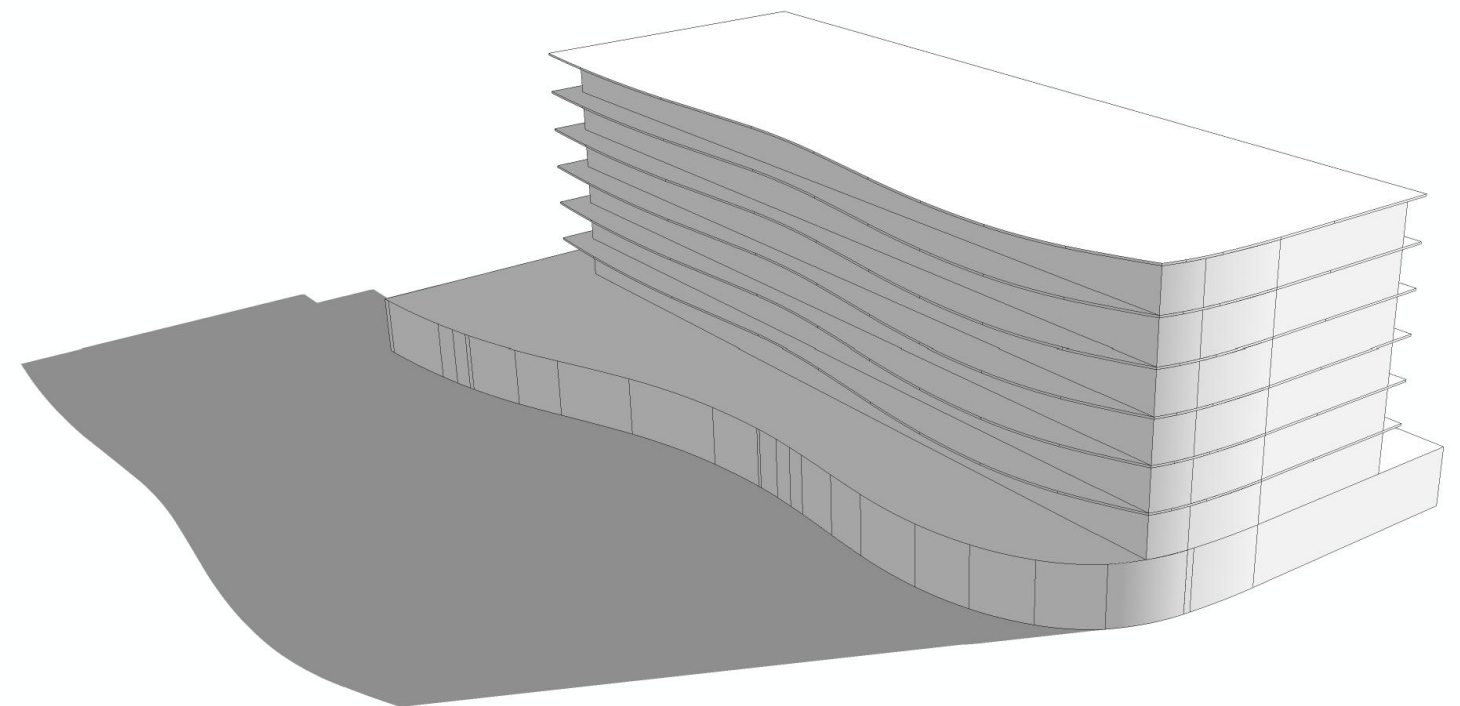
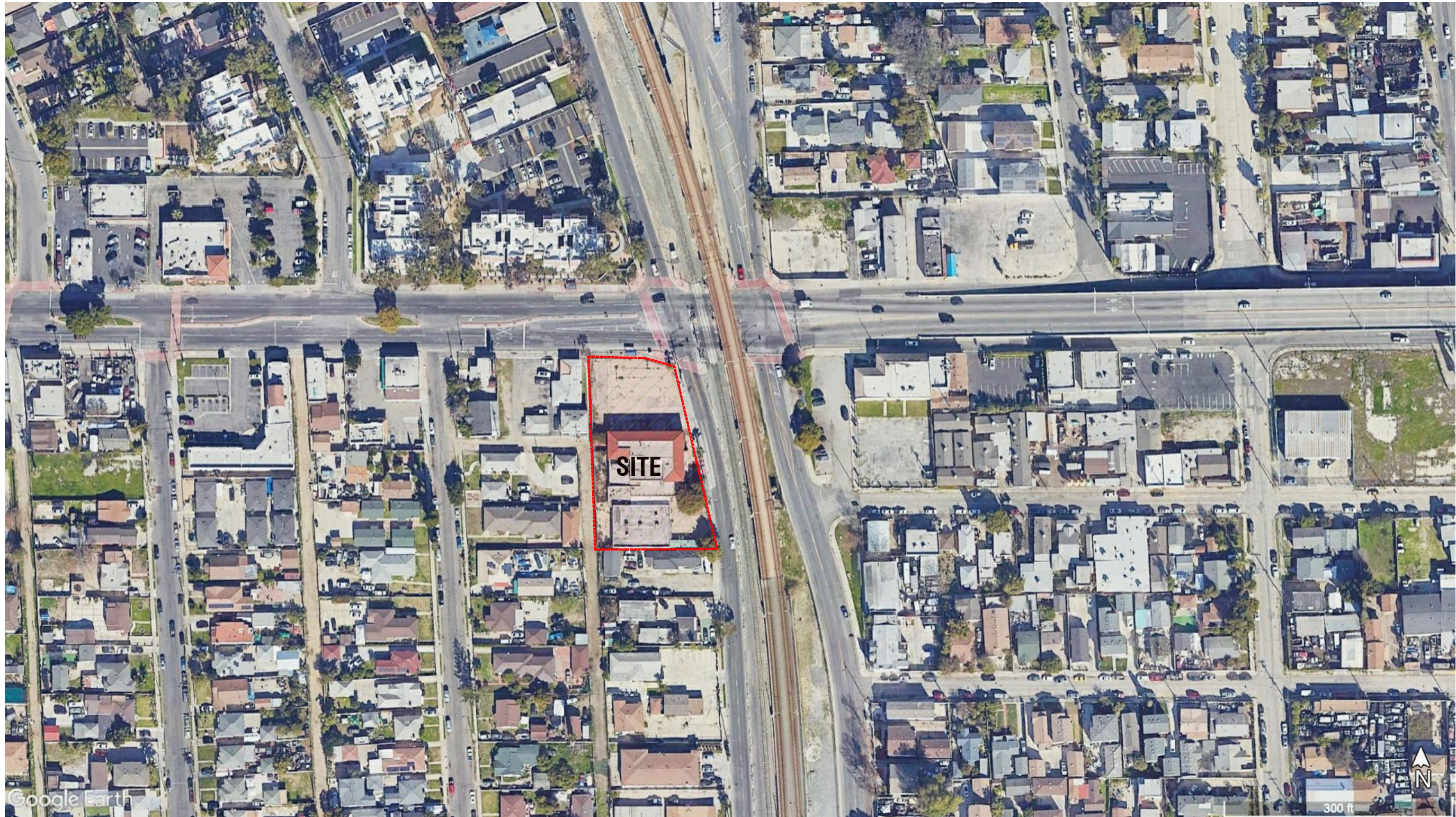


