

Density & Development Potential Summary

1736 & 1740 N Sierra Bonita Ave, Pasadena, CA

Site Overview

- Two contiguous parcels totaling approximately 0.32 acres (\pm 13,939 SF)
- Existing mixed zoning: C-2 (Neighborhood Commercial) and R-2 (Two-Family Residential)
- Served by public water and sewer
- Not designated as a historic resource

Conceptual Development Scenario

A third-party feasibility study prepared by Elevated Entitlements evaluates a lot merger and zone change to unified C-2 zoning, allowing higher residential density.

Metric	Summary
Combined Lot Area	\pm 0.32 Acres
C-2 Plan Density	25–50 Units per Acre
By-Right Density	\approx 16 Units
State Density Bonus (AB 1287)	Up to 100% Bonus
Potential Total Units	Up to 32 Units
Affordable Housing Component	4 Units (15%)

Important Notes

- Development yield is conceptual and subject to County approvals, design review, and compliance with applicable regulations.
- Analysis based on Preliminary Feasibility Study dated February 3, 2026, prepared by Elevated Entitlements.
- Buyer to independently verify all development assumptions.