

SAN DIMAS HOUSING

740 EAST FOOTHILL BOULEVARD



PROJECT DESCRIPTION

National Community Renaissance of California (NCRC), a 501(c)(3) nonprofit organization is proposing to develop an affordable apartment home community with 54 units for formerly homeless in unincorporated Los Angeles County, near the City of San Dimas. The proposed development is situated just east of Foothill Boulevard and San Dimas Canyon Road. The project will provide a variety of onsite amenities, including a community center to serve as a hub for supportive services and programs accessible to all residents. The proposed apartment community was designed to enhance the surrounding community by incorporating the following features into the development:

CONNECTIVITY – Implements new urbanism principles with the building oriented along Foothill Blvd., and new street trees to provide an enhanced pedestrian experience and connections from the development to the surrounding neighborhood.

NEIGHBORHOOD COMPATIBILITY – The scale and architectural details of the building will complement the existing commercial and residential uses to the south and west. As an owner operator NCRC will continue to own and manage the building indefinitely and has a vested interest in the long-term viability and appearance of the building and its integration into the community.

SUSTAINABILITY – The Project is designed to meet the Design Guidelines set forth by the County and will provide safe, healthy and universally designed sustainable buildings that qualify for LEED certification incorporating Low Impact Development (LID) best practices.

APPLICANT: National Community Renaissance of California

LOCATION: 0.64-acre parcel at 740 E Foothill Boulevard in unincorporated Los Angeles County (see *Project Location map*)

TOTAL UNITS: 54 (53 one-bedroom, 1 two-bedroom manager unit)

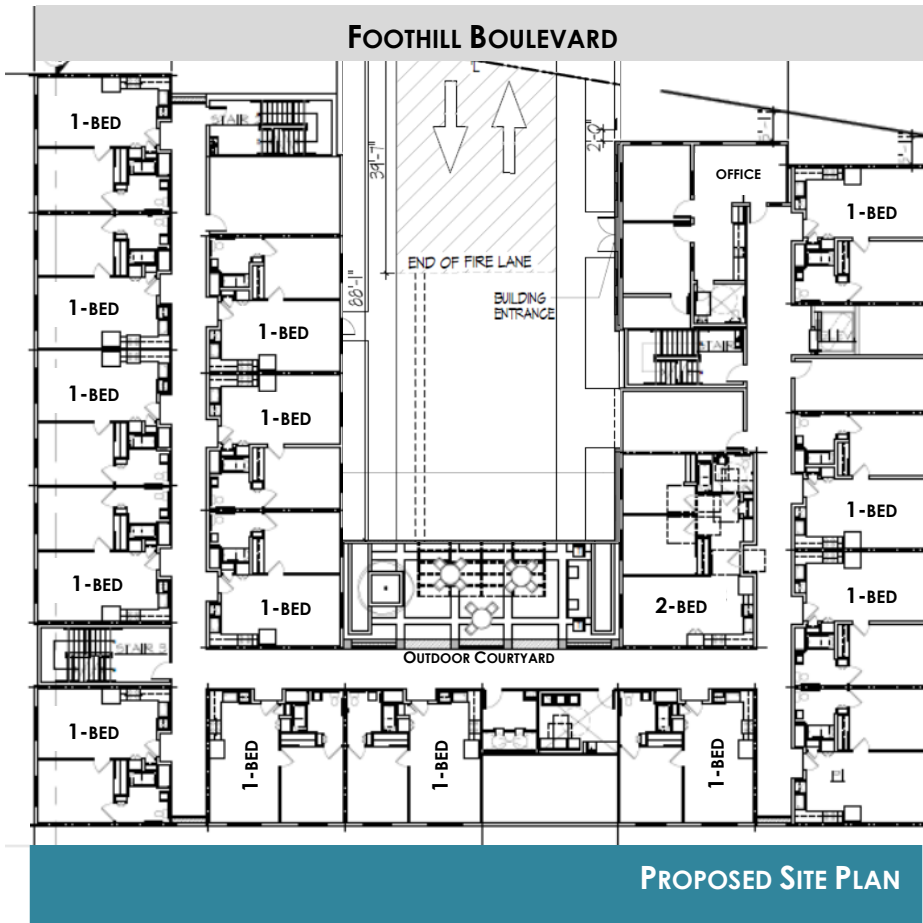
AFFORDABILITY: 100% Affordable (30% AMI) – permanent supportive housing

COMMUNITY AMENITIES: On-site recreation amenities including a community center, bicycle facilities, laundry facilities, and outdoor courtyards with BBQ picnic areas.

SUPPORTIVE SERVICES: In partnership with the County of Los Angeles, the Hope Through Housing Foundation will offer residents a wide range of services that can greatly enhance their quality of life and prospects for improvement.



SITE PLAN



PROJECT DATA

Address: 740 East Foothill Boulevard San Dimas CA 91773

Combined Lot Area: 28,142 SF (0.64 ac)

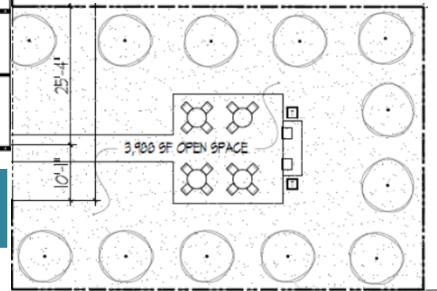
Land Use Designation: C-G – Commercial General

Zoning: C-3 - Unlimited Commercial

Existing Use: Commercial Building, Single Family Home and Vacant Land

Occupancy Group: R2 Apartments

Construction Type: Type V-A



PROPOSED SITE PLAN

CONTINUED...

Proposed Density: (54 units/0.64 ac) = 84 du/ac

Building Height: 5 stories – less than 65'

Parking: 19 Vehicle Stalls
48 Long-term Bicycle Spots
6 Short-term Bicycle Spots

Setbacks:

Front (North): 5'
Sides (East + West): ~6'
Rear (South): 10'



PROPOSED FRONT ELEVATION (FROM FOOTHILL BLVD)

For questions regarding the Project, please contact:

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