

LAND FOR SALE

FULLY PERMITTED DEVELOPMENT SITE

2214 N WINDSOR AVENUE, ALTADENA, CA 91001

54-UNIT MIXED-USE / RESIDENTIAL

*PHOTO IS EXTERIOR RENDERING ONLY

**CONSTRUCTION CAN START SOON



LOT SIZE: +/- 46,990 SF

PROPOSED BUILDING SIZE: +/- 42,524 SF

SALE PRICE: \$6,250,000

OFFERING MEMORANDUM

 **COLDWELL BANKER
COMMERCIAL** REALTY

FOR SALE

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OFFERING SUMMARY

SALE PRICE: \$6,250,000

NUMBER OF UNITS: 54

LOT SIZE: +/- 46,990 SF

BUILDING SIZE: +/- 42,524 SF

APN: 5827-008-072

F.A.R: Allowed: 1.0; Provided: 0.91

DENSITY: Allowed: 50 units per acre per LACC 22.140.350.A.7.b4
 $6,990 \text{ SF} / (43,560 \text{ SF/ACRE}) = 1.079 \text{ acres}$
 $1.08 \text{ acres} \times 50 = 54 \text{ Units}$

LA COUNTY PROJECT NO. PRJ2021-001327-(5)

MINOR CONDITIONAL USE PERMIT NO. RPPL2021003527

ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021003544

Kathi Constanzo, CCIM

626 898 2308

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CalDRE #02067397

Bill Ukropina, CRE

626 844 2200

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CalDRE #00820557

PROPOSED DEVELOPMENT SUMMARY:

ALTADENA STRONG. Be one of the First to Rebuild Altadena! We are pleased to present one of the first FULLY PERMITTED Mixed-Use Multi Family Development Opportunities this year.

- All Permits have been secured from LA County Planning Department.
- Proposed three-story, mixed use residential and commercial development.
- +/- 2,122 square feet of ground floor retail space.
- +/- 639 square-foot ground temporary leasing office.
- 80 parking spaces
- 54 apartment units on the second southern portion of the Project Site.
- 41 bicycle parking spaces.

Affordable Housing: The Project will contain a total of 54 apartment units including 30 studio units, 14 one-bedroom units, and 10 two-bedroom units. Of this total, five units will be restricted to extremely low-income households earning up to 30 percent of the Area Median Income ("AMI"); one unit will be restricted to very low income households earning up to 50 percent AMI; and one unit will be reserved as a manager's unit.

Pursuant to County Code Section 22.121.050.E., the affordability term for rental affordable housing set-aside units shall be in perpetuity.

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CITY OF ALTADENA RECOMMENDS THIS PROJECT PRIOR TO JANUARY 2025!



Altadena
Town Council

September 22, 2021

Becky Cho
Regional Planner
Foothills Development Services Section
Los Angeles County Department of Regional Planning
320 W. Temple St., 13th Floor
Los Angeles, CA 90012

RE: No: PRJ2021-001327 2214 N Windsor Ave. Altadena 91001

The above-mentioned project located at 2214 N Windsor Ave. The project is a request to add a mix-use component. Please accept this letter from the Altadena Town Council with the recommendation to move the project forward with the conditions listed below.

The project was presented at the Altadena Town Council Land Use Committee of August and September by Chuck Kluger of Kluger Architects. At the September meeting of the Land Use Committee it was recommended that the project be moved forward to the Altadena Town Council with added conditions to the project.

The project was presented to the Altadena Town Council at the September 21st meeting. The Council approved the request for a letter to be sent to Regional Planning with the following conditions:

1. That the architect, owner and contractor work with the County to complete a traffic study and that the project incorporate the findings.
2. That Sidewalks be put in place
3. That the architect, owner and contractor work with the County to accelerate the project delivery of the traffic signal that was already approved by the County for Windsor Ave.
4. That the architect, owner and contractor incorporate ways to reduce noise and traffic impacts to neighboring properties emanating from the building
5. That thought and consideration be given to changing the entrance and exit to the building to reduce the traffic impacts and increase the flow of traffic through the area. The back of the property is located against a County right of way used by the businesses in the area and should be considered for the residential and commercial use of this project.
6. That an active transportation design should be included with the traffic study.

Please also note that traffic safety is a concern for the community at the corner of Woodbury and Windsor.

