

For Sale

Price: Submit Offers

2817 Montrose Ave Glendale CA 91214



Proposed Luxury Apts. Building 42 Units + 3 ADU

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

We obtained the above information from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or with drawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.

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:	6 One Bedrooms 640+/- sq. ft. 3 ADU One Bedrooms 530+/- sq. ft. 36 Two bedrooms 975+/- 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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PRIVATE OPEN SPACE</p> <p>ADDITIONAL OPEN SPACE IN FRONT YARD REQUIREMENT PER GMC CODE SECTION 30.31.F = 1,740 SQ.FT.</p> <p>LOT WIDTH = 132' 132' - 90' = 42' 900 + 42x20= 1,740 SQ.FT. PROVIDED : 2,051 SQ.FT.</p> <p style="text-align: center;">PARKING CALCULATION</p> <p>PARKING REQUIRED (ASSIGNED PARKING)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>BEDROOMS</th> <th>PKG/UNIT</th> <th># OF UNITS</th> <th>TOTAL</th> </tr> <tr> <td>1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr> <td>2</td> <td style="text-align: center;">1.5</td> <td style="text-align: center;">36</td> <td style="text-align: center;">54</td> </tr> <tr> <td>3</td> <td style="text-align: center;">1.5</td> <td style="text-align: center;">3</td> <td style="text-align: center;">4.5</td> </tr> <tr> <td colspan="3" style="text-align: center;">TOTAL REQUIRED</td> <td style="text-align: center;">62</td> </tr> </table> <p>PARKING PROVIDED (ASSIGNED PARKING)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th></th> <th>PARKING No.</th> </tr> <tr> <td>STANDARD</td> <td style="text-align: center;">66</td> </tr> <tr> <td>DISABLE PARKING</td> <td style="text-align: center;">3</td> </tr> <tr> <td>TOTAL AUTO PARKING RESIDENTS</td> <td style="text-align: center;">69</td> </tr> </table> <p>ACCESSIBLE PARKING CALCULATION = 2% X 67 = 1.34 = 2</p> <p style="text-align: center;">SETBACKS REQUIRED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">FRONT</th> </tr> <tr> <th>FLOOR</th> <th>REQUIRE</th> <th>PROVIDED</th> </tr> <tr> <td>FIRST</td> <td>23' MIN. 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COURT YARD (SECOND FLOOR)	2,560 SQ.FT.																																																																																																																																																																																				
THIRD FLOOR DECK	1,380 SQ.FT.																																																																																																																																																																																				
FOURTH FLOOR DECK	680 SQ.FT.																																																																																																																																																																																				
TOTAL	8,200 SQ.FT																																																																																																																																																																																				
BEDROOMS	PKG/UNIT	# OF UNITS	TOTAL																																																																																																																																																																																		
1	1	3	3																																																																																																																																																																																		
2	1.5	36	54																																																																																																																																																																																		
3	1.5	3	4.5																																																																																																																																																																																		
TOTAL REQUIRED			62																																																																																																																																																																																		
	PARKING No.																																																																																																																																																																																				
STANDARD	66																																																																																																																																																																																				
DISABLE PARKING	3																																																																																																																																																																																				
TOTAL AUTO PARKING RESIDENTS	69																																																																																																																																																																																				
FRONT																																																																																																																																																																																					
FLOOR	REQUIRE	PROVIDED																																																																																																																																																																																			
FIRST	23' MIN. AND AVERAGE 23'	23' - 59'																																																																																																																																																																																			
SECOND	23' MIN. AND AVERAGE 26'	23' - 58'																																																																																																																																																																																			
THIRD	23' MIN. AND AVERAGE 26'	37' - 76'																																																																																																																																																																																			
FOURTH	23' MIN. AND AVERAGE 26'	37' - 95'																																																																																																																																																																																			
SIDES																																																																																																																																																																																					
FLOOR	REQUIRE	PROVIDED																																																																																																																																																																																			
FIRST	5' MIN. AND AVERAGE 8'	14'																																																																																																																																																																																			
SECOND	8' MIN. AND AVERAGE 11'	14'																																																																																																																																																																																			
THIRD	11' MIN. AND AVERAGE 14'	14'																																																																																																																																																																																			
FOURTH	11' MIN. AND AVERAGE 14'	14'																																																																																																																																																																																			
REAR																																																																																																																																																																																					
FLOOR	REQUIRE	PROVIDED																																																																																																																																																																																			
FIRST	5' MIN. AND AVERAGE 8'	15'																																																																																																																																																																																			
SECOND	8' MIN. AND AVERAGE 11'	15'																																																																																																																																																																																			
THIRD	11' MIN. AND AVERAGE 14'	15'																																																																																																																																																																																			
FOURTH	11' MIN. AND AVERAGE 14'	15'																																																																																																																																																																																			

