

Development Overview

- New 6-story apartment building
- Street addresses: 12124-12134 W. Pacific Avenue
- Lot area: approximately 29,951 square feet / 0.69 acres
- 74 units, including 11 Very Low Income (25%)
- 122 vehicular parking spaces
- 64 bicycle parking spaces

Density Bonus Entitlement

- Base Incentives
 - 35% density increase
 - Reduced parking (0-1 bd/1 sp / 2-3 bd/2sp)
- On-menu Incentives:
 - Reduced front yard (20%)
 - Reduced side (E) yard (20%)
 - Increased Floor Area Ratio (35%)
- Waiver of Development Standard:
 - Height increase (up to 67 ft)
- Conditional Use:
 - To permit density increase (up to 70%)

Rendering



