

# 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

## Fully Permitted Development Site

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Altadena, CA 91001



### 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 SF / (43,560 SF/ACRE) = 1.079 acres 1.08 acres X 50 = 54 Units
LA COUNTY PROJECT NO.	PRJ2021-001327-(5)
MINOR CONDITIONAL USE PERMIT NO.	RPPL2021003527
ADMINISTRATIVE HOUSING PERMIT NO.	RPPL2021003544

### 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.

Kathi Constanzo, CCIM

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Bill Ukropina, CRE

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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., 13<sup>th</sup> 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 21<sup>st</sup> 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%
<b>54</b>			<b>100.00%</b>

### 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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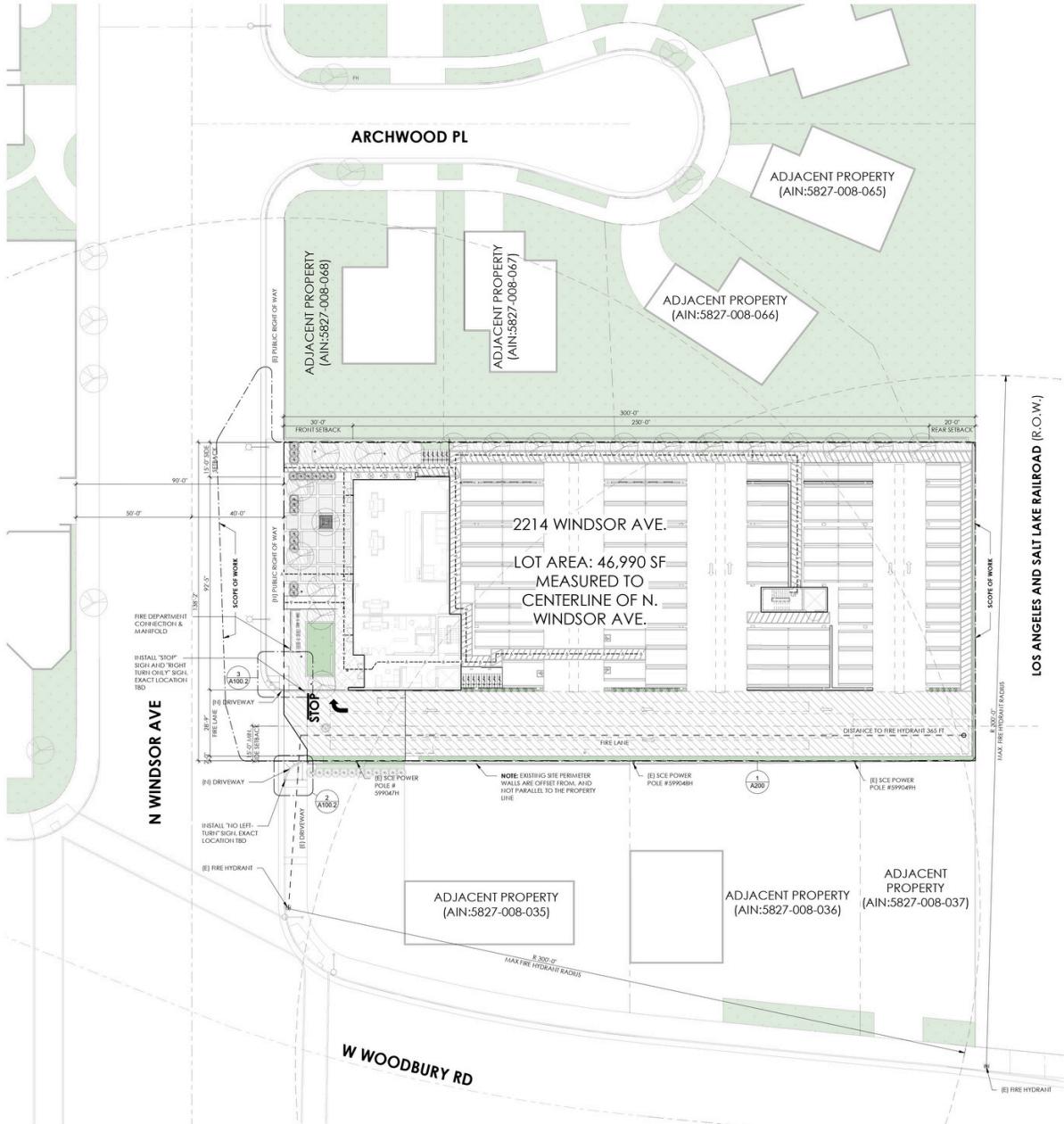
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### SITE PLAN



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

GROSS BUILDING AREA CALCULATIONS ACCOUNTED FOR F.A.R.	
DESCRIPTION	GROSS AREA
GROUND LEVEL	
TEMPORARY LEASING OFFICE	639 SF
ELEV. 1	113 SF
ELEV. 2	113 SF
RESIDENTIAL LOBBY	524 SF
STAIRS 1	177 SF
STAIRS 2	194 SF
RETAIL	2,122 SF
TRASH ROOM & RECYCLABLE MATERIALS STORAGE	353 SF
	4,233 SF
SECOND LEVEL	
CORRIDOR	991 SF
1 BED	5,370 SF
2 BED	5,049 SF
STUDIO	7,638 SF
	19,048 SF
THIRD LEVEL	
CORRIDOR	1,091 SF
STORAGE	92 SF
1 BED	5,370 SF
2 BED	5,049 SF
STUDIO	7,641 SF
	19,242 SF
TOTAL GROSS AREA	42,524 SF