01	INDEX
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10	DATA SUMMARY



Disclaimer:

This feasibility study was created without a comprehensive site survey of the property. The site boundary and dimensions have been determined using publicly accessible information and may be subject to change. For precision results, a survey must be provided by a certified site surveyor.



1011 N. Willowbrook, Compton, CA

CONCEPTUAL DESIGN

LOCATION MAP

03.09.2023

02

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Development Standards – Neighborhood Corridor (NC)

3.6.4 Height		
Minimum	NP	
Maximum	5 floors	
3.6.5 Setbacks		
Front Setbacks	0 ft. min., 15 ft. max.	
Street Side Setback	5 ft. min., 10 ft. max.	
Interior Side Setback	0 ft. min., 10 ft. min. adjacent to residential.	
Rear Setback	10 ft. min.	
3.6.6 Interior Lot Line Height Transitions		
Adjacent to Residential Use	45-degree plane starting 15' high at property line	
Adjacent to Residential Use with Concession	60-degree plane starting at 15' high at property line	
3.6.7 Minimum Residential Unit Size		
Single Room Occupancy	200 sf	
Studio	300 sf	
1-bedroom	500 sf	
2-bedroom	700 sf	
3-bedroom	900 sf	
3.6.8 Residential Open Space		
Common open space (for residents)	15% minimum of site area.	
Open space required per unit	150 sf and 30% attached to unit.	
3.6.9 Minimum Parking Ratios		
	Unrestricted	Affordable
1+ bedroom units	1	0.5
SRO/studio units	1	0.5
Senior Housing (any size)	0.5	0.5
Guest Parking	0.15	0.15
Commercial Office	3/1,000 sf	
Retail or Restaurant	3.5/1,000 sf	
Other uses	30% less than CMC Table 30-21.A	
3.6.10 Frontage Types		
	Commercial Street	Residential Street
Arcade (Figure 3-19)	Permitted	Not Permitted
Gallery (Figure 3-20)	Permitted	Not Permitted
Terrace (Figure 3-21)	Permitted	Not Permitted
Shopfront (Figure 3-22)	Permitted	Not Permitted
Parking (Figure 3-23)	Permitted	Permitted
Lobby (Figure 3-24)	Permitted	Not Permitted
Stoop/Porch (Figure 3-25)	Permitted	Permitted
Front Yard (Figure 3-26)	Not Permitted	Permitted

Figure 3-14. Permitted Uses.

3.2 Zoning Districts

Figure 3-3 maps the existing and proposed zoning districts within the Compton Station Specific Plan Area. The standards and procedures for the RL, RM, RH and MH zones are as defined in the appropriate sections of the Compton Municipal Code.

