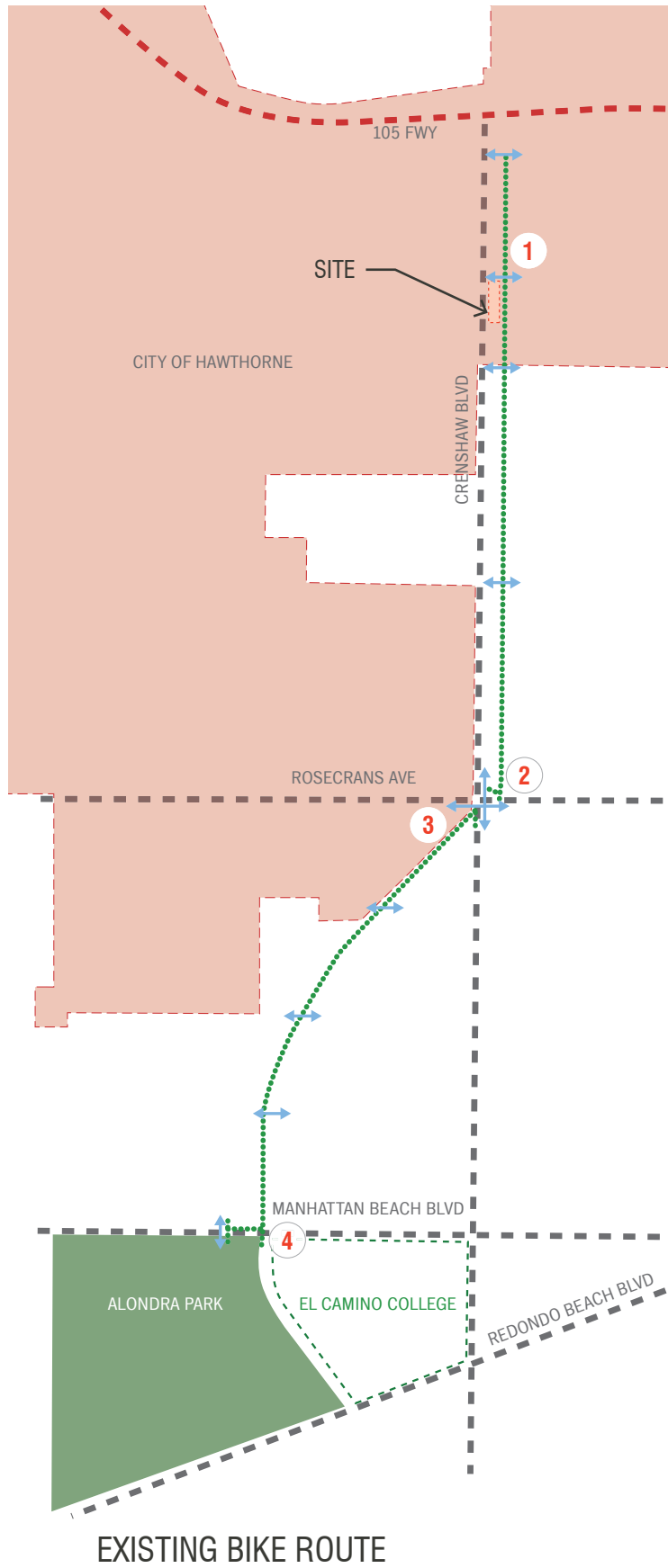




SITE MAP

NOT TO SCALE 





PROJECT SUMMARY

PROJECT ADDRESS	12540 Crenshaw Blvd Hawthorne, CA 90250	
ASSESSOR PARCEL NUMBERS	4056-032-020	4056-032-021
ZONING	M-1 (Limited Industrial) [existing] GLMUSP	
LOT AREA	110,189 SF	2.53 ACRES
DEDICATION AREA	0 SF	0.00 ACRES
NET LOT AREA	110,189 SF	2.53 ACRES
BUILDABLE AREA	103,126 SF	2.37 ACRES

SET BACKS

FRONT YARD	10' min, 17' average min at ground floor
SIDE YARD	10' min, 15' average min above ground floor
REAR YARD	20' min, 25' average
	0'

DENSITY + INTENSITY

LOT AREA	2.53 ACRES
DWELLING UNITS PROPOSED	274 UNITS
DU/ACRE PROPOSED	108 DU/AC
NET LOT AREA	110,189 SF
FLOOR AREA PROPOSED	308,355 SF
F.A.R. PROPOSED	2.80
GROSS FLOOR AREA PROPOSED (not including garage)	329,940 SF 74%
BUILDING HEIGHT PROPOSED	
1 LEVEL TYPE I + 5 LEVELS TYPE III	76' H.; 6 STORIES
8 LEVEL TYPE I PARKING GARAGE	75'-6" H.; 7 STORIES, 1 SUB-T

COMMERCIAL + UNIT MIX SUMMARY

UNIT TYPE	QUANTITY	%
[S] STUDIO (570 SF min.)	33 UNITS	12.0%
[A] 1 BEDROOM (710 SF min.)	122 UNITS	44.5%
[B] 2 BEDROOM (1,070 SF min.)	119 UNITS	43.4%
TOTAL NUMBER OF UNITS	274 UNITS	100%
AVERAGE UNIT SIZE	890 SF	
COMMERCIAL AREA ALLOWED	500 SF MIN.	11,020 SF MAX.
COMMERCIAL AREA PROPOSED (includes covered patio)		3,730 SF

TRASH, RECYCLING, AND ORGANICS STORAGE AREA

	RATIO	REQUIRED
RESIDENTIAL	1-30 UNITS	120 SF
	31+ UNITS	610 SF
		730 SF
COMMERCIAL	10 SF/1000 SF	373 SF
TOTAL AREA		1,103 SF

AUTOMOBILE PARKING SUMMARY

RESIDENT	QTY	RATIO	PROPOSED
DWELLING UNITS	274 UNITS		393 STALLS
0 BEDROOM UNIT	33 UNITS	1/DU	33
1 BEDROOM UNIT	122 UNITS	1/DU	122
2 BEDROOM UNIT	119 UNITS	2/DU	238
COMMERCIAL AND GUEST (SHARED)			111 STALLS
GUEST PARKING STALLS (1 STALL PER 3 DWELLING UNITS)			92
BASE COMMERCIAL PARKING RATIO (1/100SF INCL. COVERED PATIO)		38	
GUEST SHARED PARKING CREDIT (50%, SEE GLMUSP 5-3.5-4)		(19)	
COMMERCIAL PARKING PROVIDED			19
TOTAL			504 STALLS

BICYCLE PARKING SUMMARY

BICYCLE STALL TYPE	RATIO	PROPOSED
RESIDENTIAL BICYCLE STALLS	1/UNIT	274 STALLS
COMMERCIAL BICYCLE STALLS	5/1000 SF	19 STALLS
TOTAL BICYCLE STALLS		293 STALLS

