

For Sale

Price: Submit Offers

2817 Montrose Ave Glendale CA 91214



Approved Proposed Luxury 42 Units Apts. Building

Proposed: Luxury 4 story Apts. Building 42 Units includes 5 Affordable Units, 47,000+- sq. ft. Design calls for 3 floors of Apts. over One Floor of Parking Garages. Unit Mix: 3 One Bedroom 695 sq. ft; 36 Two bedroom 965 sq ft; 3 Three Bedrooms 1,188 sq ft

Zoning: City of Glendale R1650 Medium Density Multifamily Residential with 90 ft. lot frontage converts to R1320 and applying State of California AB 2334 can Increase FAR, Height, Density, Number of Floors & Lot Coverage as well as Reduce Setbacks, Open Space, Landscape, Parking & Unit Sizes. In addition, there are Development Standards Incentives which can be used to further accommodate the proposed project

Lot Size: 36,165+- sq. ft.; 164.47+- X 273.9+- ft. & Rear Alley **APN:** 5610-020-077

Features: Proximity to ON/Off Ramps to FRWY 210 East & West & FRWY 2 North & South, Public Transportation, Retailers, Restaurants, USC Verdugo Hills Hospital, Parks Schools & other Conveniences.

For More Information Contact:

Roobik Ovanesian, Broker, GC, CCIM DRE # 00997117 818-683-4511 roobik.crc@sbcglobal.net
Hazar Chircorian, Broker, GC DRE # 01026461 818-548-4449 hazar@hcreb.com

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Mail: P.O. Box 271 Glendale, CA 91209-0271
T: 818.550.0760 E: Roobik.crc@sbcglobal.net
California Department of Real Estate ID# 01338809





Proposed Apts. Building 42 Units Project Information:

Project Rental Income is estimated at \$5.00 per sq. ft. for Net Rentable of 40,550+/- sq. ft. upon completion of the project construction and leasing up in about 4 to 5 years.

Unit Mix:	3 One Bedrooms 695+/- sq. ft. 3 Three Bedrooms 1,188 sq. ft. 36 Two bedrooms 965+/- sq. ft.
Affordable Units:	5 Very Low Category to be designated
Parking Stalls:	69 Stalls on Ground Level Parking Garage
Storage:	Each unit has a dedicated storage
Roof Deck:	Can be added to the design of the building
Balconies & Patios:	Majority of Units
Building Height:	52+/- ft.
Elevator:	Accessing Four Floors
Schools:	GUSD;
Utilities:	Glendale Water & Power
Fire:	Glendale Fire Dept.
Police:	Glendale Police Dept.
Construction:	Type V Construction with Stack Units
Building View:	Building design has views on 3 sides due to its location & height.