GROSS AREA CALCULATIONS EXCLUDED FROM F.A.R.	
DESCRIPTION	GROSS AREA
GROUND LEVEL	
COMMON OPEN SPACE	4,764 SF
PARKING GARAGE	23,072 SF
	27,836 SF
SECOND LEVEL	
COMMON OPEN SPACE	2,807 SF
ELEC. R.M.	62 SF
ELEV. R.M.	92 SF
BALCONY	909 SF
JULIET BALCONY	60 SF
PATIO	272 SF
BICYCLE PARKING	49 SF
	4,250 SF
THIRD LEVEL	
UN ENCLOSED EXTERIOR DECK	1,318 SF
ELEC. R.M.	62 SF
BALCONY	998 SF
JULIET BALCONY	60 SF
PATIO	183 SF
BICYCLE PARKING	49 SF
	2,670 SF
ROOF LEVEL	
ELEV. R.M.	69 SF
	69 SF
TOTAL GROSS AREA	34,825 SF

FAR CALCULATION =  $\frac{\text{TOTAL GROSS BUILDING AREA}}{\text{TOTAL LOT AREA}}$   
=  $\frac{42,524 \text{ SF}}{46,990 \text{ SF}}$   
= .91

SITE PLAN 1  
SCALE: 1"-20'

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## GROUND FLOOR PLAN



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PARKING STALL LEGEND	SPACES COLOR LEGEND
 VAN ACCESSIBLE PARKING	COMMON OPEN SPACE
 STANDARD ACCESSIBLE PARKING	ELEV. 1
 STANDARD RETAIL PARKING	ELEV. 2
 COMPACT RETAIL PARKING	PARKING GARAGE
 STANDARD RESIDENTIAL PARKING	RESIDENTIAL LOBBY
 COMPACT RESIDENTIAL PARKING	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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### LEVEL 3 FLOOR PLAN



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### RETAIL MAP



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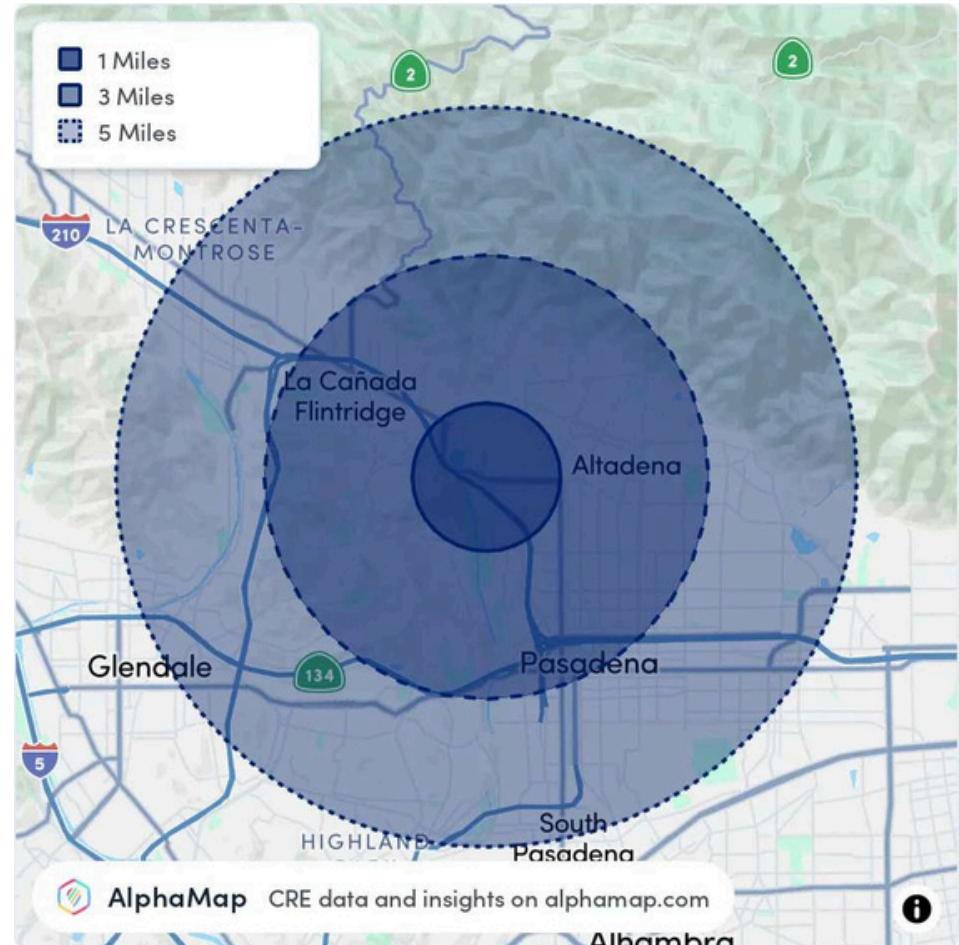
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### DEMOGRAPHICS

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:*



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EXECUTIVE VICE PRESIDENT  
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