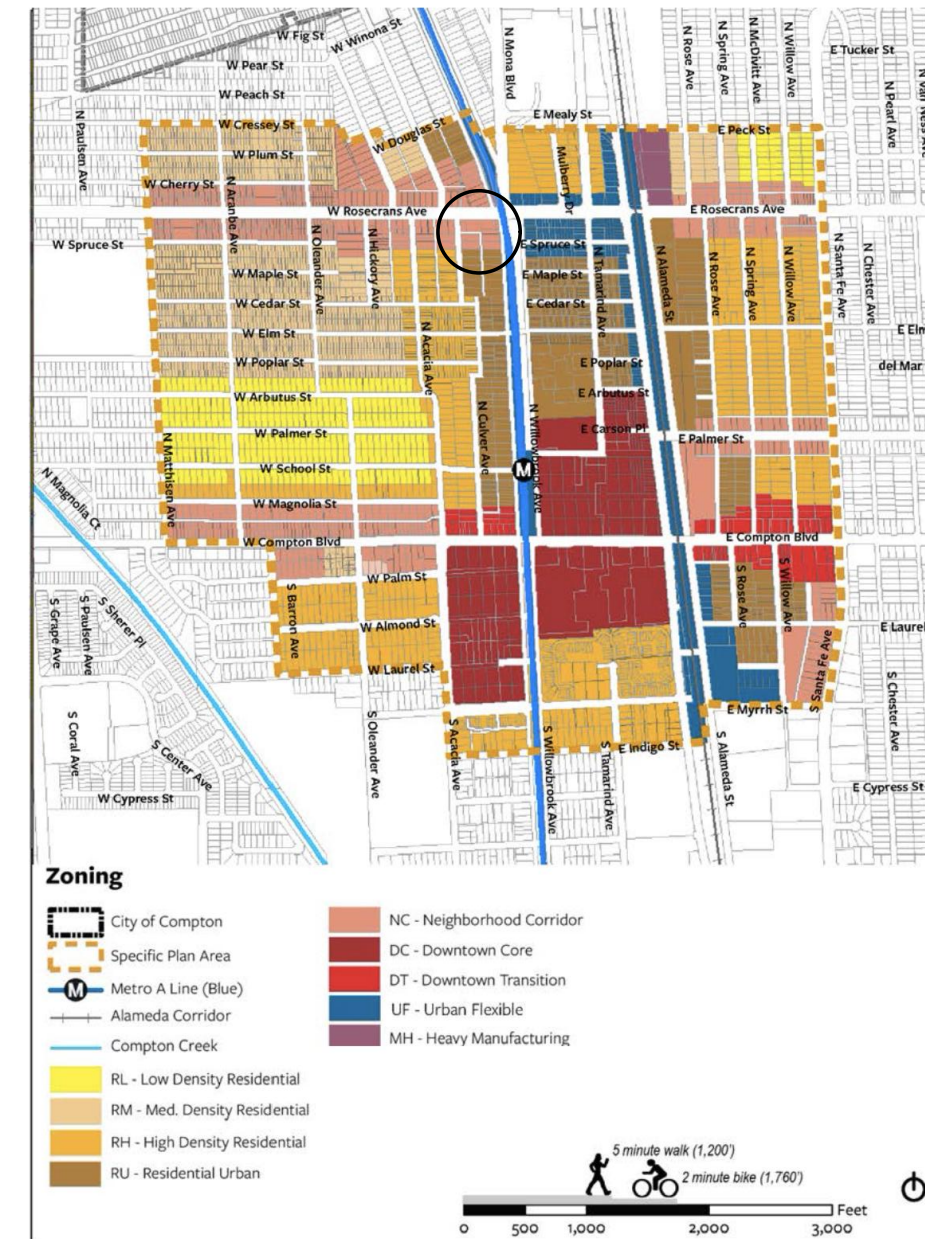
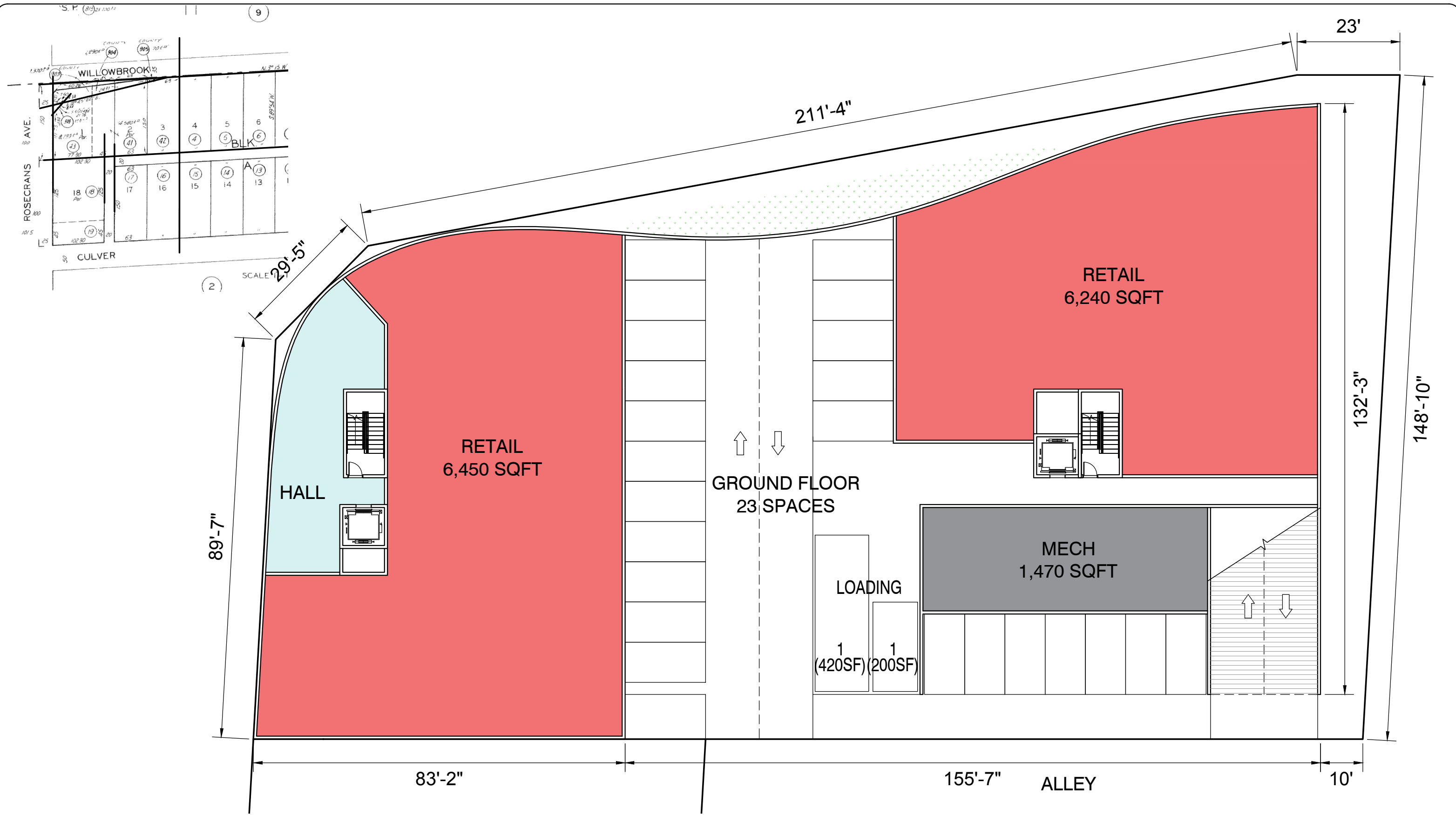