OPEN SPACE SUMMARY

OPEN SPACE	RATIO	REQUIRED
TOTAL OPEN SPACE	25%	27,547 SF

OPEN SPACE TYPE

RESIDENTIAL OPEN SPACE	PROPOSED
COMMON OPEN SPACE (UNOBSTRUCTED)	41,626 SF
COURTYARD 2	14,565 SF
COURTYARD 3	5,575 SF
COURTYARD 4	1,950 SF
NORTH YARD	1,915 SF
SOUTH YARD	1,795 SF
COMMON OPEN SPACE (ENCLOSED)	3,330 SF
GROUND FLOOR LOUNGES	12,115 SF
LEVEL 2 LOUNGES	3,000 SF
CLUB HOUSE	1,725 SF
CONFERENCE ROOM	3,200 SF
COVERED PATIOS	280 SF
FITNESS	1,610 SF
SUBTOTAL*	26,680 SF
PRIVATE OPEN SPACE	14,946 SF
BALCONIES	13,246 SF
PATIOS	1,700 SF
SUBTOTAL*	14,946 SF

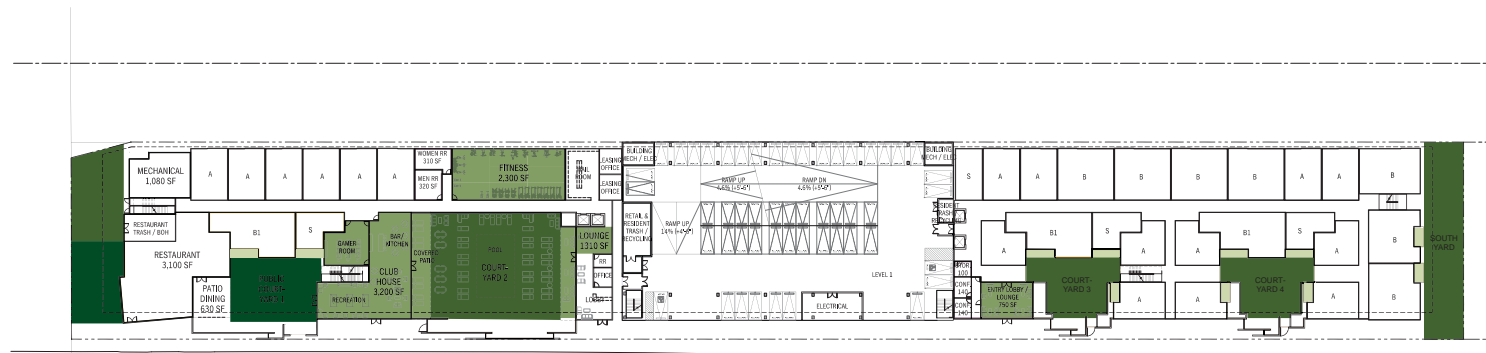
PUBLIC OPEN SPACE

	PROPOSED
COURTYARD 1	1,520 SF
NORTH YARD	2,375 SF
SUBTOTAL*	3,895 SF

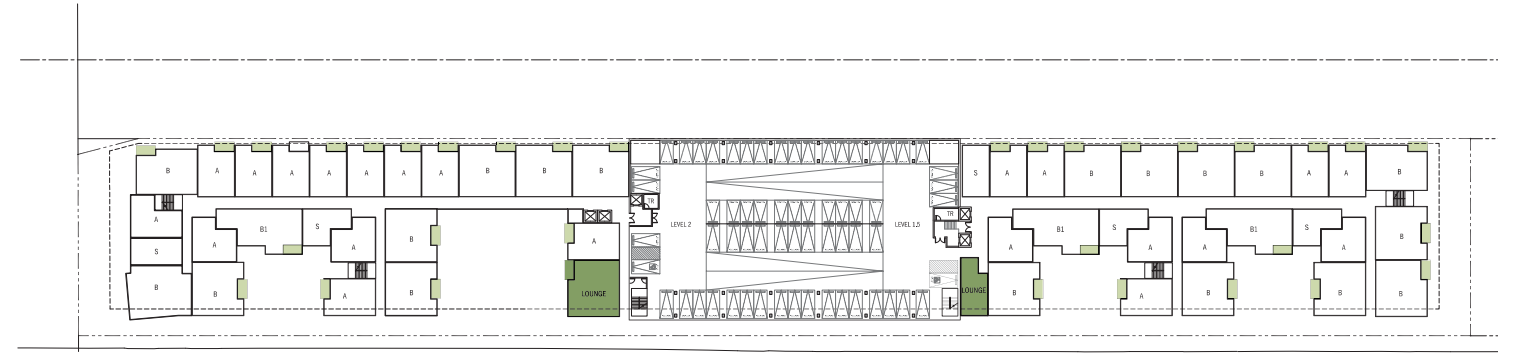
OPEN SPACE	RATIO	PROPOSED
TOTAL OPEN SPACE*	44%	45,521 SF

* Individual areas may vary in size as long as the subtotal is maintained

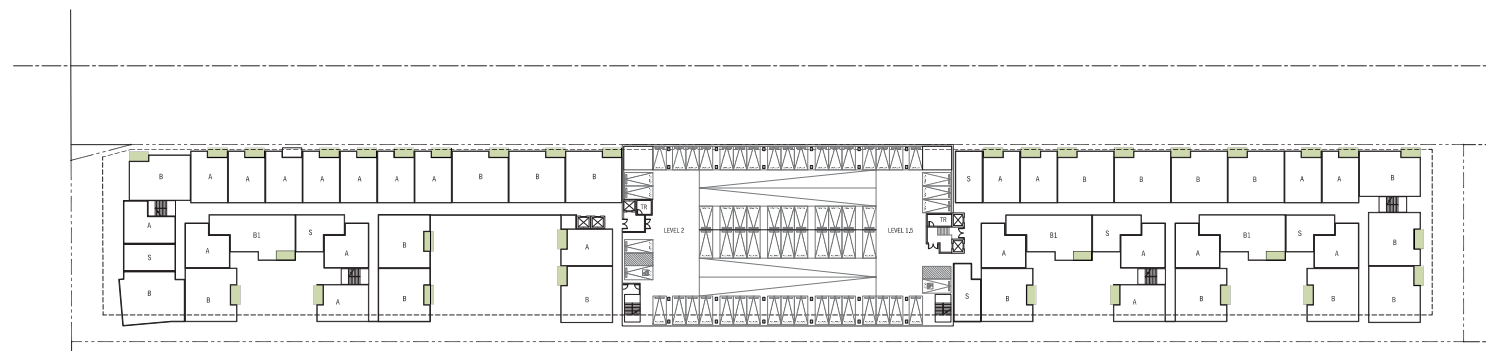
In the adoption of the Green Line Mixed Use Specific Plan, the City Council reduced the total units from 274 to 230. Accordingly, the plan contained herein as Appendix B must be revised to reflect this direction. Per City Council's action, the reduction in density from 274 to 230 units entails a proportional reduction in parking and carries with it the expectation that the overall design (façade form, orientation, materials, colors, height, bulk, open spaces, etc.) remain substantially similar to the version of the plan that was presented on September 12, 2017. Prior to submittal of building permits, the applicant shall provide a revised Appendix B to the Planning Director for review and approval that conforms with the City Council's direction. The revised Appendix B shall be attached to the adopted Specific Plan and used to judge all subsequent submittals for permits for substantial conformance with this Specific Plan.



