



Prepared exclusively for:

Company / Entity Name

October 15, 2023

EXECUTIVE SUMMARY

The project consists of development and construction of four townhome units on the property as described below.

Parcel APN #5229-010-025

Addresses: 3200 Marengo St. City Terrace, CA. 90063/ 1425 N. Alma Ave. City Terrace, CA. 90063

Site Description:

The parcel is an up-slope and downslope lot, spanning two different addresses (Marengo St and N. Alma Ave.), 10,500 sq. ft. total.

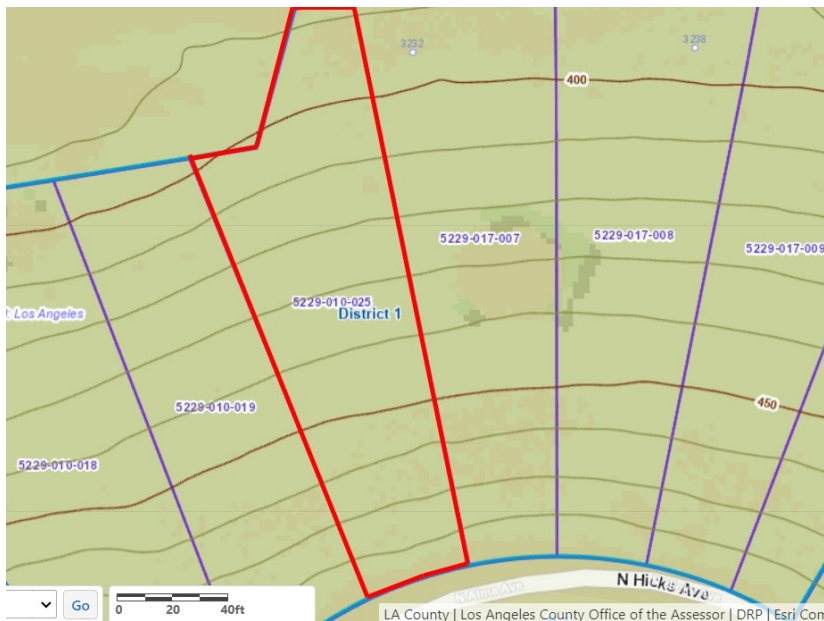
- 47% slope, bedrock soil type
- Marengo frontal is 65 ft., N. Alma frontal is 34 ft. and the overall length is 165 ft
- The parcel is in Boyle Heights/ East Los Angeles, within 10 minutes of the downtown area, major hospitals, and CSU University
- The most suitable development for this parcel would be four townhomes total. There will be two structures with two townhomes in each structure, sharing a common wall.
 - One structure will be an up-slope structure facing Marengo St. and the other structure will be a down-slope structure facing N. Alma Ave.
 - Each structure will have a livable square footage of roughly 4,000 sq ft. total giving 2,000 sq ft. to each townhome. Each will be 3 levels.
 - The Marengo St. townhome 1st floor will be garage, utility, and bedroom area. The 2nd floor will be living, dining and kitchen areas. The 3rd floor will be bedroom, master, bedroom, and hall bathroom.
 - The N. Alma Ave. townhome 1st floor will be bedroom, master bedroom, and hall bathroom. The 2nd floor will be living, dining and kitchen areas. The 3rd floor/ street level will be garage, utility, and bedroom.

SITE DETAILS

- Approximately 0.25 acre
- Vacant, without structures
- Served by public utilities
- Elevation at N. Alma Ave is approximately 473 ft.
- Elevation at Marengo St. is approximately 380 ft.
- Zoned R2 - Two family residential



Aerial GIS Map



GIS Topo Map - 10 ft Contours

CURRENT CONDITIONS

