

Urbanize Los Angeles

Apartments and retail planned at 54th & Crenshaw

More mixed-use near the Crenshaw Line in Hyde Park

APRIL 25, 2022, 6:30AM STEVEN SHARP [2 COMMENTS](#)



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Another corner lot flanking the Crenshaw/LAX Line in [Hyde Park](#) is primed for redevelopment with housing, [according to an application submitted earlier this month to the Los Angeles Department of City Planning](#).



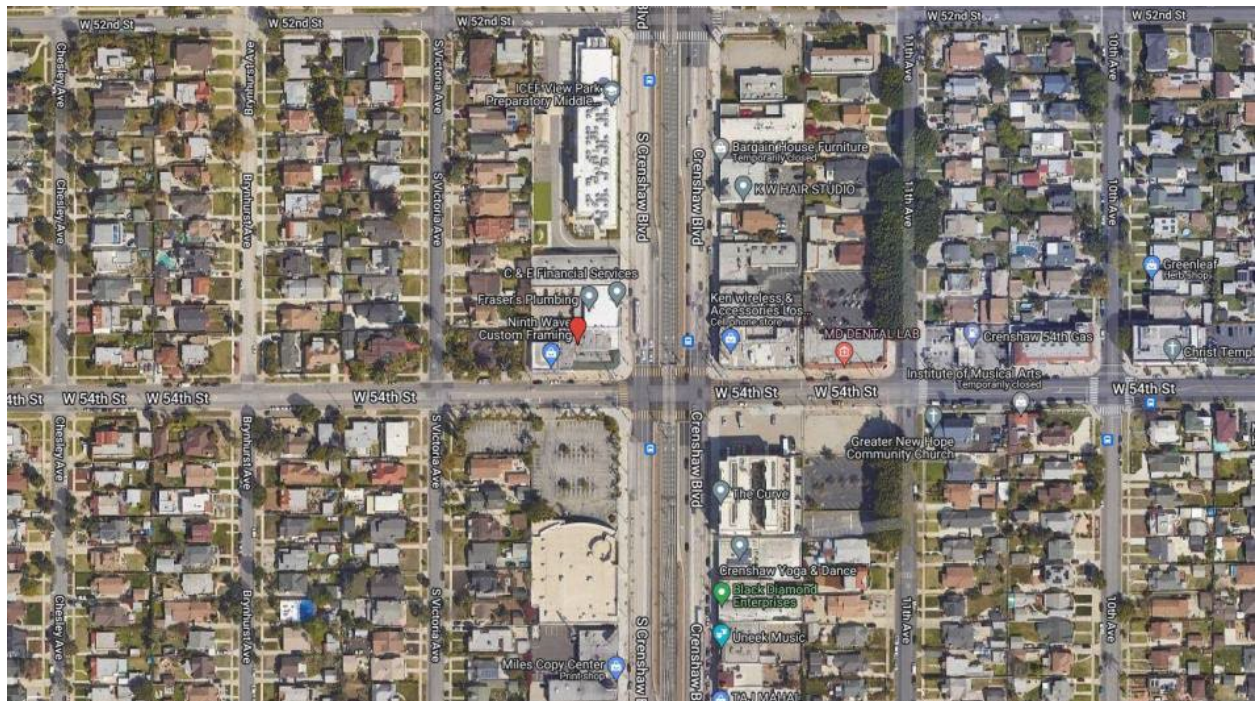
5365 S Crenshaw BoulevardGoogle Street View

The latest project, which would rise at the northwest corner of the intersection of 54th Street and Crenshaw Boulevard, calls for razing an existing single-story, multi-tenant retail building to clear the way for a new six-story edifice featuring 48 studio, one-, two-, and three-bedroom apartments above 1,224 square feet of ground-floor commercial space and semi-subterranean parking for 26 vehicles.

Project applicant 5365 Crenshaw, LLC, an entity affiliated with Los Angeles-based Praxis Development Group, is seeking the approval of density bonus incentives and other entitlements to permit a larger, denser building than otherwise allowed by base

zoning rules. Six of the new apartments would be set aside as deed-restricted affordable housing at the [very low-income level](#) in exchange for the incentives.

[KFA Architecture](#) is designing the building, named for its address at 5365 Crenshaw, which is depicted in a rendering as a contemporary low-rise building, clad in stucco and capped by rooftop amenity decks.



5365 S Crenshaw Boulevard Google Maps

The project site sits at the opposite corner of 54th and Crenshaw from [a \\$24-million senior affordable housing complex completed by Related California in 2019](#), and a block south of [a similar mixed-income building slated for Crenshaw's intersection with 53rd Street](#).

The Crenshaw/LAX Line, which has a stop two blocks south on Slauson Avenue, [is scheduled to begin serving passengers in late 2022](#).

- [Hyde Park](#) (Urbanize LA)
- 5365 CRENSHAW BOULEVARD
- PRAXIS DEVELOPMENT GROUP
- KFA ARCHITECTURE
- REGENAISSANCE LLC