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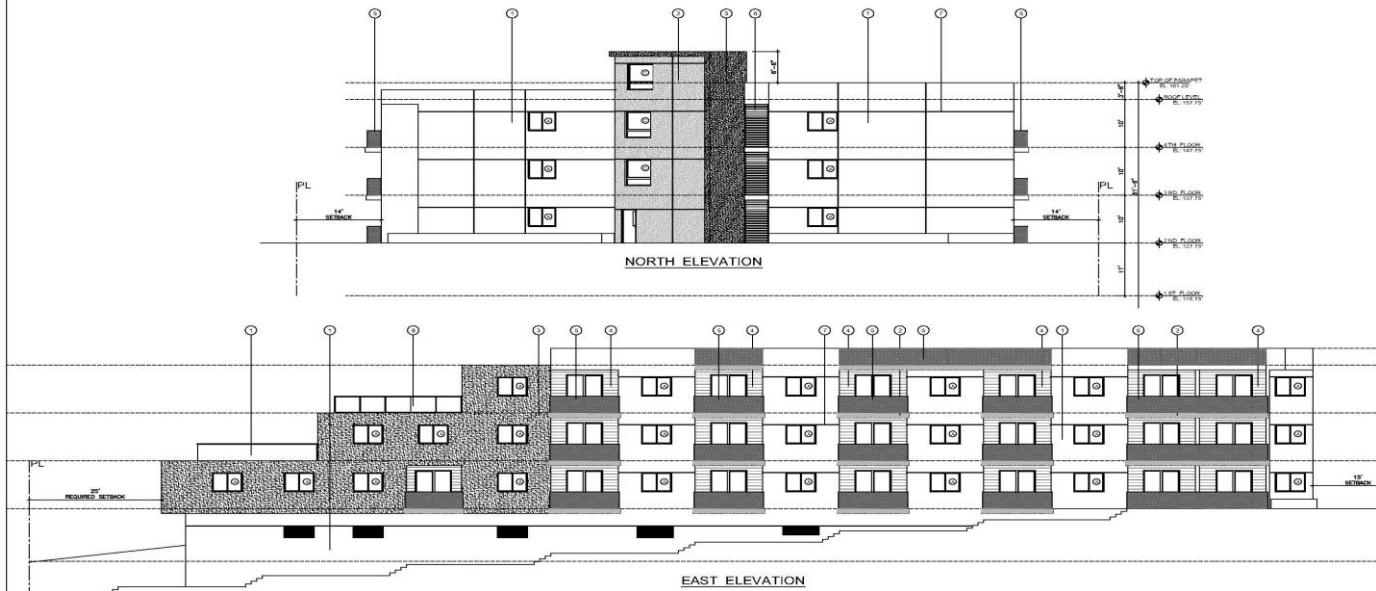
PROJECT DATA		UNITS COUNT																																					
ADDRESS:	2817 MONROSE AVE. GLENDALE CA 91214	UNITS COUNT																																					
PROJECT SCOPE:	(42) UNITS, 3 STORIES RESIDENTIAL APARTMENTS OVER THE FIRST FLOOR PARKING, 50% INCREASE IN DENSITY PER AB1287	AREA DESCRIPTION	QUANTITY																																				
LEGAL DESCRIPTION	LOT 3 AND A PORTION OF LOT 4, BOTH LOTS OF TRACT NO 2718, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 94, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY	1- BEDROOM	3																																				
ASSESSOR PARCEL NO.(APN)	6610-020-077	2-BEDROOM	36																																				
ZONE:	R-1650 ON LOTS WITH WIDTH OF 90 F.T. OR MORE WILL BE R- 1320 PER UNIT.	3-BEDROOM	3																																				
TYPE OF CONSTRUCTION:	FIRST FLOOR, TYPE I-A, S-2 OCCUPANCY, 2ND TO 4TH FLOOR, TYPE V-A, R-2 OCCUPANCY, FULLY FIRE SPRINKLED THROUGHOUT (NFPA-13)	TOTAL	42																																				
LOT AREA:	36,185 SQ.FT	OPEN SPACE CALCULATION																																					
OCCUPANCY GROUP	R-2 / S-2 PARKING	REQUIRED																																					
STORIES:	(4) STORIES IN TOTAL, (3) RESIDENTIAL + (1) PARKING	NO. OF UNITS	SQ.FT PER UNIT	OPEN SPACE																																			
<p>PROPOSED 100% ON-SITE RESTRICTED AFFORDABLE UNLIMITED DENSITY IS PERMITTED. PER SECTION 65915</p> <table border="1"> <tr> <td>ZONE</td> <td>R-1650 (WIDTH OVER 90' 1320 SQ.FT. PER UNIT)</td> </tr> <tr> <td>LOT SIZE</td> <td>273.9' x 184.47'</td> </tr> <tr> <td>LOT AREA</td> <td>36,185 SQ.FT</td> </tr> <tr> <td>SECOND FLOOR</td> <td>17,680 SQ.FT.</td> </tr> <tr> <td>THIRD FLOOR</td> <td>15,205 SQ.FT.</td> </tr> <tr> <td>FOURTH FLOOR</td> <td>14,240 SQ.FT.