GROUND FLOOR



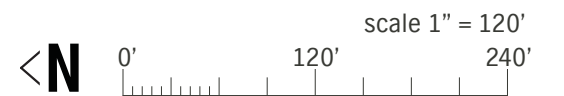
LEVEL 2



LEVEL 3 TO 6

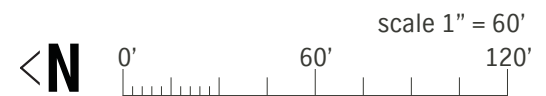
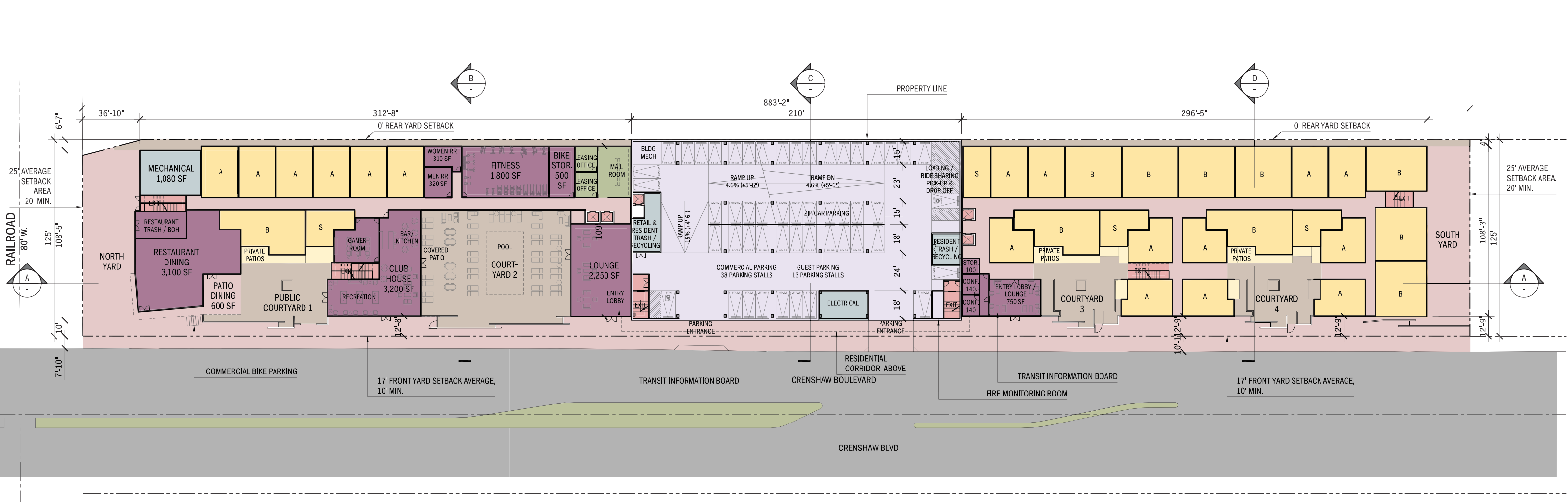
LEGEND

- ENCLOSED OPEN SPACE
- UNOBSTRUCTED OPEN SPACE
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE

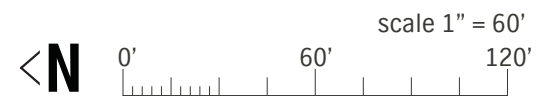
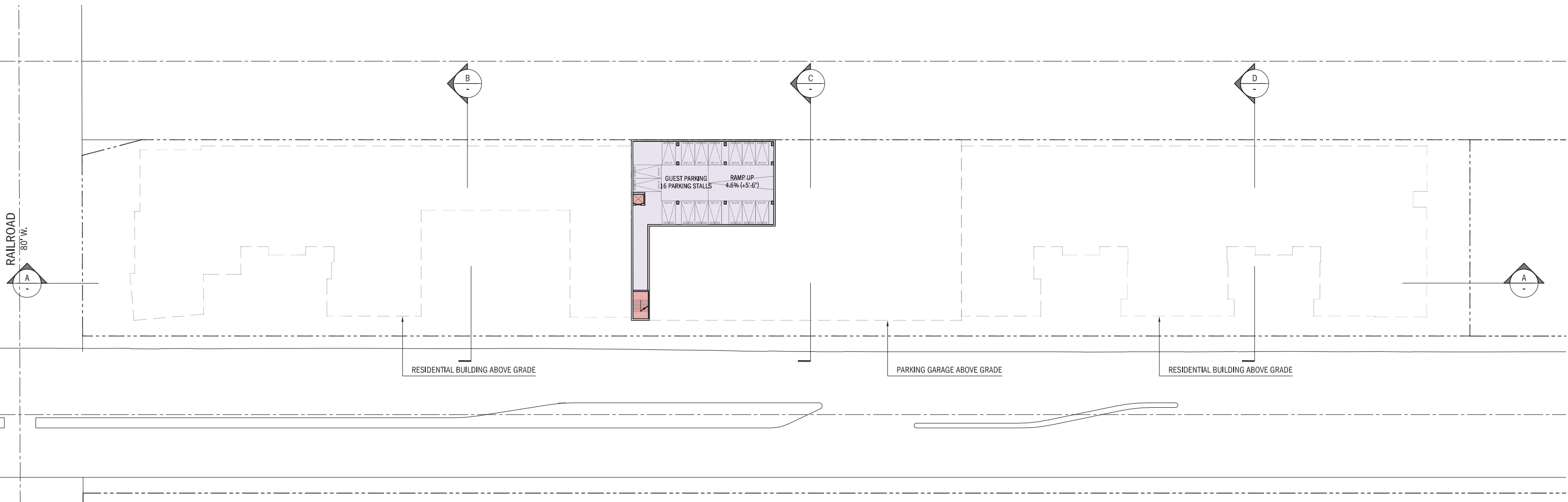


