

402-404 S. San Gabriel Blvd. Project Summary

The proposed project is located at 402-404 S. San Gabriel Blvd. The zoning of the property is C-3 (Commercial and Limited Manufacturing District) and is located within the City's Redevelopment Area. The proposed project is a mixed use development and the applicant is seeking a Density Bonus. The project will feature 31 housing units. The mix of units will be 2-(1 bedroom), 26-(2 bedroom), and 3-(3 bedroom). The units range in size from 1,428-1,924 square feet. The project also proposes 9,553 square feet of retail commercial space.

The project was originally approved by the City in 2007. However, entitlements have expired and the applicant is reapplying for a new review.

The applicant is asking for a density bonus on this project to allow 31 units instead of 24 as the zoning would normally permit and has asked for the following concessions/waivers:

1. Compact Parking- proposes 42 % of the total number of required parking spaces be compact in lieu of the maximum allowed 35%
2. Floor Area Ratio (F.A.R.) - proposes a 1.3 F.A.R. in lieu of the maximum allowed 1.0
3. Ratio of commercial to residential- proposes multi-family residential uses equal to 117% of the total net lot area in lieu of the maximum allowed 50%.
4. Open Space size (balconies)-proposes private open space of 78 square feet each for three units in lieu of the minimum required 100 square feet
5. Second Story Setback- proposes the residential floors be set back 4 feet beyond the commercial floors in lieu of the minimum required 5 feet
6. Lot Coverage – proposes 62.5% lot coverage in lieu of the maximum allowed 60%

Project Site: 42,215 sq. ft.

Proposed Residential: 47,815 sq. ft.

Proposed Commercial: 9,533 sq. ft.

Proposed Parking: 123 stalls

Building Height: 45'