Respectfully,

Veronica Jones
Altadena Town Council
Census Tract 4610

Copy: Chuck Kruger, Dr. Kevin Tyson, Juan Pablo, Diane Marcussen

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UNIT MIX

NUMBER OF UNITS	BEDS	BATHS	% OF TOTAL
10	2	2	18.50%
14	1	1	27.80%
30	Studio	Studio	53.70%
54			100.00%

PARKING:

The Project provides 80 parking spaces on the ground floor. 68 of the parking spaces will be reserved for the residential component (including 2 accessible spaces); 10 of the spaces will be reserved for the retail component (including one accessible space), and two spaces for the temporary leasing office. Of the non-accessible spaces, 43 spaces are standard sized (including 10 tandem spaces) and 34 spaces are compact sized (including 18 tandem spaces).

DOCUMENTS AVAILABLE:

Upon Request, the following documents will be provided:

- Los Angeles County Planning Department's Approval Letter Package dated 2.24.2025
- Approved Windsor Project Revised TIA 4.15.2024
- MXD Planning PC3
- Conceptual Striping Plan 8.28.2024
- Fire Approval Letter 1.16.2024
- Fire Flow Letter 5.27.2021
- DPH Cleared 3.3.2022
- Will Serve Letter 12.21.2023
- LID Report 8.30.2023
- Traffic Approval Letter 6.4.2024
- Sewer Capacity Study Approved 4.26.2023
- Hydrology Report 8.31.2023
- Hydrology Study Approved 8.31.2023

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PERSPECTIVE SECTION RENDERING



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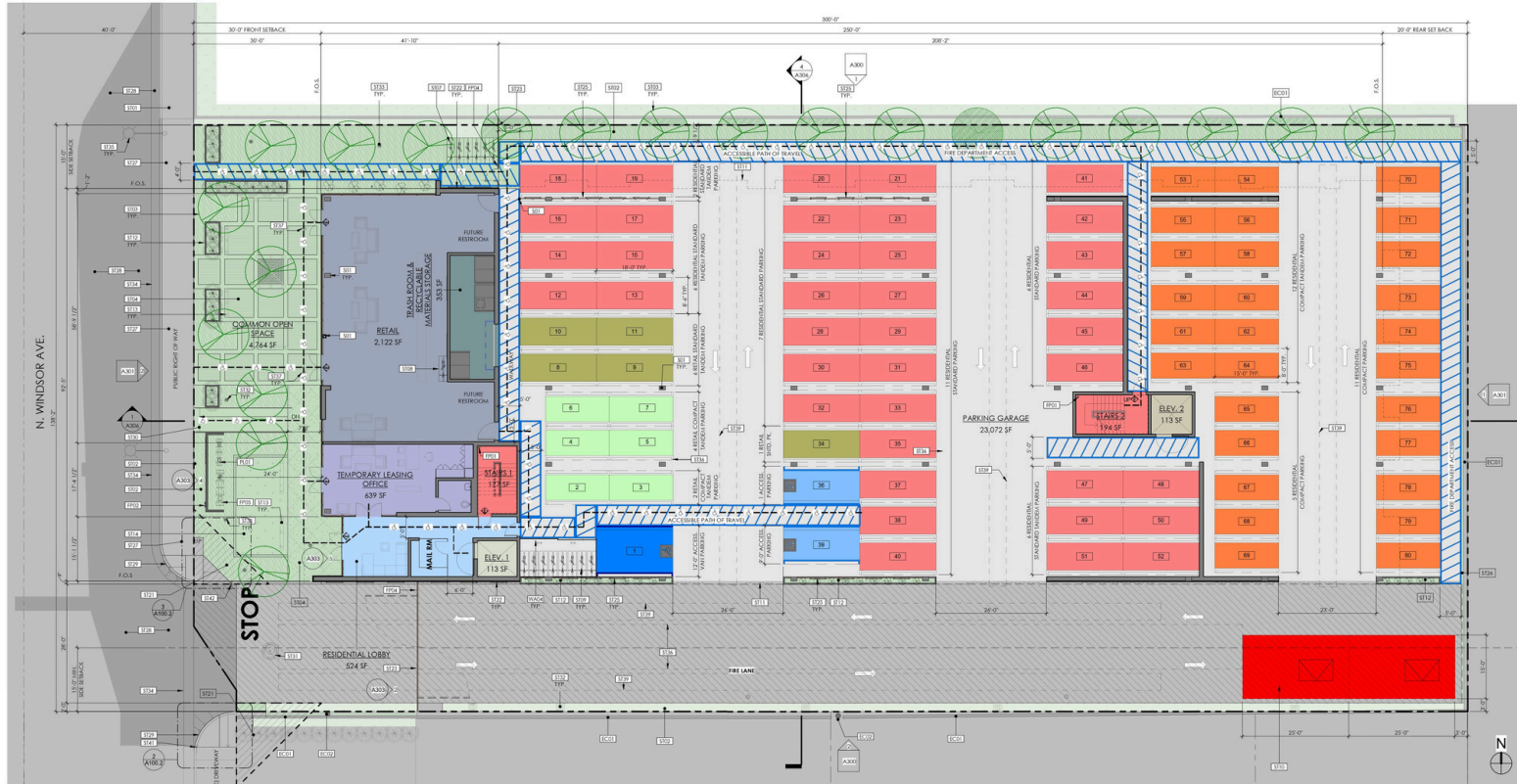
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GROUND FLOOR PLAN