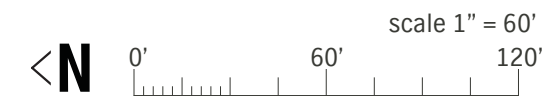
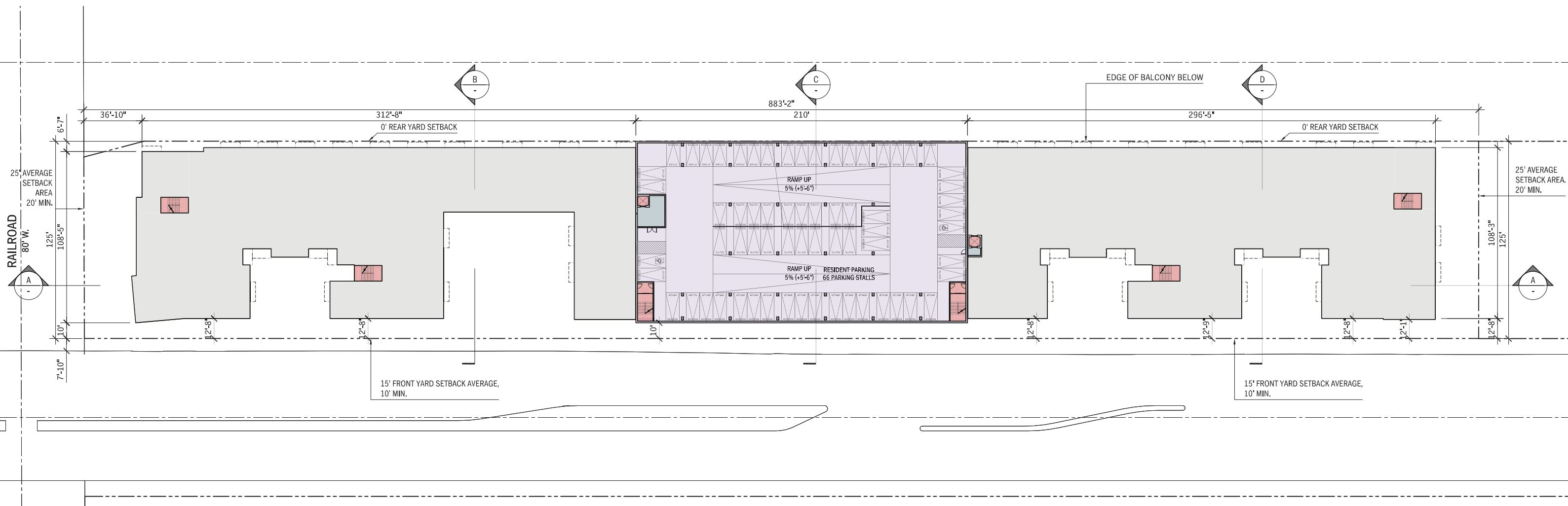


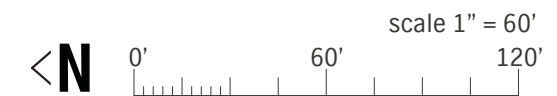
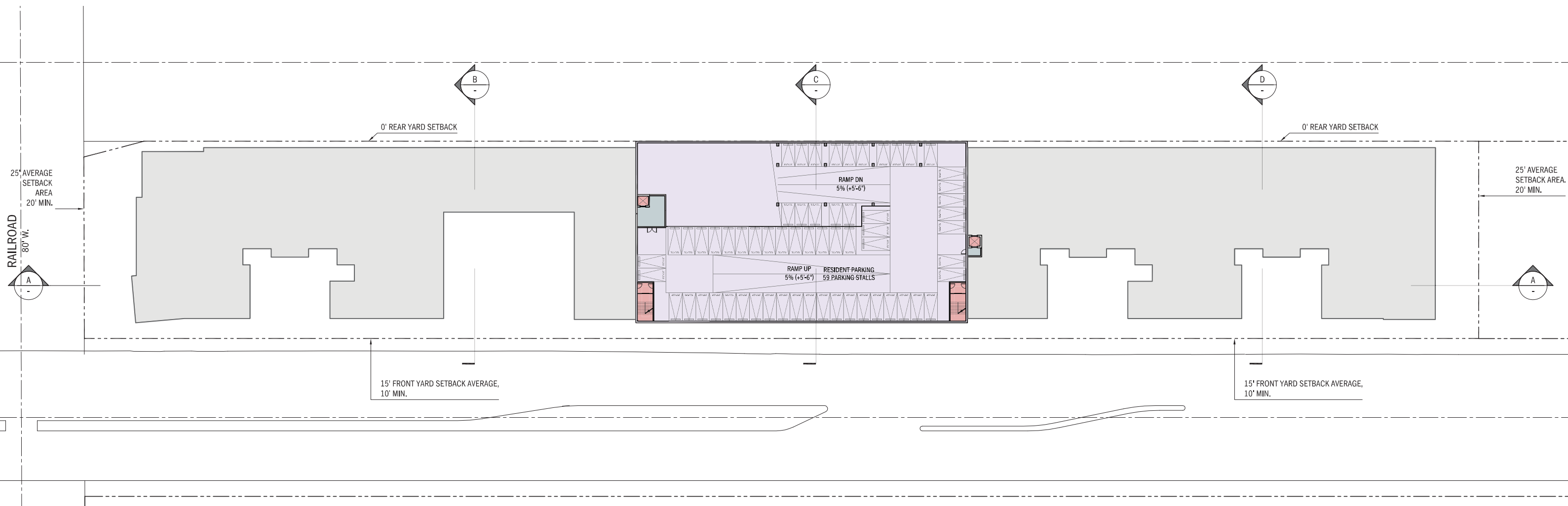