Figure 3-3. Zoning Map.



CONCEPTUAL DESIGN

GROUND FLOOR PLAN

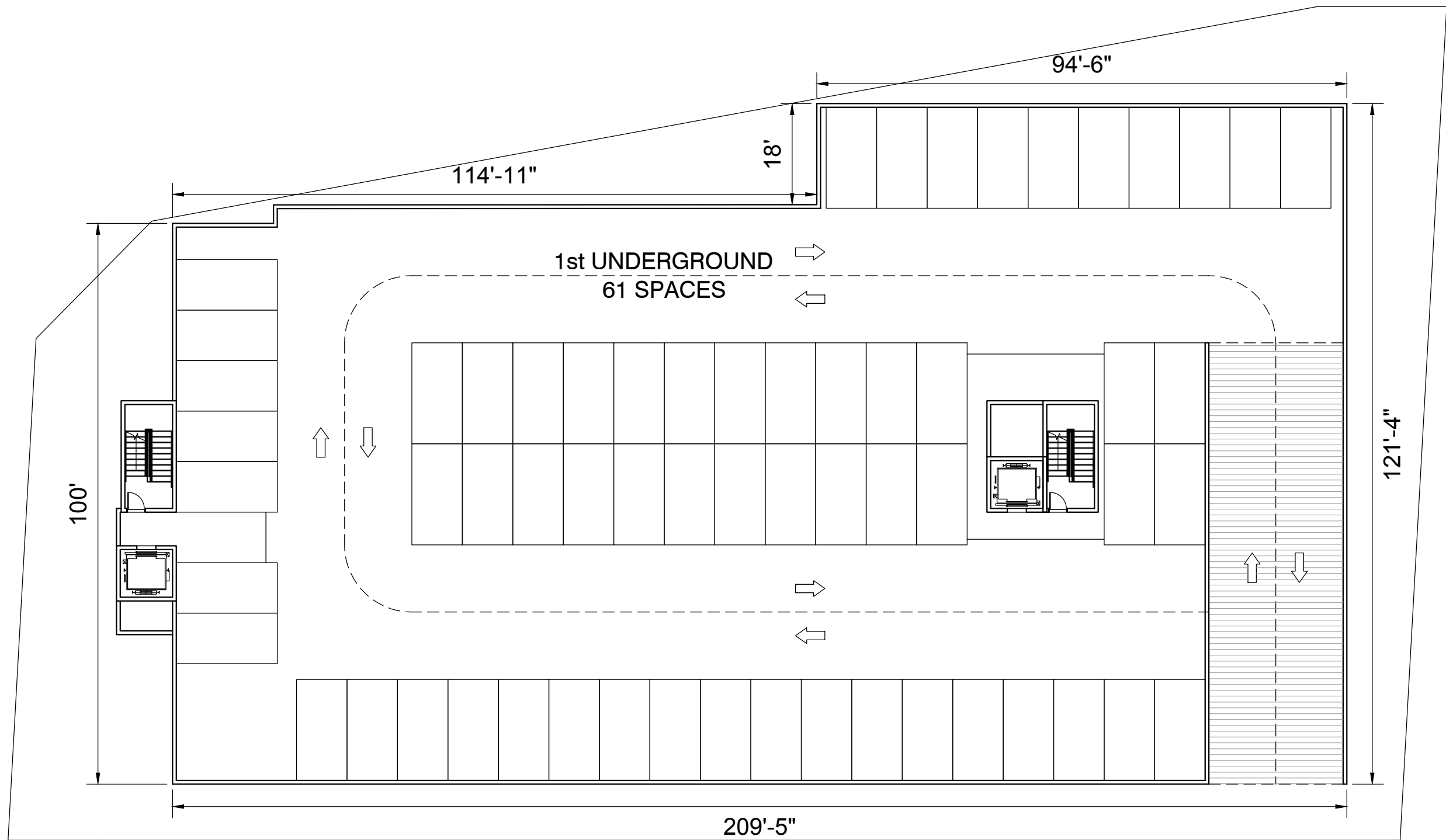
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04