*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

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PARKING STALL LEGEND	SPACES COLOR LEGEND
VAN ACCESSIBLE PARKING STANDARD ACCESSIBLE PARKING STANDARD RETAIL PARKING COMPACT RETAIL PARKING STANDARD RESIDENTIAL PARKING COMPACT RESIDENTIAL PARKING	COMMON OPEN SPACE ELEV. 1 ELEV. 2 PARKING GARAGE RESIDENTIAL LOBBY RETAIL STAIRS 1 STAIRS 2 TEMPORARY LEASING OFFICE TRASH ROOM & RECYCLABLE MATERIALS STORAGE

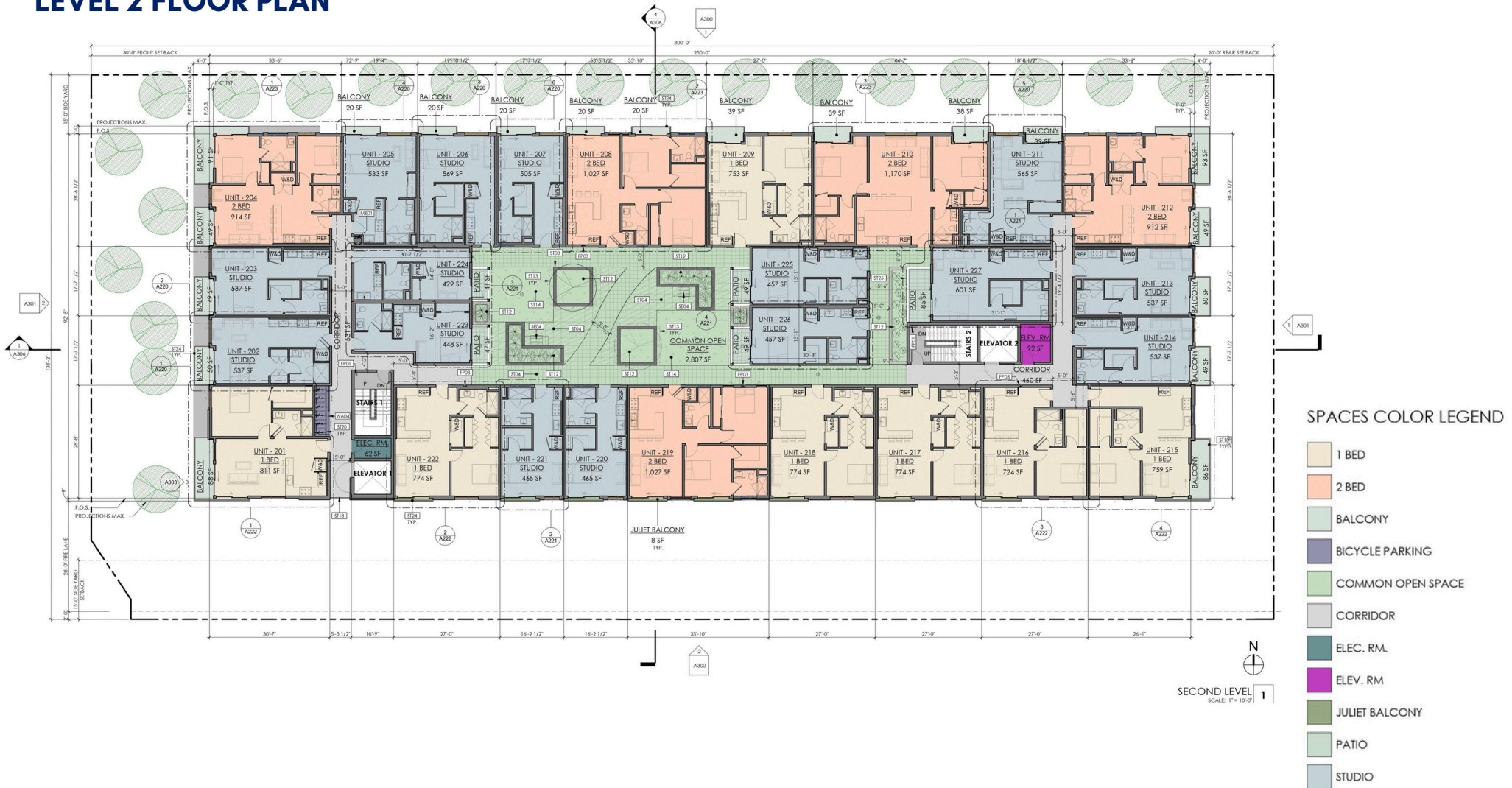
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LEVEL 2 FLOOR PLAN