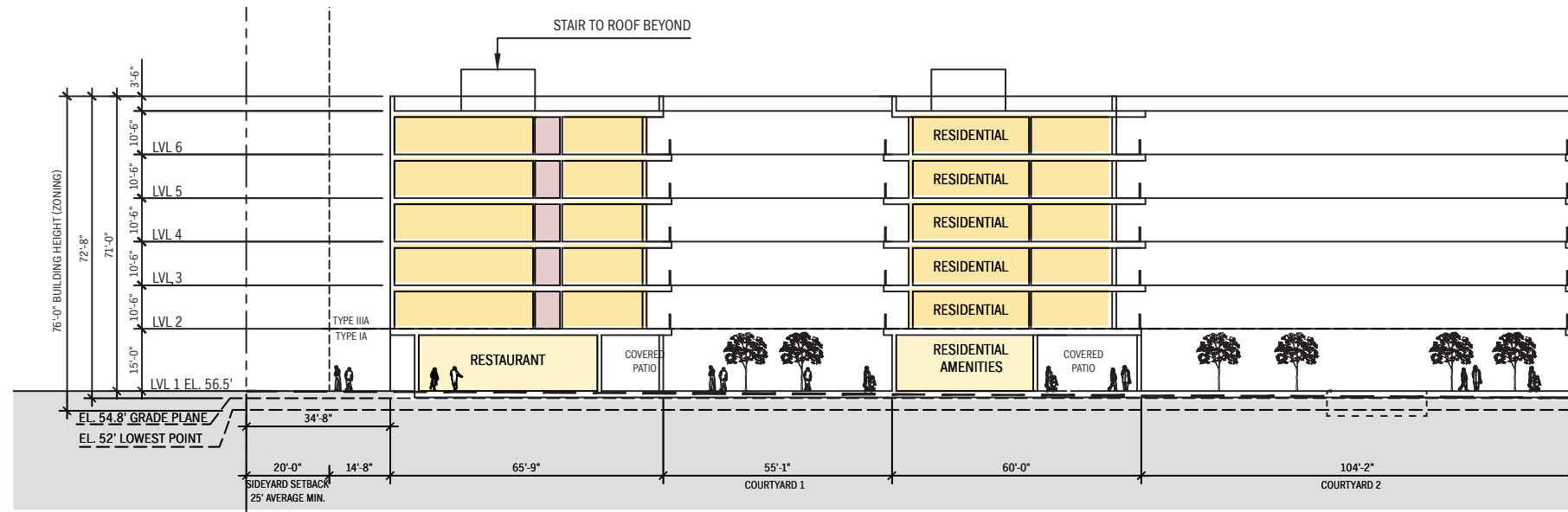
12540 CRENSHAW | FLOOR PLANS | GROUND FLOOR



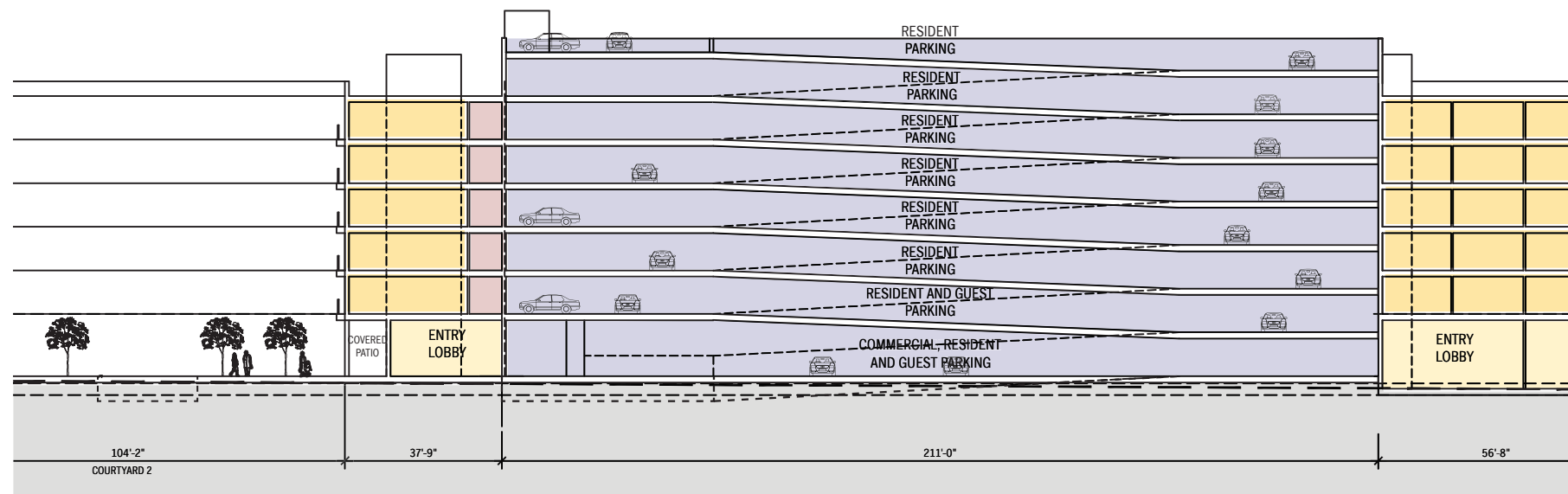




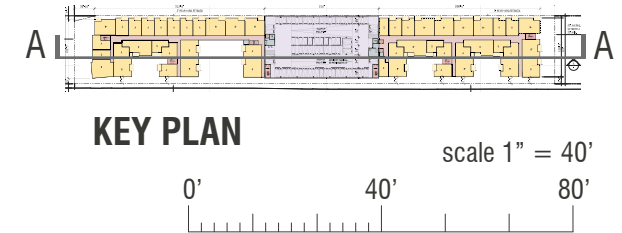
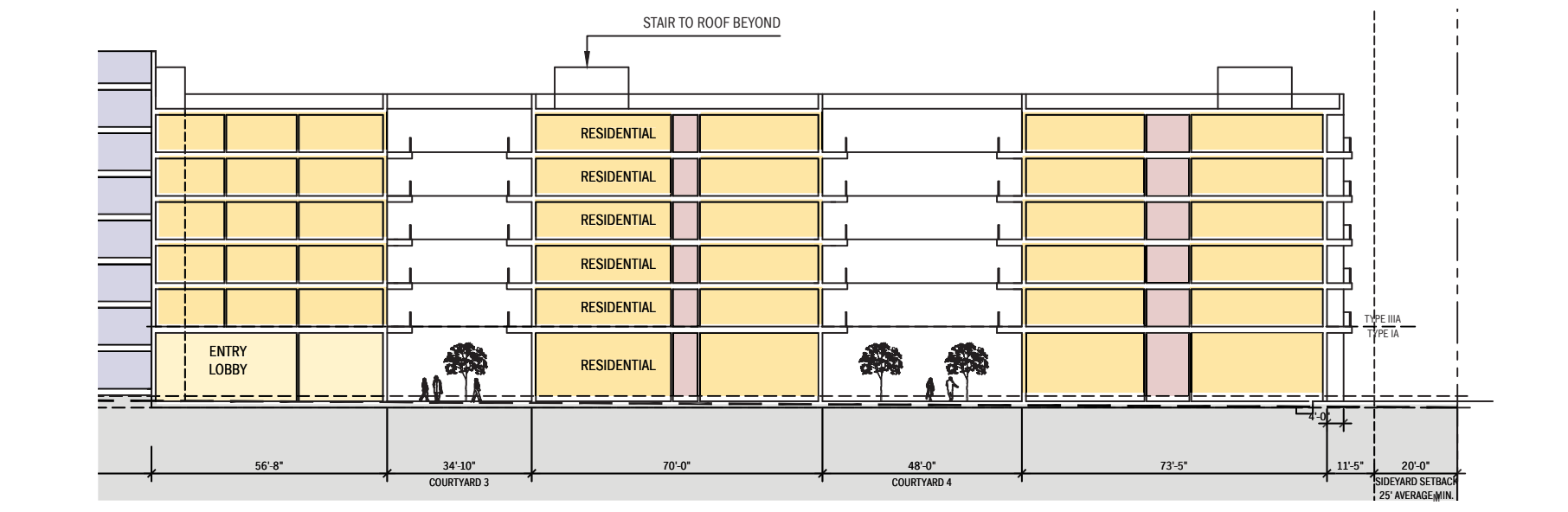
SECTION A1