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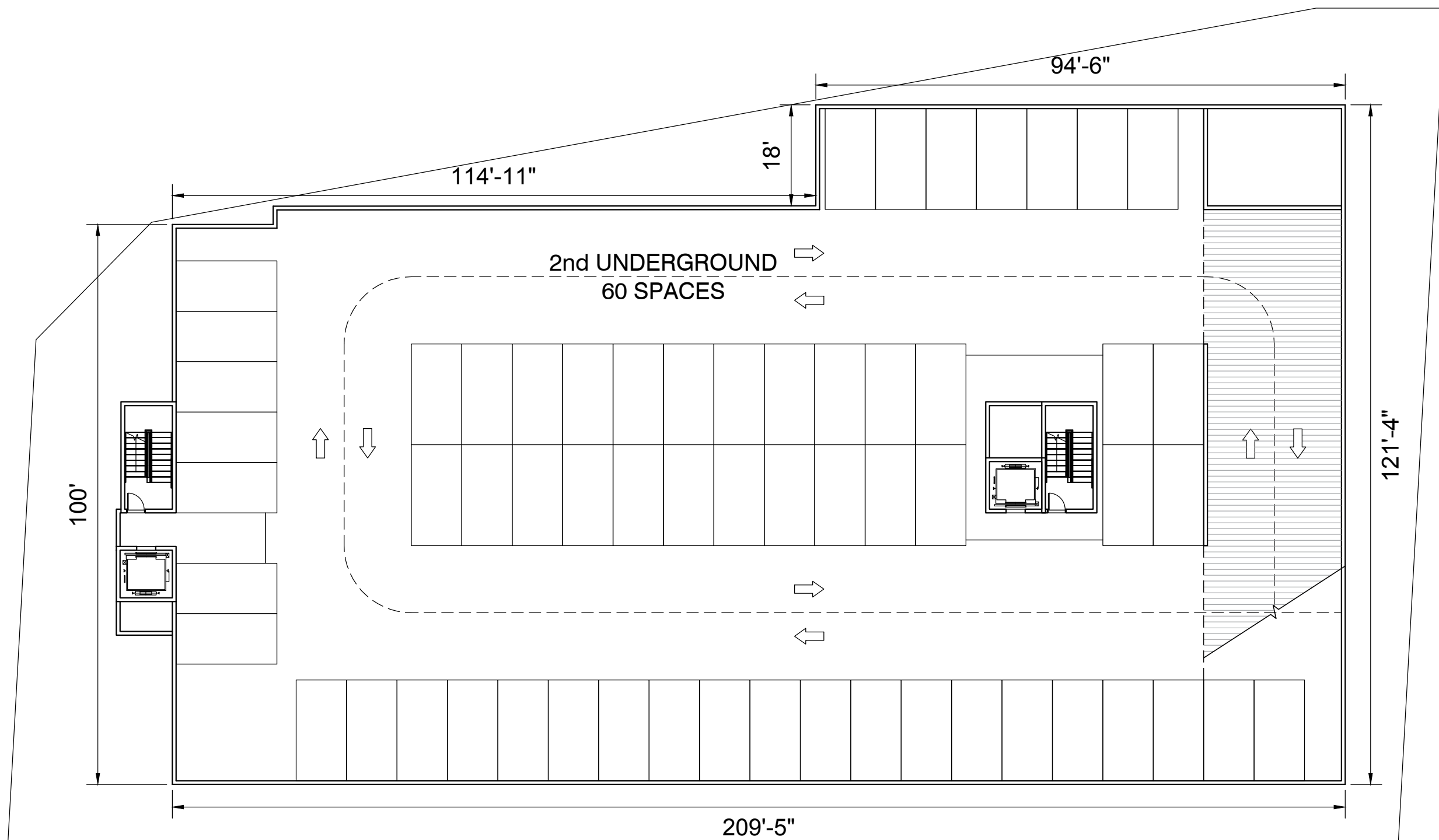
UNDERGROUND FLOOR PLAN 1 1:30