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RETAIL MAP



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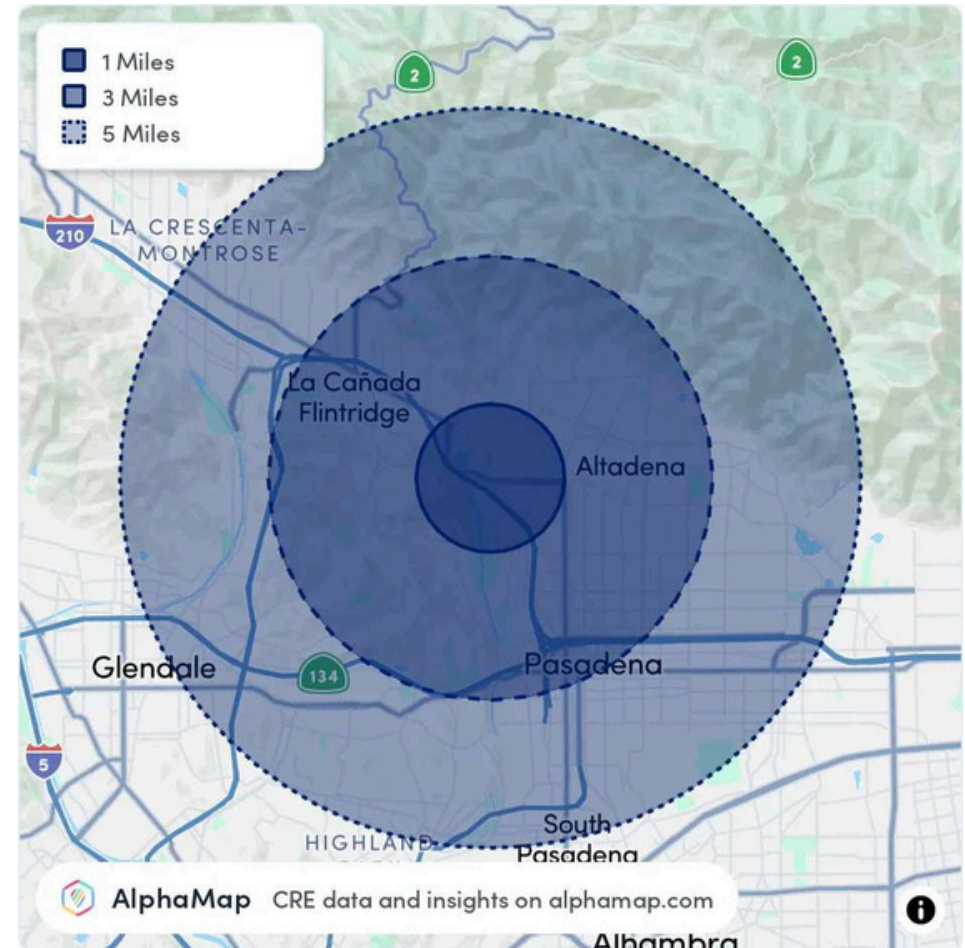
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,874	109,552	310,208
Average Age	41	43	43
Average Age (Male)	40	42	42
Average Age (Female)	43	44	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,104	40,408	123,664
Persons per HH	3.1	2.7	2.5
Average HH Income	\$149,125	\$157,488	\$155,202
Average House Value	\$1,102,241	\$1,266,297	\$1,273,717
Per Capita Income	\$48,104	\$58,328	\$62,080

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	5,922	40,684	86,383
Population Non-Hispanic	6,952	68,868	223,825

Map and demographics data derived from AlphaMap



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Fully Permitted 54-Unit Mixed-Use/Residential Development Site

Exclusively Marketed by:



KATHI CONSTANZO, CCIM

EXECUTIVE VICE PRESIDENT

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