
ENTITLEMENT REQUESTS

437 West San Bernadino Road, Covina, California 91723

➤ **SITE INFORMATION:**

- Street Address: 437 West San Bernadino Road, Covina, California 91723
- Lot Area: 4.399 Acre / 191,598 Square Feet
- Assessor's Parcel Numbers: 8413-019-023

➤ **ACTION(s) Requested:**

- **Streamlined Implementation Project, Senate Bill 4 (SB4)**, pursuant to Government Code Section 65913.16, for a qualifying 100% affordable housing development on a site owned by a religious institution.
- **Density Bonus (DB)**, pursuant to Covina Municipal Code ("CMC") approval of a State Density Bonus application for a Project having 70 residential dwelling units, including 100% of units reserved for affordable households, with the following incentives and waivers of development standards: Confirm #of stories allowed is increased per DB. Confirm height is increase per DB
 - **Incentive**, to allow a deviation from the Minimum Dwelling Size in Table 17.28.040 of the CMC, to allow one bedroom units at 502 square feet and two bedroom units at 666 square feet in lieu of 1,000 square feet.
 - **Incentive**, to allow an interior side setback of two (2) feet in lieu of the otherwise required five (5) feet pursuant to CMC Section 17.28.070(D).
 - **Incentive**, to allow a deviation from Open Space (Applicable to Multifamily Dwellings) – in Table 17.28.040 of the CMC, to eliminate the requirement for private open space.
 - **Incentive**, to deviate from CMC Section 17.28.080.G.1, to eliminate the requirement for a five foot landscape strip at the side property line.
 - **Incentive**, to allow shared laundry facilities in lieu of the in unit laundry facilities required in CMC Section 17.28.080.P.4.
 - **Waiver of Development Standards**, to deviate from General Site Planning Objective Design Standard, "multi-family units abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed)," to allow no individual front doors along Hollenbeck Avenue.
 - **Waiver of Development Standards**, to deviate from all Courtyard Housing Building Type Design Standards pursuant to the City of Covina Objective Design Standards page 10, to allow for the development of a 70 unit multifamily apartment building.
 - **Waiver of Development Standards**, to eliminate the requirement in CMC Section 17.28.080.I for storage areas.