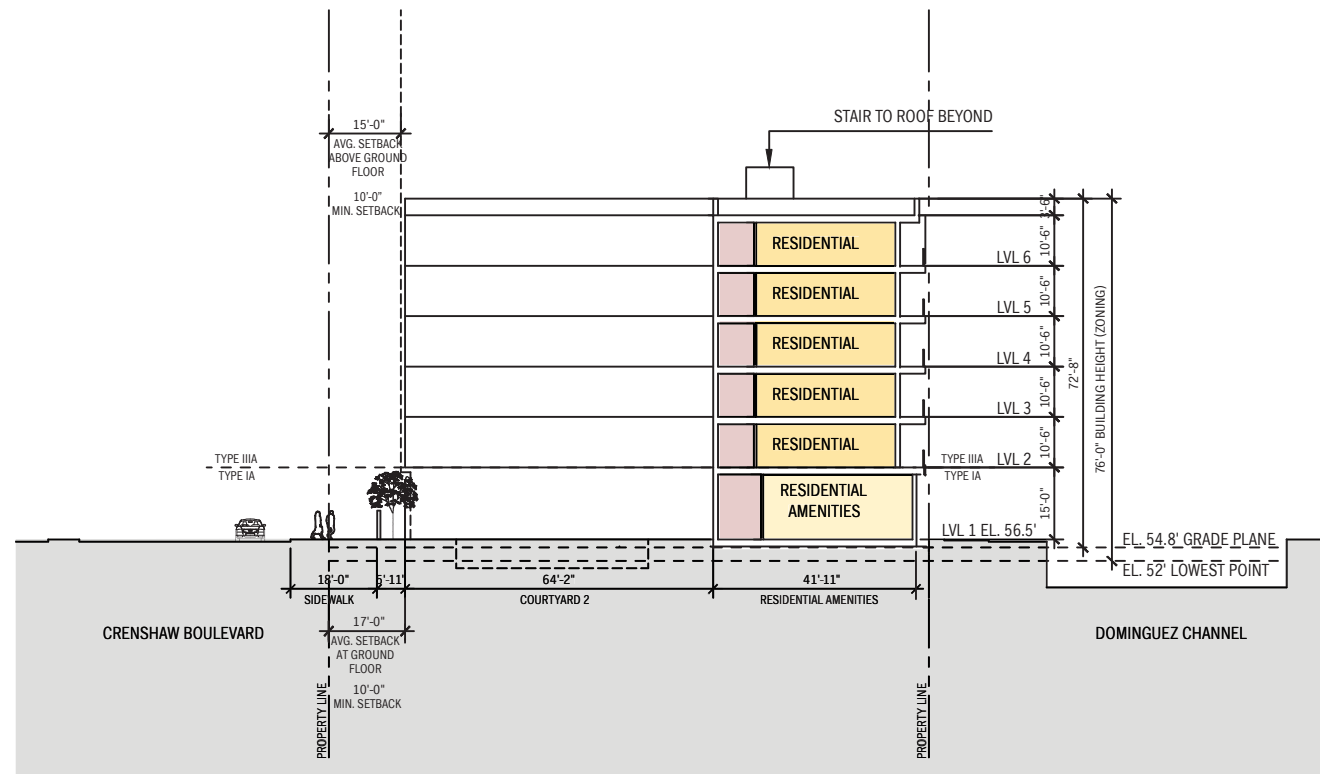


SECTION A2

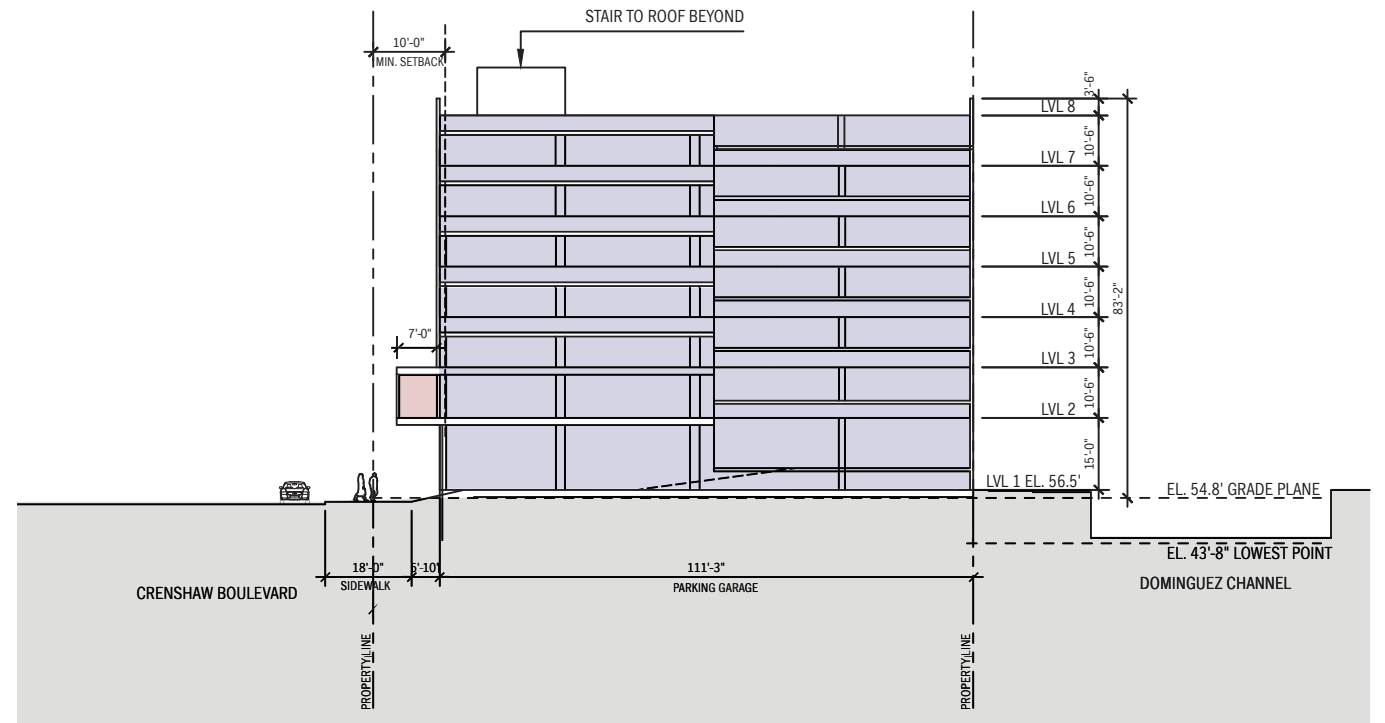


SECTION A3

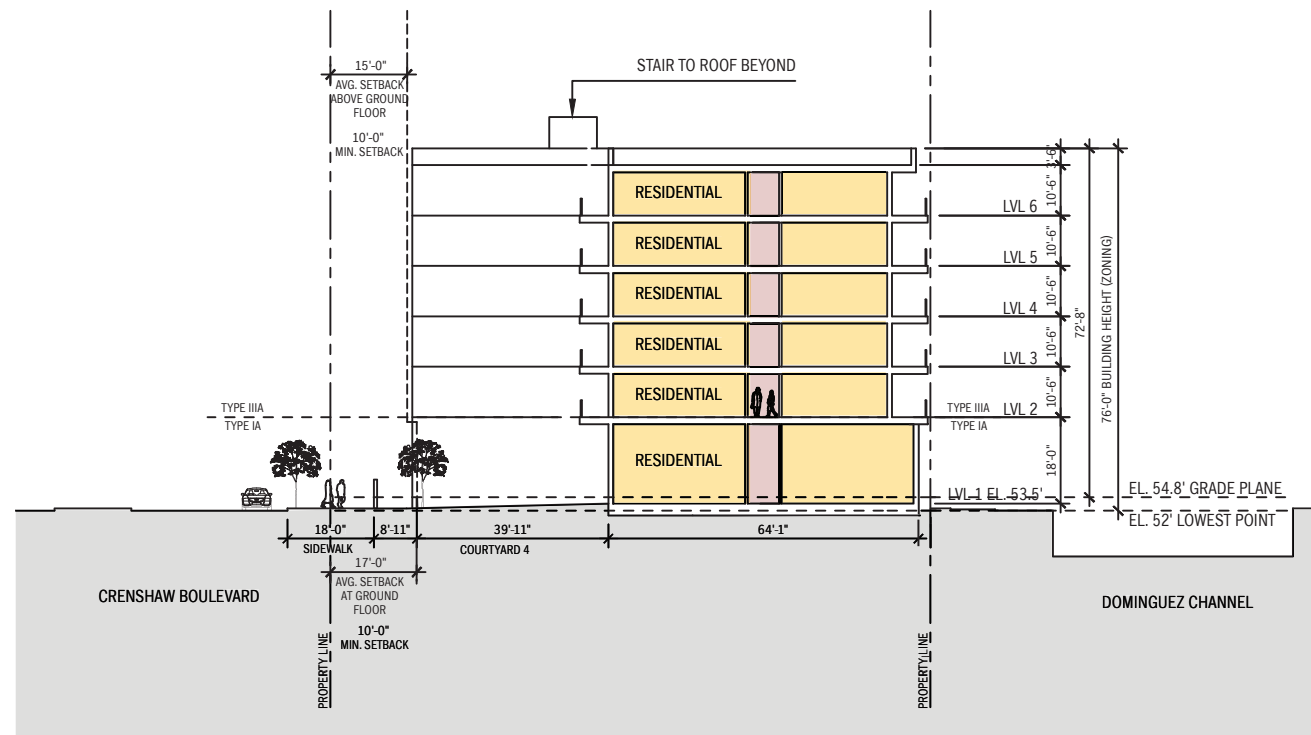




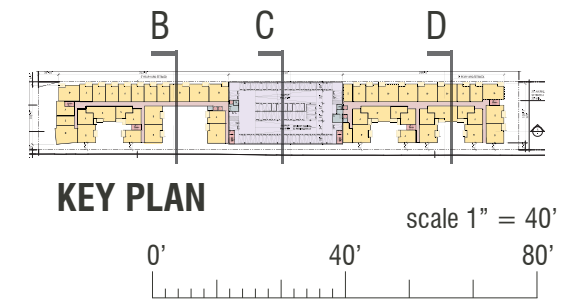
SECTION B



SECTION C



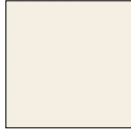


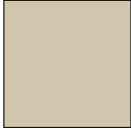



SECTION D



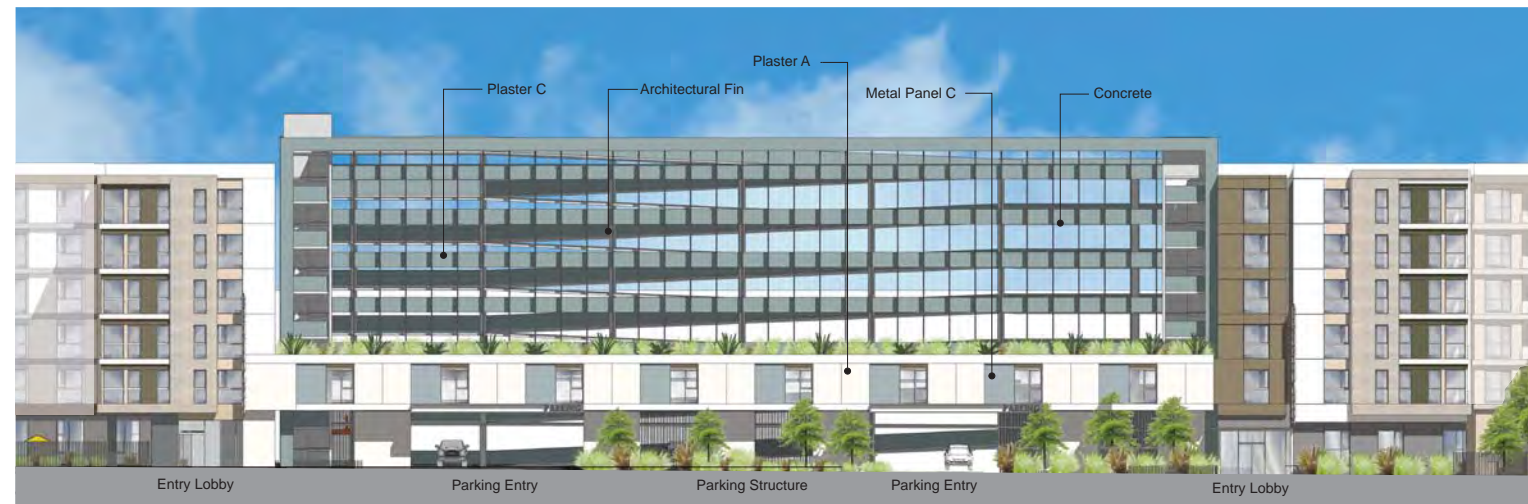
WEST 1



MATERIAL LEGEND

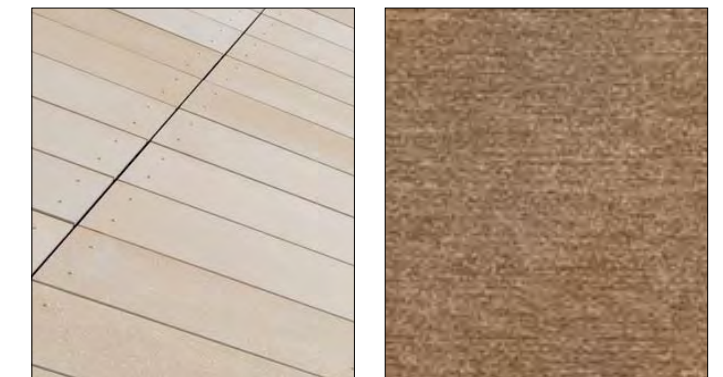
	PLASTER A DE6204 'Trite White'		MTL PANEL A DE6369 'Legendary Gray'
	PLASTER B DE6192 'Nomadic Taupe'		MTL PANEL B DE6192 'Nomadic Taupe'
	PLASTER C DE6241 'Lunar Landing'		MTL PANEL C DE3014 'Black Forest'
	PLASTER D DE6369 'Legendary Gray'		

WEST 2



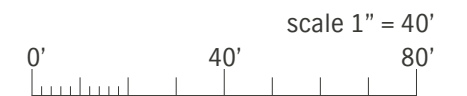
STONE CLADDING