</td> </tr> <tr> <td>TOTAL BUILDING AREA</td> <td>47,025 SQ.FT</td> </tr> <tr> <td>GARAGE AREA (FIRST FLOOR)</td> <td>22,927 SQ.FT</td> </tr> <tr> <td>REQUIRED PARKING</td> <td>NONE</td> </tr> <tr> <td>PROVIDE PARKING</td> <td>30 SPACES FOR VISITORS/EMPLOYEES/CAR SHARE</td> </tr> <tr> <td>ALLOWABLE LOT COVERAGE</td> <td>50% OF LOT AREA = 18,082.5 SQ. FEET</td> </tr> <tr> <td>PROPOSED LOT COVERAGE</td> <td>21,178 / 36,185 x 100 = 58% (USING INCENTIVE #1 INCREASE LOT COVERAGE LIMIT FROM 0.50 TO 0.58.5, TABLE 30.11-B)</td> </tr> <tr> <td>ALLOWABLE F.A.R.</td> <td>1.0 PER GLENDALE ZONE, UNLIMITED FAR PER AB 234</td> </tr> <tr> <td>PROPOSED F.A.R.</td> <td>(INCREASE F.A.R. FROM 1.0 TO 1.3) 47,025 / 36,185=1.3 (WITHOUT GARAGE) (INCREASE F.A.R. FROM 1.0 TO 1.93) 69,952 / 36,185=1.93 (INCLUDING GARAGE)</td> </tr> <tr> <td>ALLOWABLE HEIGHT</td> <td>36 FEET + ADDITIONAL 15'-6" PER AB 1287</td> </tr> <tr> <td>PROPOSED HEIGHT</td> <td>81'-6" FEET</td> </tr> <tr> <td>REQUIRED LANDSCAPE</td> <td>MINIMUM 25% = 36,185 x 25% = 9,041.25 SQ.FT.</td> </tr> <tr> <td>PROVIDED LANDSCAPE</td> <td>9,095 SQ.FT.</td> </tr> </table>				ZONE	R-1650 (WIDTH OVER 90' 1320 SQ.FT. PER UNIT)	LOT SIZE	273.9' x 184.47'	LOT AREA	36,185 SQ.FT	SECOND FLOOR	17,680 SQ.FT.	THIRD FLOOR	15,205 SQ.FT.	FOURTH FLOOR	14,240 SQ.FT.	TOTAL BUILDING AREA	47,025 SQ.FT	GARAGE AREA (FIRST FLOOR)	22,927 SQ.FT	REQUIRED PARKING	NONE	PROVIDE PARKING	30 SPACES FOR VISITORS/EMPLOYEES/CAR SHARE	ALLOWABLE LOT COVERAGE	50% OF LOT AREA = 18,082.5 SQ. FEET	PROPOSED LOT COVERAGE	21,178 / 36,185 x 100 = 58% (USING INCENTIVE #1 INCREASE LOT COVERAGE LIMIT FROM 0.50 TO 0.58.5, TABLE 30.11-B)	ALLOWABLE F.A.R.	1.0 PER GLENDALE ZONE, UNLIMITED FAR PER AB 234	PROPOSED F.A.R.	(INCREASE F.A.R. FROM 1.0 TO 1.3) 47,025 / 36,185=1.3 (WITHOUT GARAGE) (INCREASE F.A.R. FROM 1.0 TO 1.93) 69,952 / 36,185=1.93 (INCLUDING GARAGE)	ALLOWABLE HEIGHT	36 FEET + ADDITIONAL 15'-6" PER AB 1287	PROPOSED HEIGHT	81'-6" FEET	REQUIRED LANDSCAPE	MINIMUM 25% = 36,185 x 25% = 9,041.25 SQ.FT.	PROVIDED LANDSCAPE	9,095 SQ.FT.
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Project Elevations:



Project Design Section:

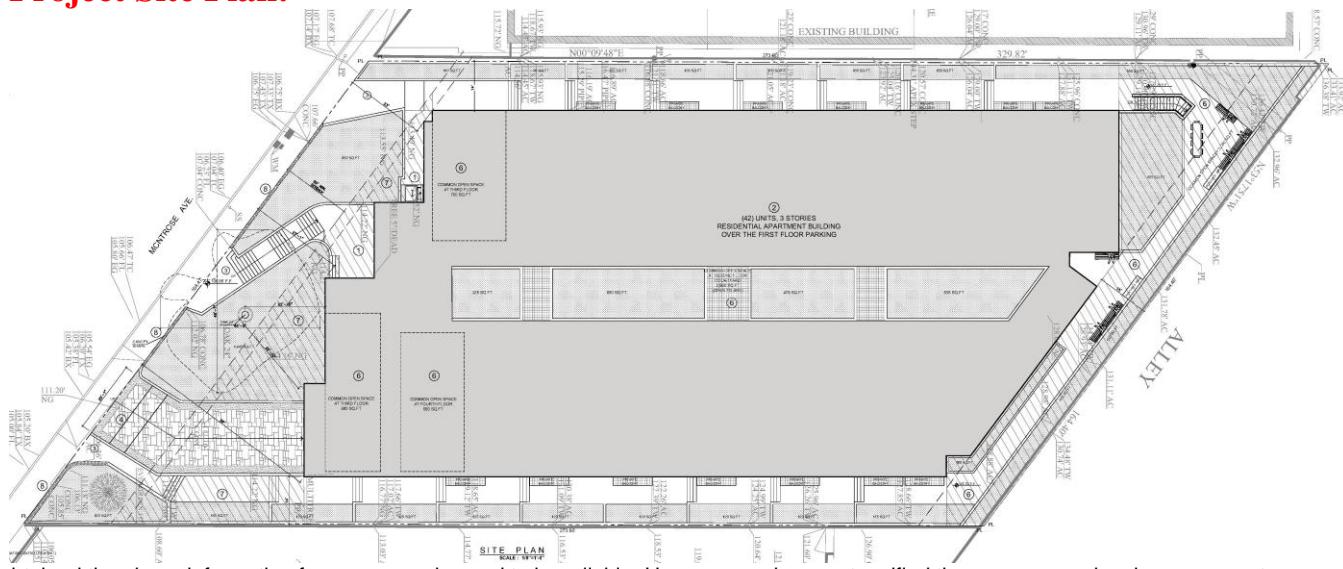


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Project Elevations:



Project Site Plan:



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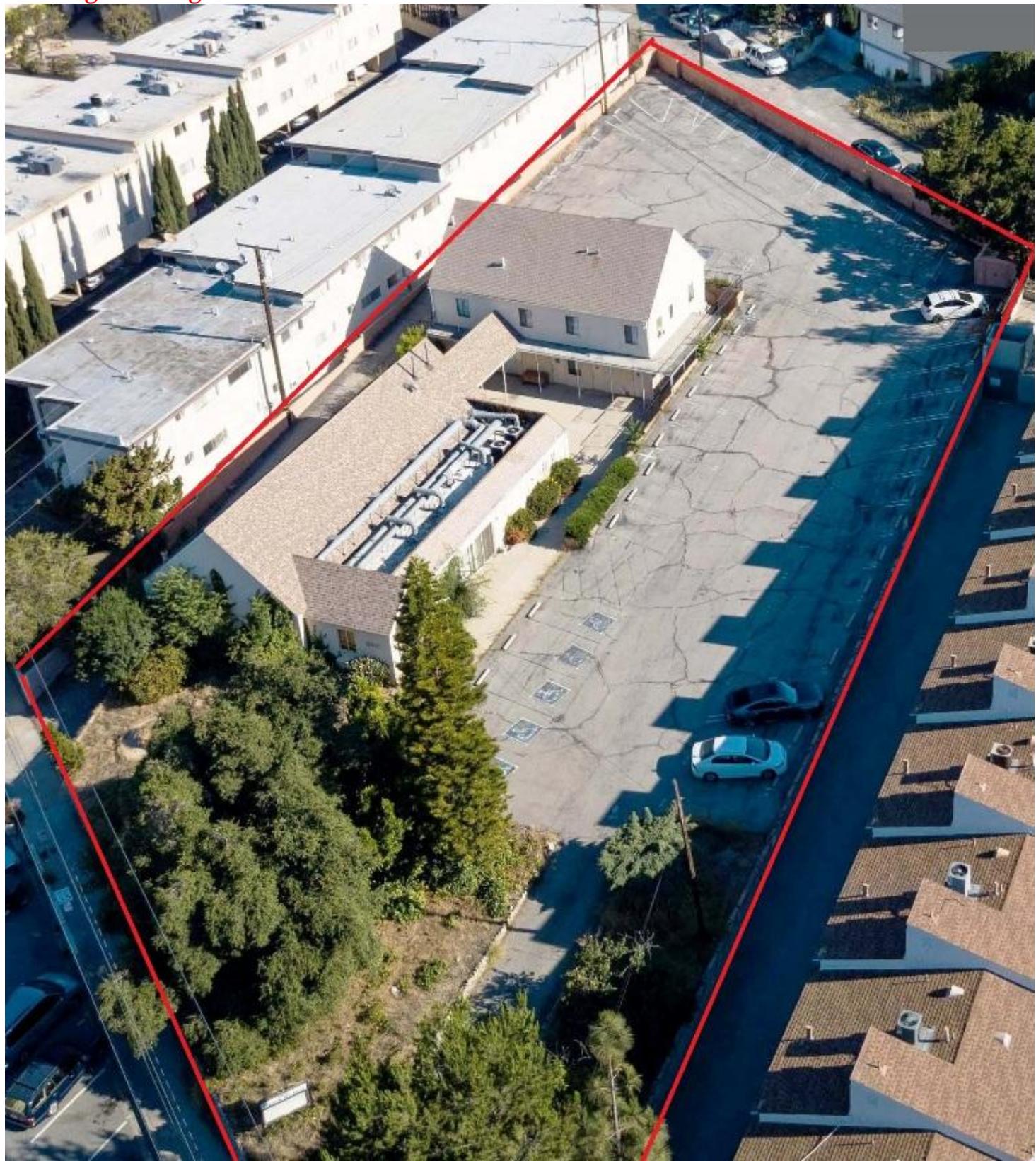
Existing Building Exterior Photos:



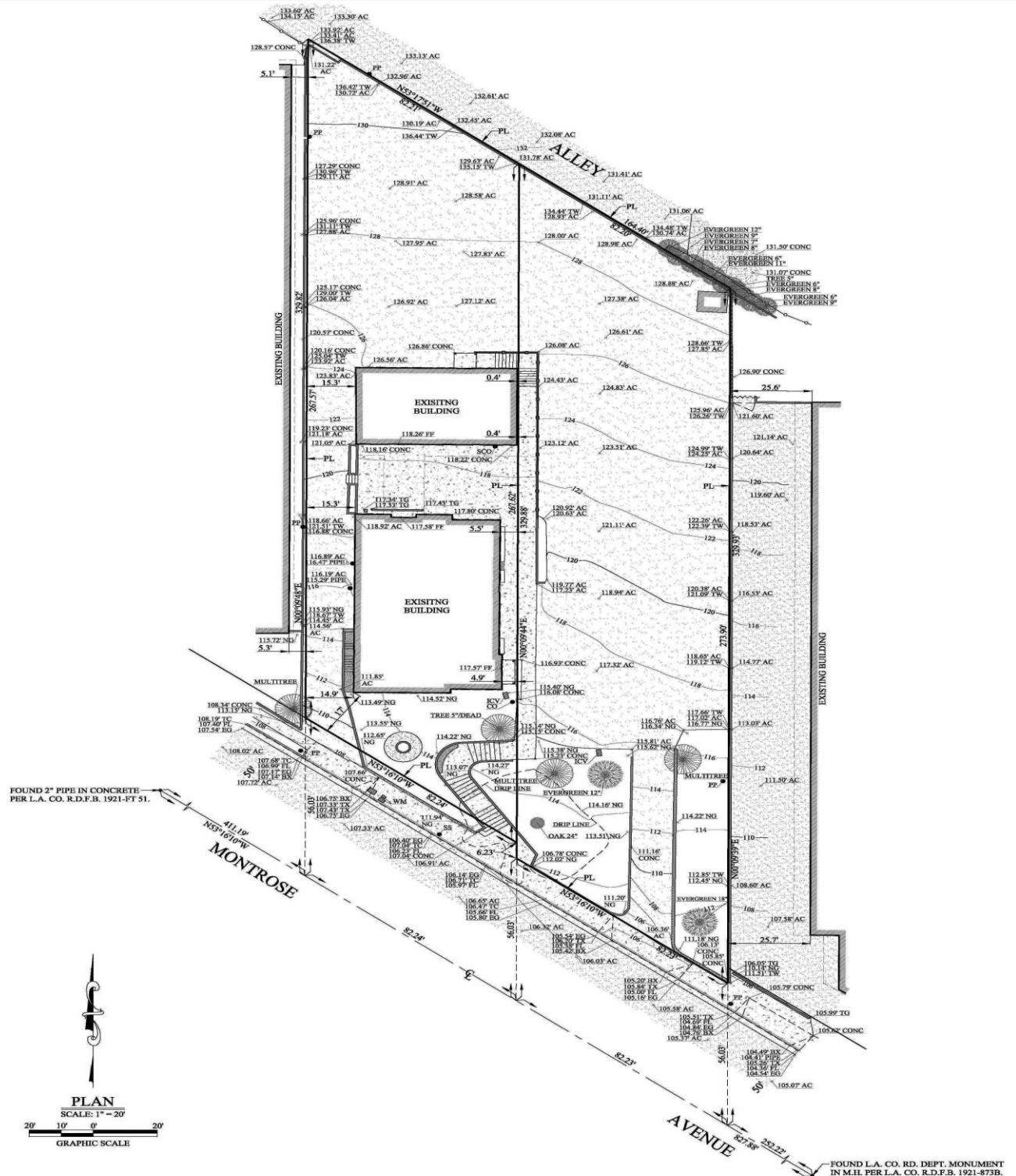
Existing Building Interior Photos:



Existing Building Site Plan:



Property Survey Plan:



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Plot & Zoning Maps APN: 5610-020-034

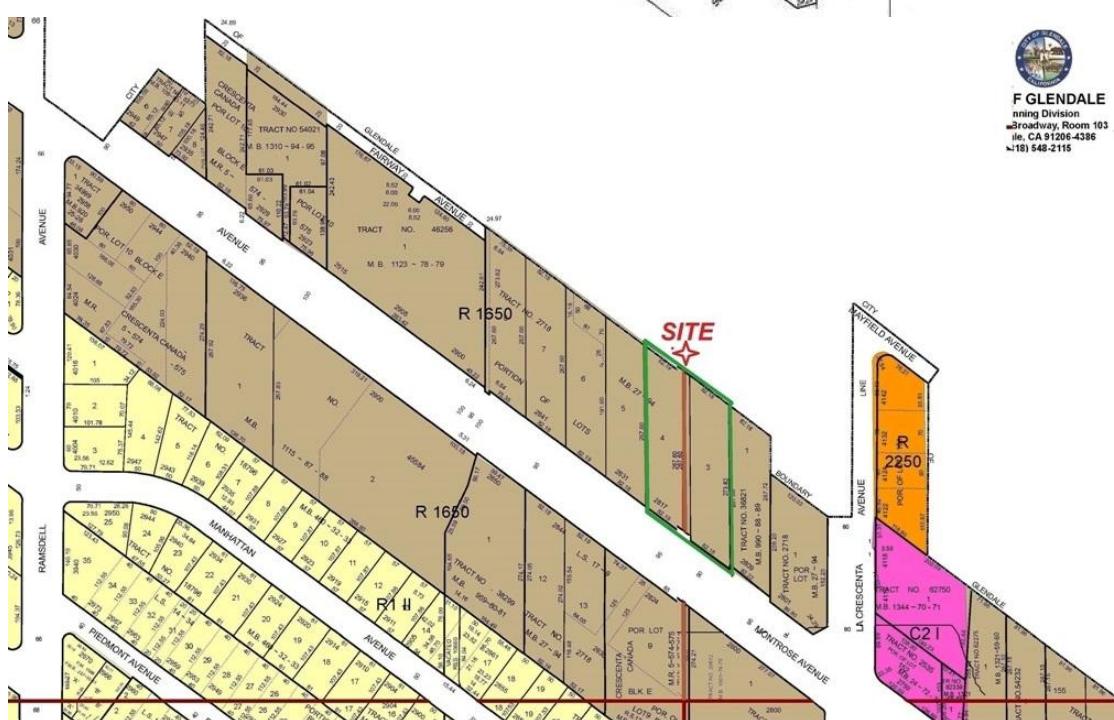
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Glendale, CA 91214**

