

Oakbrook Plaza Preliminary Housing Application

City of Laguna Hills

Attn: Planning Department/Community Development

Pursuant SB330, please see attached our preliminary housing application.

A01 - Specific Location: 24422 Avenida De La Carlota, Laguna Hills, CA 92653

The Land referred to herein below is situated in the City of Laguna Hills, County of Orange, State of California, and is described as follows:

PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 65, PAGES 44 AND 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THOSE PORTIONS DESCRIBED AS PARCELS 202088-1, 202088-2 AND 202088-10 IN GRANT DEED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, RECORDED DECEMBER 18, 2020 AS INSTRUMENT NO. 2020000751241 OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL RIGHT TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, WITHOUT, HOWEVER THE RIGHT TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED IN DEEDS FROM GLEN E. MATHIS AND WIFE, AND FIRST WESTERN BANK AND TRUST COMPANY, A CALIFORNIA CORPORATION, RECORDED JULY 28, 1972 IN BOOK 10248 PAGE 164, 167 AND 170 OF OFFICIAL RECORDS.

For conveyancing purposes only: APN 620-492-04

A02 - Existing Uses: The site currently has a 120,354 RSF office building on it that will remain. All new development will occur on the existing surface parking lot.

A04 - Land Uses:

Residential Square Footage of Construction: +/- 251,836 sf

Residential Floor Area Square Footage: 249,360 sf

Residential Dwelling Units: +/- 240 dwelling units

Garage Square Footage of Construction (Inc. nonresidential operational spaces associated with the Residential use): +/- 286,885 sf

Total Square Footage of Construction Area: +/- 538,721 sf (includes garage)

A05 - Parking Spaces: 670 total parking spaces

A06 - Any proposed point sources of air or water pollutants? No

A07 - Any species of special concern known to occur on the Property? No

A08 - Whether a portion of the property is located within any of the locations identified in footnote A08 below? **No**

A09 - Any historic or cultural resources known to exist on the property? **No**

A10 - The number of proposed below market rate units and their affordability levels. 240 market rate "age-restricted" units

A11 - Number of bonus units and any incentives concessions, waivers, or parking reductions requested pursuant to Section 65915. The project is planned for 100% senior housing. A project may be eligible for a density bonus if it qualifies as a "senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code." (Gov. Code, § 65915(b)(1)(C); see also LMC, § 9-72.030.A.2.a.iii.) Civil Code section 51.3(b)(4) defines a "senior citizen housing development" as "a residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units." (See LMC, § 9-72.030.A.1.) A qualifying senior citizen housing development may receive the following benefits under the DBL:

- A density bonus equivalent to 20 percent of the number of senior-restricted units. (Gov. Code, § 65915(f)(3)(A).)
- Unlimited waivers of physically-preclusive development standards. (Gov. Code, § 65915(e)(1); LMC, § 9-72.030.A.2.f.i.)
- One incentive. (LMC, § 9-72.030.A.2.d.ii(A).) Incentives are used to negate cost-prohibitive development standards. (See Gov. Code, § 65915(d)(1).)
- Reduced parking ratios, inclusive of accessible and guest parking, that may not exceed: 1 space per 0-1 bedroom unit; 1.5 spaces per 2-3 bedroom unit; and 2.5 spaces per 4+ bedroom unit. (Gov. Code, § 65915(p)(1); LMC, § 9-72.030.A.3.f.i.)

This will allow for a 20% density bonus. A parking reduction for the residential is also assumed with 1 parking stall being allocated for every studio and/or 1-bedroom unit and 1.5 parking stalls for every 2-bedroom unit.

Development waivers include:

1. Height: Maximum = 75'; Provided = approximately 83'-0" to the parapet & 89'-0" to top of stair towers.
2. Parking width adjacent to a wall: Minimum = 2'-6"; Provided = 1'-0"
3. Driveway throat depth: Minimum = 24'; Provided = 7' (at NE garage entry)

A12 - Whether any approvals under the Subdivision Map Act, including, but not limited to a parcel map, a tentative map, or a condominium map, are being requested.

Vesting Tentative Parcel Map

A13 - Does Applicant own the site? Yes

A14 - The number of existing residential units on the project site? There is no existing residential on the site.

A15 - Stream or other resource on site? No

A 16 - The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way. Survey included.