(Chiseled basalt stone-Inca Grey)

WEST 3



CEMENTITIOUS FIBER BOARD I
(Cembrit Cembonit - 911 Sand, Sahara 310, Eter color E10 Light Beige)

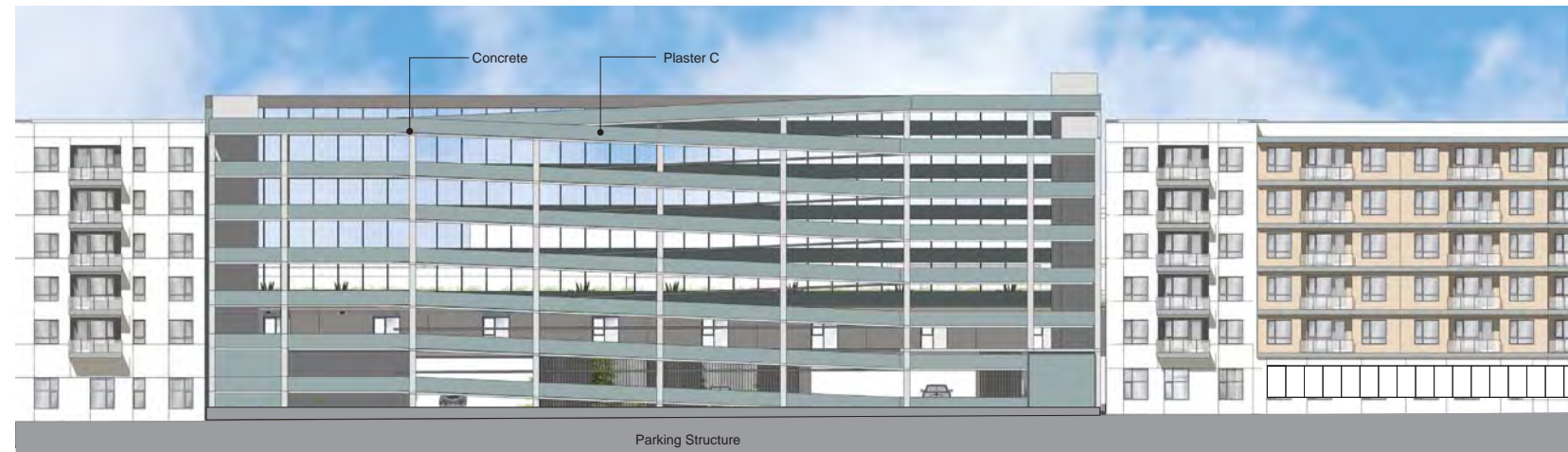
CEMENTITIOUS FIBER BOARD II
(Cembrit Cembonit - 946 Adobe)



EAST 1



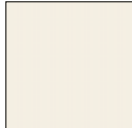



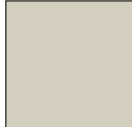

EAST 2



EAST 3

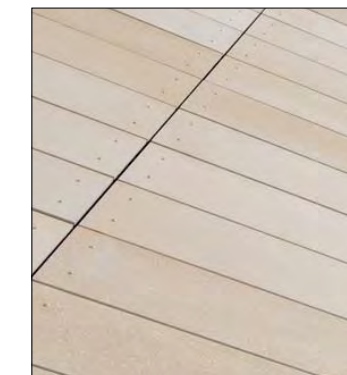


MATERIAL LEGEND

	PLASTER A DE6204 'Trite White'		MTL PANEL A DE6369 'Legendary Gray'
	PLASTER B DE6192 'Nomadic Taupe'		MTL PANEL B DE6192 'Nomadic Taupe'
	PLASTER C DE6241 'Lunar Landing'		MTL PANEL C DE3014 'Black Forest'
	PLASTER D DE6369 'Legendary Gray'		



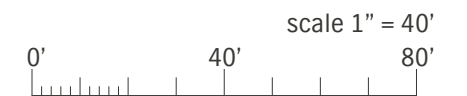
STONE CLADDING