5610 | 20
SHEET
SCALE 1" = 100'

**Zoning: R1650
Lot Size: 35,750+/-**



F GLENDALE
nning Division
Broadway, Room 103
ile, CA 91206-4386
(18) 548-2115



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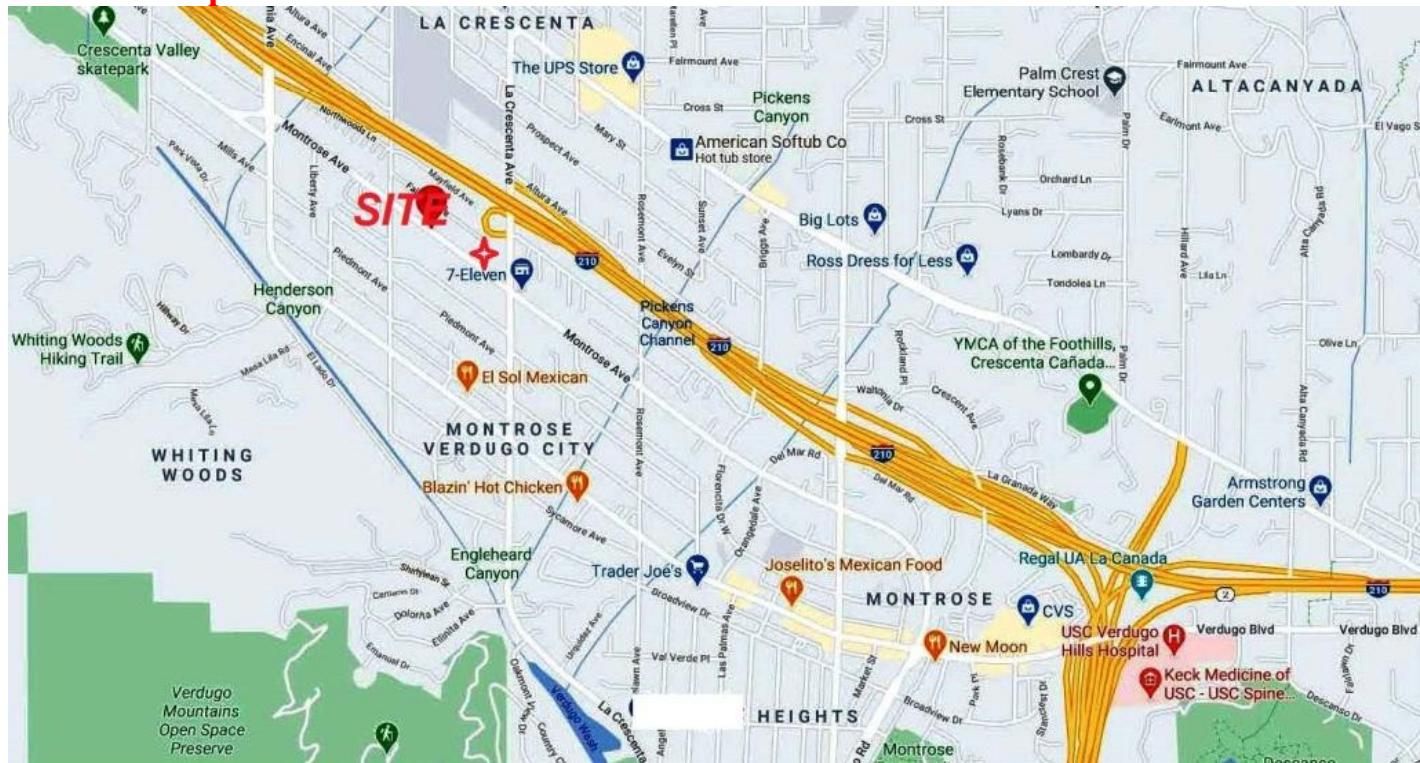


Aerial Photos of Property:





Location Maps:



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