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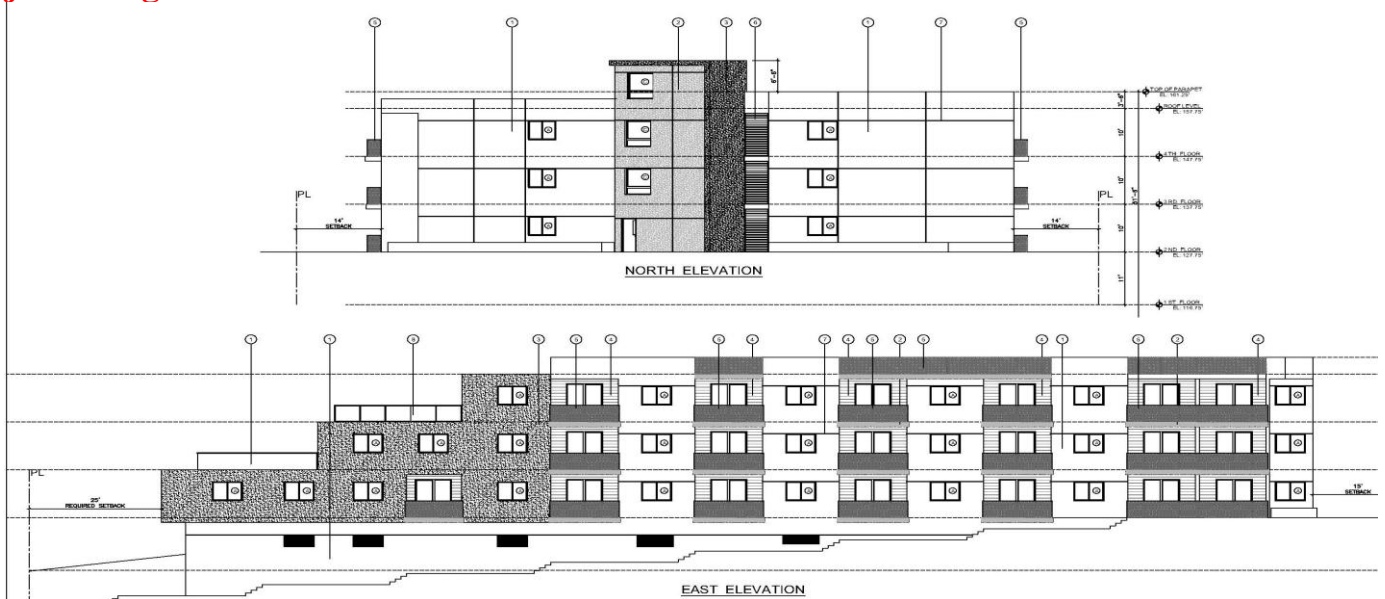
Project Elevations:



SOUTH ELEVATION



Project Design Section:



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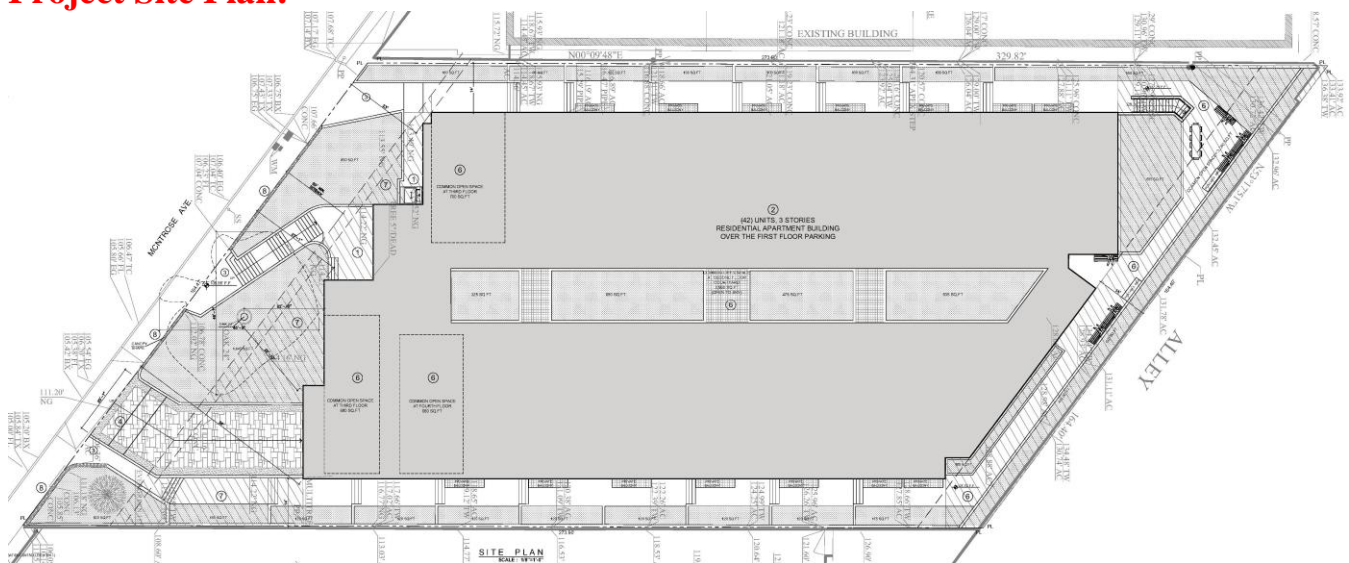
Project Elevations:



NORTH ELEVATION



Project Site Plan:

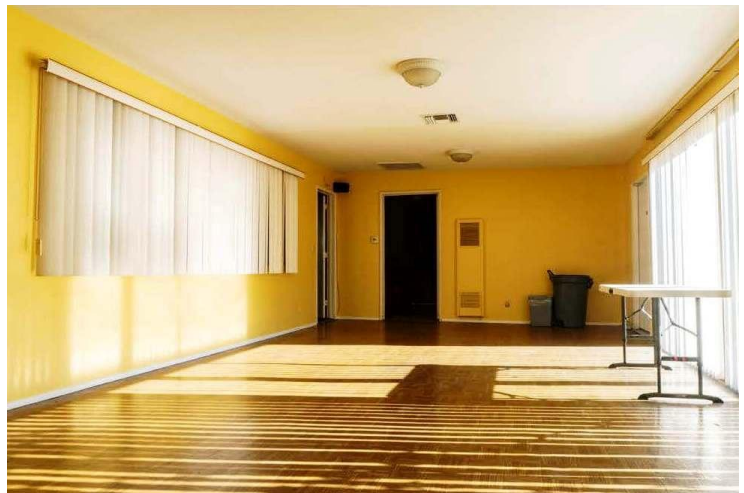
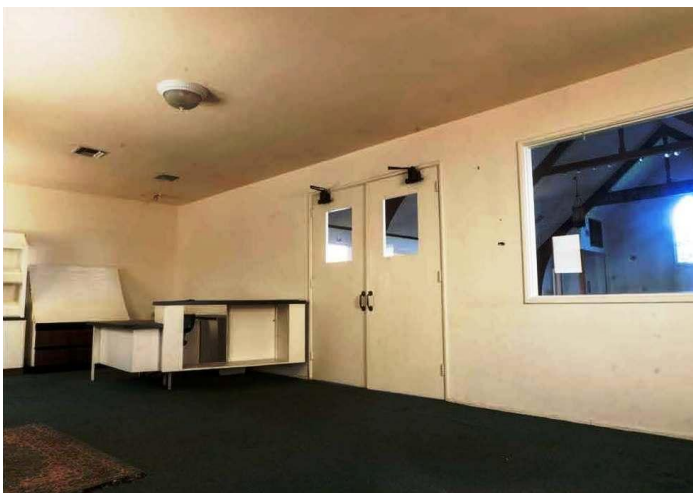