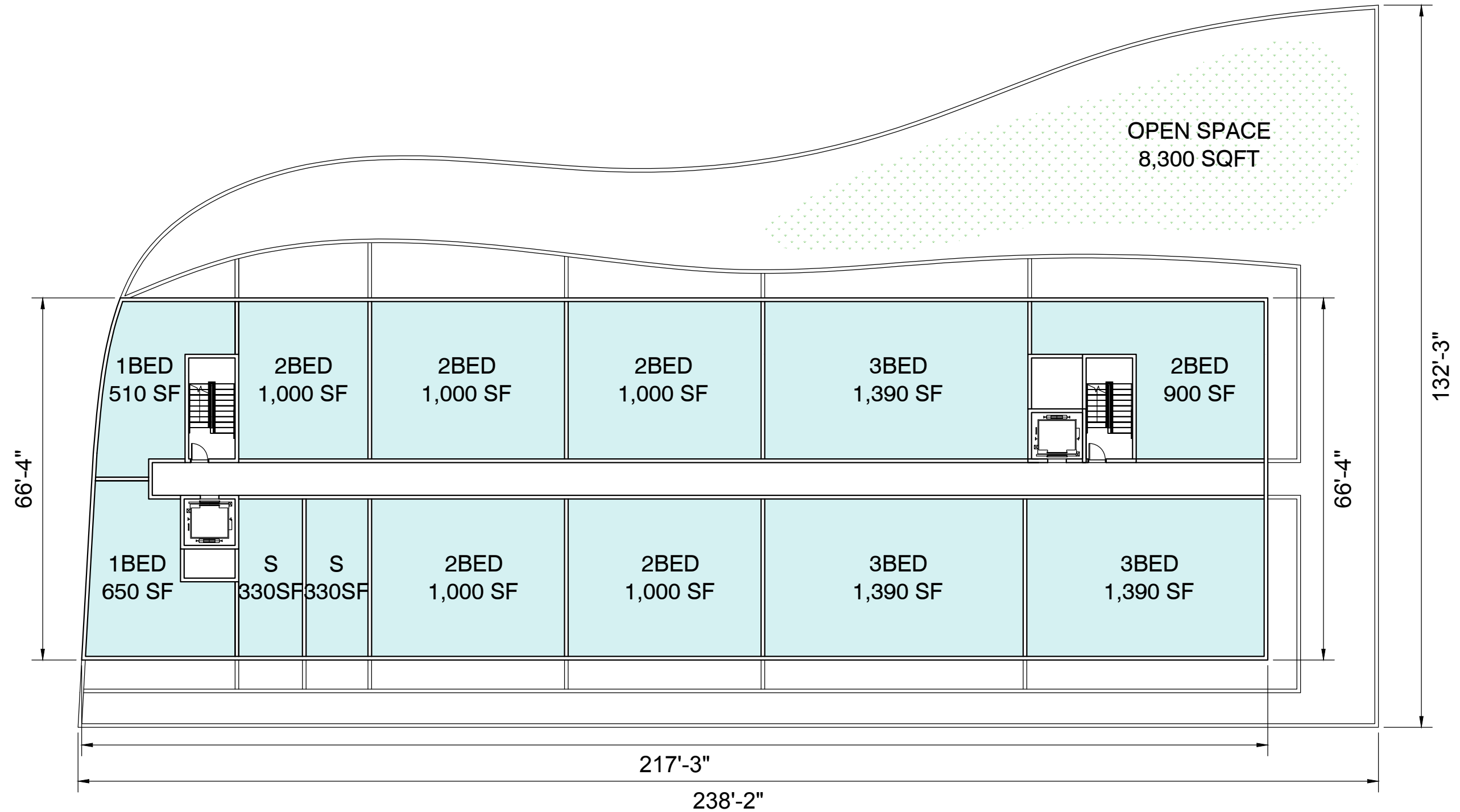
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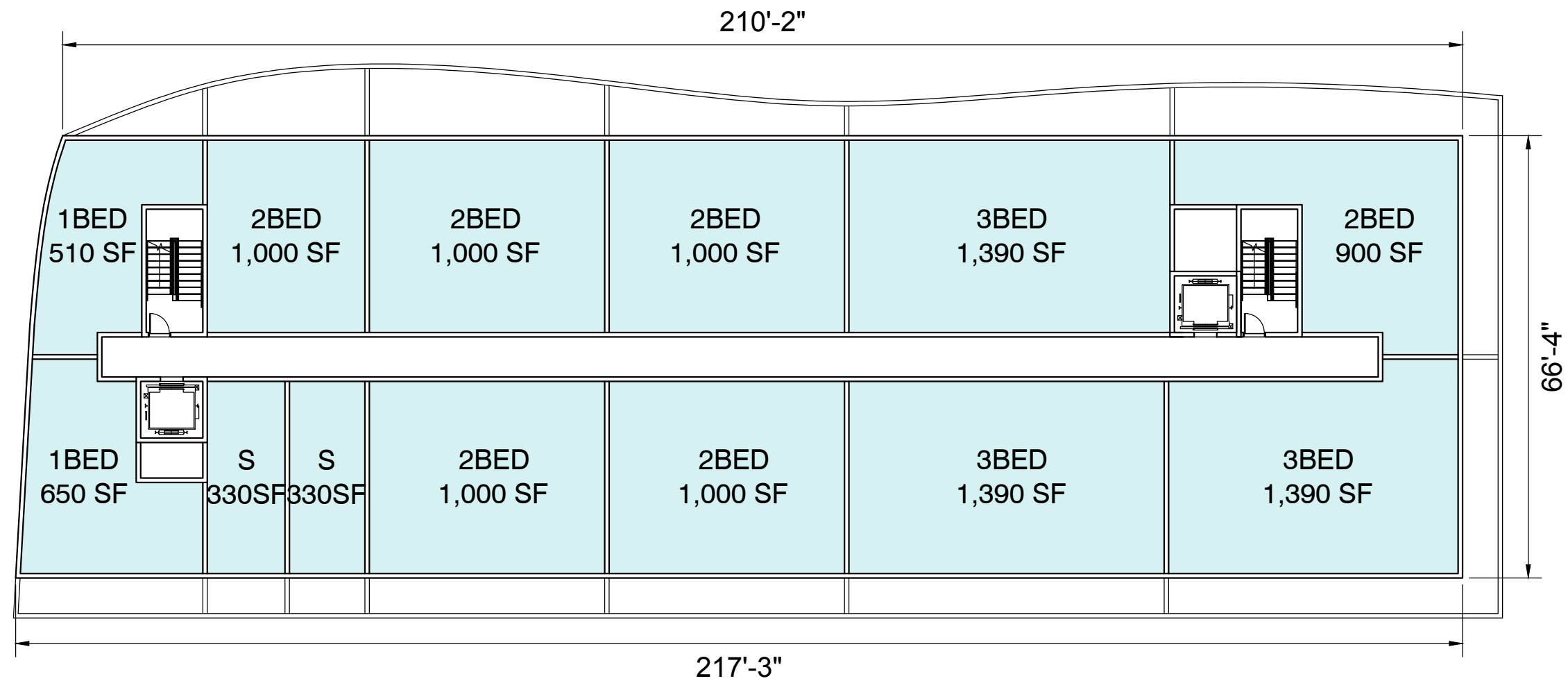
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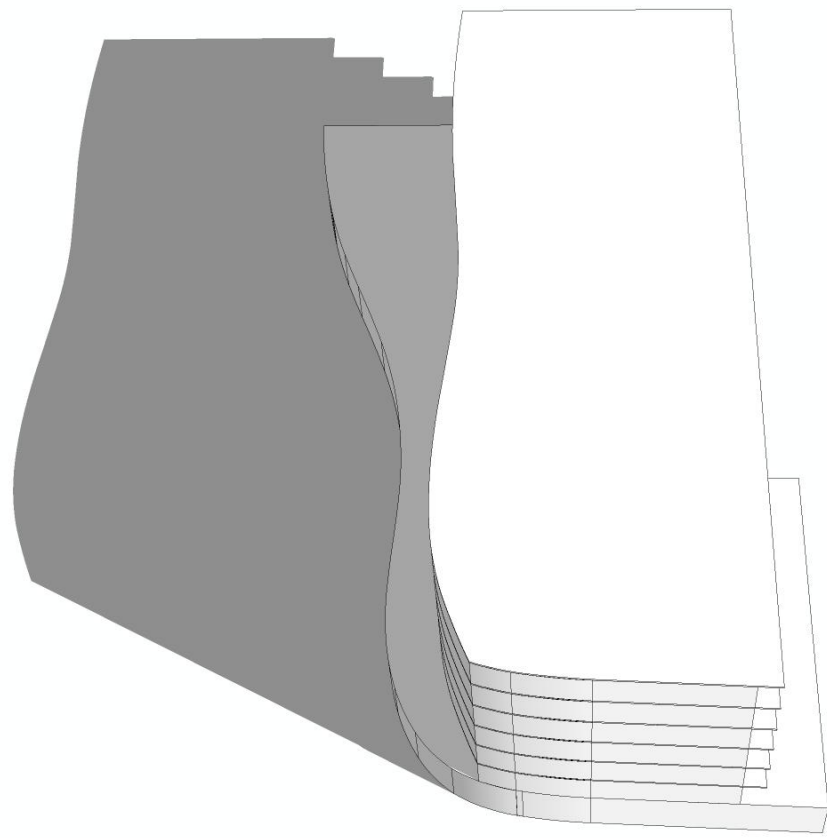
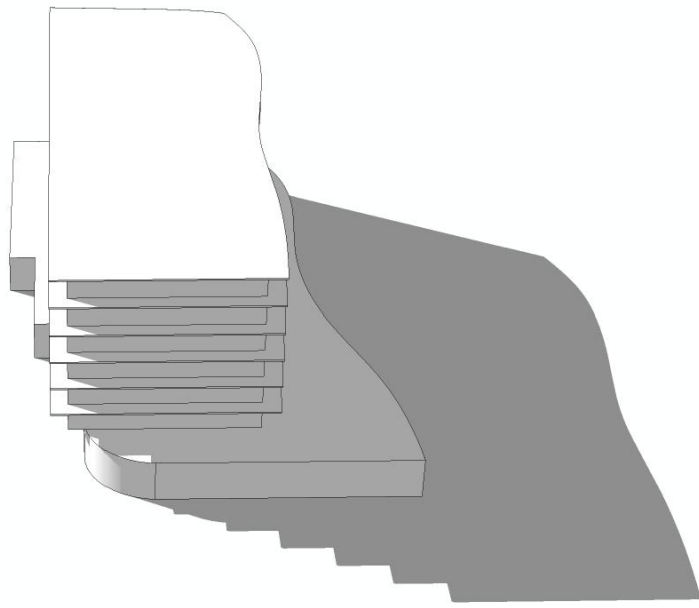
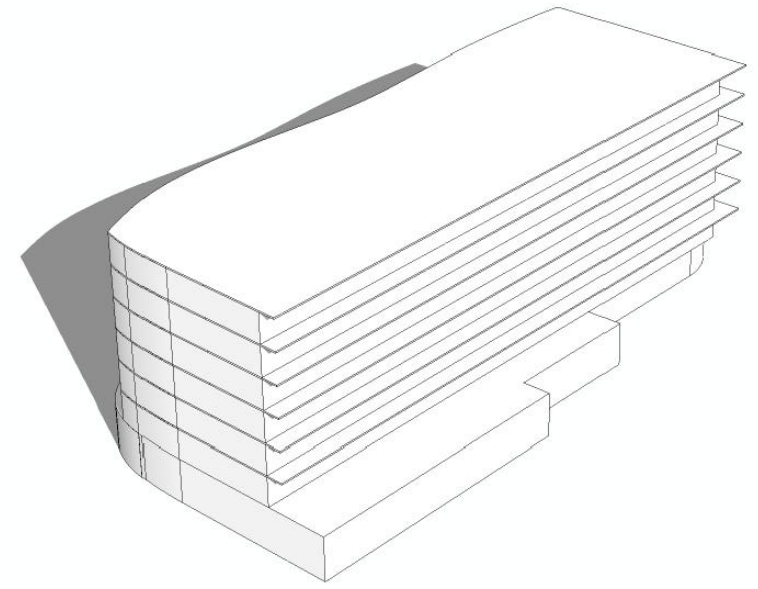
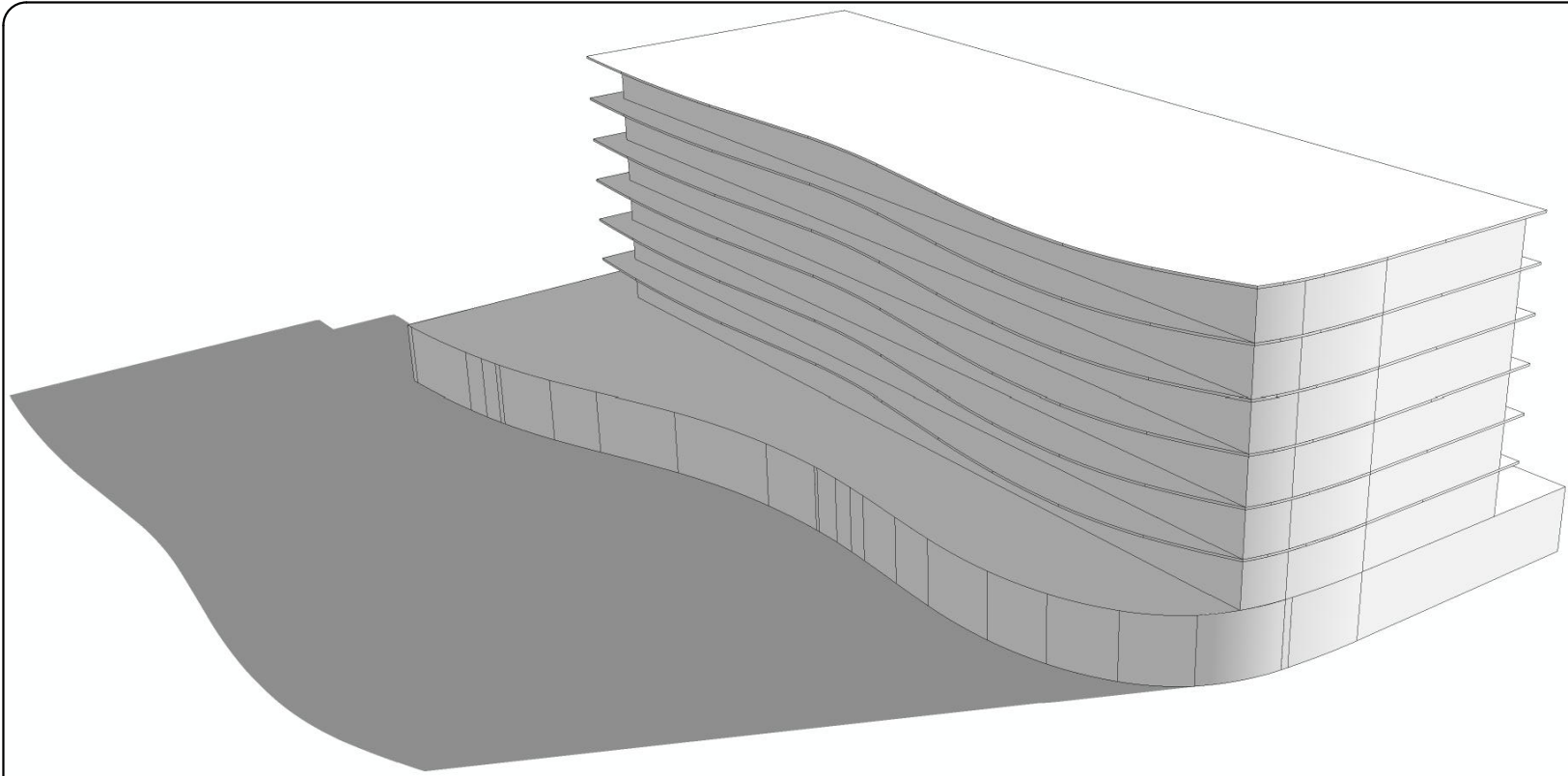
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CONCEPTUAL DESIGN

SCHEMATIC MASSING

03.09.2023

09

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		Parking Required	Public Parking
Lot Area	32,820		
Underground Gross Parking Area	71,031	(3 levels)	
Underground Parking Spaces	181		
Ground Floor Gross Area	26,597		
Ground Floor Parking Spaces	23		
Retail Gross Area	12,690	44	
Tower Floor Gross Area	14,250		
N. Tower levels	6		
Total Tower Gross Area	85,500		
Studio Units	12	14	
1 Bedroom Units	18	21	
2 Bedroom Units	30	35	
3 Bedroom Units	18	21	
Total Parking Provided	204		
Total Parking Required	154		20
Open Space	18,570		
Total Building Area	183,128		
Public Benefit Concessions:			
Affordable Housing (Section 3.12)	equals	Setback ratio reduction	
20 Spaces for public parking	equals	Extra story	
Sidewalk improvement	equals	Extra story	