(Chiseled basalt stone-Inca Grey)



CEMENTITIOUS FIBER BOARD I
(Cembrit Cembonit - 911 Sand, Sahara 310, Eter color E10 Light Beige)



CEMENTITIOUS FIBER BOARD II
(Cembrit Cembonit - 946 Adobe)









NORTH



SOUTH

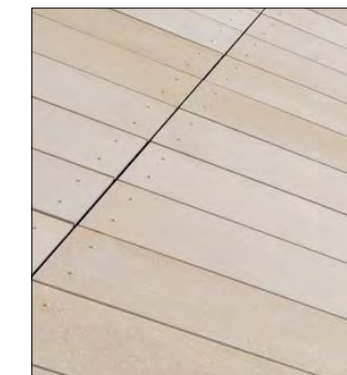


MATERIAL LEGEND

	PLASTER A DE6204 'Trite White'		MTL PANEL A DE6369 'Legendary Gray'
	PLASTER B DE6192 'Nomadic Taupe'		MTL PANEL B DE6192 'Nomadic Taupe'
	PLASTER C DE6241 'Lunar Landing'		MTL PANEL C DE3014 'Black Forest'
	PLASTER D DE6369 'Legendary Gray'		



STONE CLADDING
(Chiseled basalt stone-Inca Grey)



CEMENTITIOUS FIBER BOARD I
(Cembrit Cembonit - 911 Sand, Sahara 310, Eter color E10 Light Beige)



CEMENTITIOUS FIBER BOARD II
(Cembrit Cembonit - 946 Adobe)