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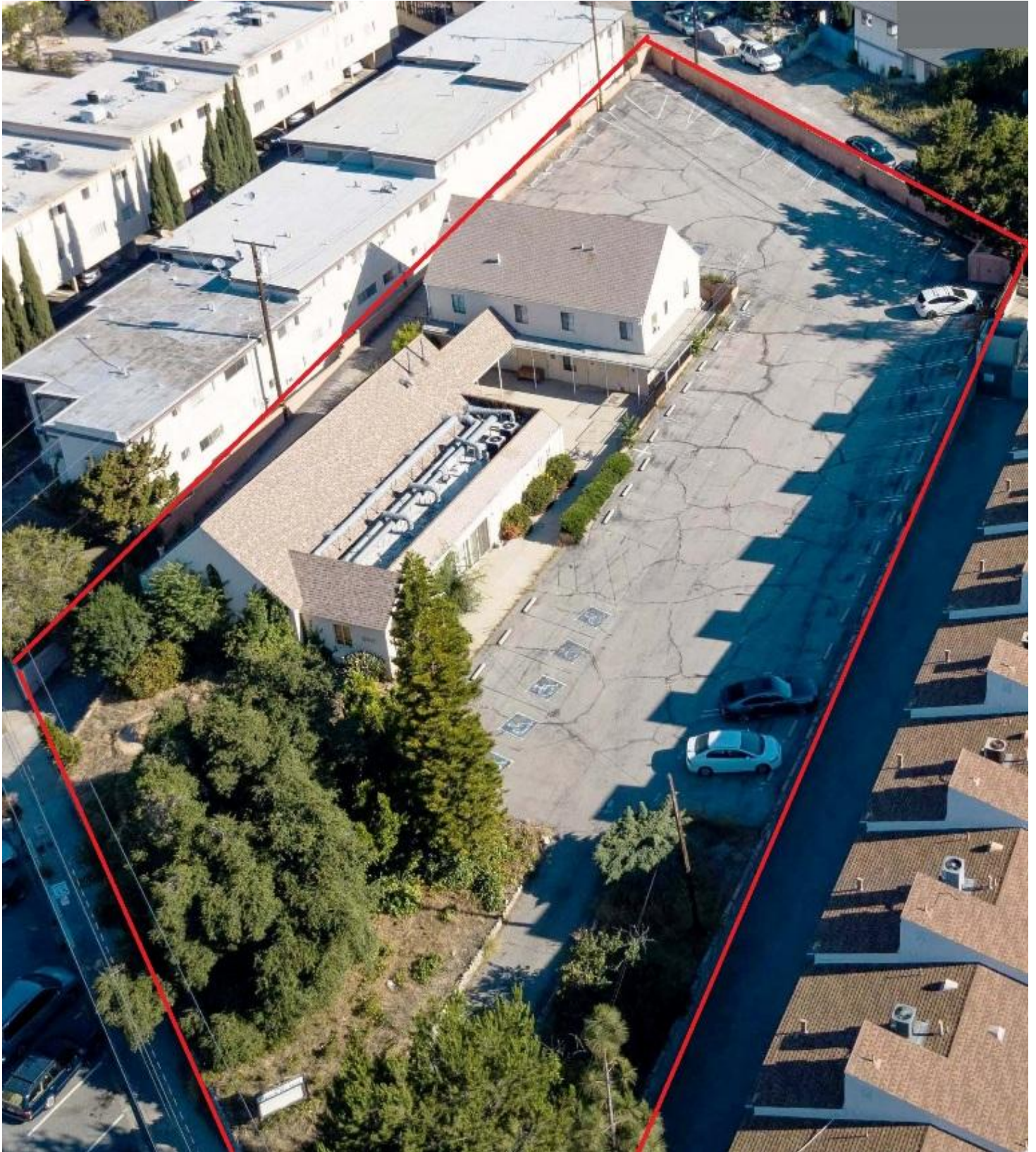
Existing Building Exterior Photos:



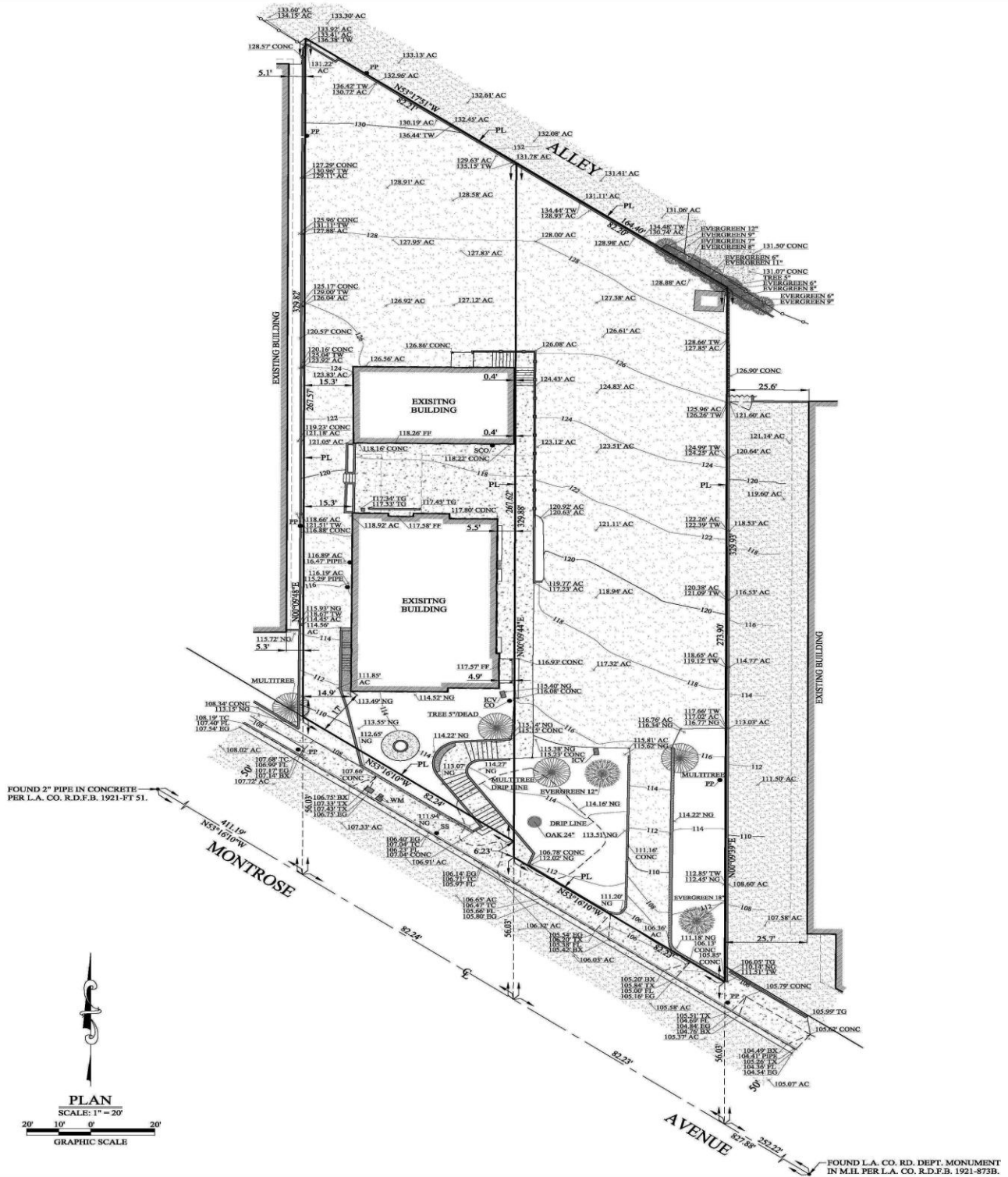
Existing Building Interior Photos:



Existing Building Site Plan:



Property Survey Plan:



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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



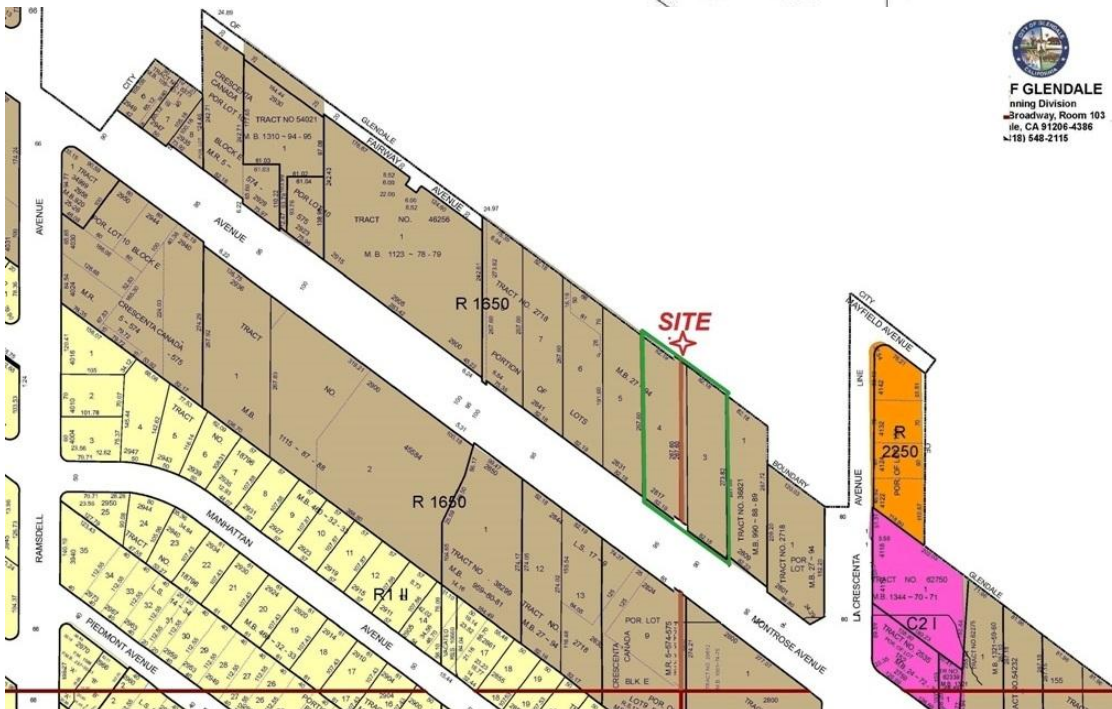
Plot & Zoning Maps APN: 5610-020-034

**2817 Montrose Ave
Glendale, CA 91214**

APN: 5610-020-034

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

5610 | 20
SHEET |
SCALE 1" = 100'



CITY OF GLENDALE
Planning Division
330 Broadway, Room 103
Glendale, CA 91206-4386
Tel: (818) 548-2115



Aerial Photos of Property:





Location Maps:



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