



Altadena Town Council

Census Tract 4610 Residents:

Your Town Council Representatives,
Veronica L. Jones & Darrell Aranda cordially invite you to:

Community On-Site Outreach Meeting

for 2214 N Windsor Ave, Altadena, CA 91001

Mixed Use Development

Saturday August 21, 2021 at 10:00 am



An exciting new Mixed Use Development will be considered in 2214 N. Windsor Ave, near the corner of Woodbury Rd, in the lot behind Gordy's Garage.

It will consist of 3 stories, a parking garage, a retail space, and 54 residential units with a 5% affordable component.

Meet your neighbors, the developer and the architect and provide us your feedback.

You will also learn about other exciting programs happening in our census tract.

Light refreshments will be served.



For more information, RSVP, or provide your written comments, contact:
Veronica L. Jones, Altadena Town Council Representative
vljones4610@gmail.com

These are Important Facts to Know Before the Meeting



Location

This meeting will be held on the site where it will be built:
2214 N Windsor Ave, Altadena, CA 91001.
Cross streets are N. Windsor & W. Woodbury RD.



More Housing in Altadena with Affordable Housing Component

This new development will provide 54 new residential units, 5 of which will be affordable: four units will be 30% Average Median Income (AMI) and one at 50% AMI. It provides a sensible unit mix, providing 28 studios, 16 one-bedroom units, and 10 two-Bedroom units.



Vehicular and Bicycle Parking

This new development complies and goes beyond all parking requirements of Los Angeles County Code: it is required to provide 72 parking stalls, yet, it provides a total of 80 surface parking stalls. It will also encourage the use of bicycles as a mean of transportation by providing 36 bicycle stalls.



Zoning & FAR

This new development is zoned C-M (Commercial Manufacturing) and only requires a Minor Conditional Use Permit (MCUP) to allow a Mixed use Development. Normally, Commercial Manufacturing projects, such as warehouses, are allowed in this zoning of equal height and area without the need of a Conditional Use Permit (CUP). The project is allowed an FAR of 1.0 and it only uses 0.9.



Height and Area

This new development makes use of affordable housing incentives and is allowed to be 45 ft Total. The building main roof will be 35 ft high and only the elevator and stair shafts will be 45 ft high. The gross building area of the building will be 42,523 SF and the lot area is 46,900 SF.



Levels and Land Use

This new development has 3 levels: first level contain surface parking, 2,122 SF retail space, and a temporary leasing office; the 2nd & 3rd levels are residential.



Pedestrian Access and Landscaping

This new development proposes a plaza in front of the retail space that is intended to increase pedestrian access, and it proposes trees and landscape along the front and north setback adjacent to the residential areas.