

The Site

The subject property is located in a block that is improved with residential uses. The subject property is improved with a front building that is three stories and 33'-10" in height and a rear building that is two and half stories and 27'-0" in height. The front and rear buildings both include three residential dwelling units each. The subject property does not include parking. The Applicant seeks to add two additional residential units in the front building for a total of eight residential units on the subject property. No parking will be added. The existing heights of the buildings will remain.

The following are the relevant zoning parameters for the proposed project:

Lot Area: 2,910 square feet

FAR:

5.518 square feet

Residential Dwelling Units:

363.75 square feet

30'-10" front building; 27'-0" rear building

Bicycle Parking:

Automobile Parking:

Front (South California Boulevard): North Side (West 24th Place): South Side: Rear (Alley):
5.78' 0.00' 0.00' 0 00'

A set of plans is attached.

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