

THE WREN MULTI-FAMILY COMMUNITY: PROJECT INFORMATION

PROJECT#	GENERAL PLAN AMENDMENT #23-001 CHANGE OF ZONE #23-001 DESIGN REVIEW #23-002	PLANNER:	Sandra Molina Deputy Director of Development Services smolina@cathedralcity.gov
GENERAL PLAN DESIGNATION:	CG (GENERAL COMMERCIAL)	APN:	670-110-043
EXISTING ZONING DESIGNATION:	PCC (PLANNED COMMUNITY COMMERCIAL)	GROSS LOT SIZE:	10.48 AC
PROPOSED ZONING DESIGNATION:	R3 (MED-HIGH DENSITY RESIDENTIAL 11-20DU/AC)	PROPOSED DENSITY:	19.46 DU/AC
LOT COVERAGE:	32% (145,384 SF TOTAL FOOTPRINTS)	USEABLE OPEN SPACE:	457 SF/UNIT (+/-93,180 SF TOTAL, INCL. P.O.S.)
BUILDINGS PROPOSED:	(6) RESID. BUILDINGS TYPE A (6) RESID. BUILDINGS TYPE B (1) CLUB HOUSE/LEASING	19,575 SF/EA 34,292 SF/EA 6,058 SF	(1) POOL EQUIPMENT 350 SF (1) POOL BATHROOMS 300 SF (2) MAINTENANCE BUILDINGS 370 SF/EA
OCCUPANCY AND TYPE OF CONSTRUCTION:	RESIDENTIAL BUILDINGS: CLUB HOUSE/LEASING:	R-2 A & B	TYPE V-B TYPE V-B

BUILDING TYPE A: "Big House", 2 story, 10 units, all with direct access garages. 6

UNIT NAME AND LOCATION IN BUILDING	TYPE	NET RENTABLE*	PRIVATE OPEN SPACE (BALCONY/PATIO/ ENTRY COURT/ JULIETTE)	UNIT GROSS	UNITS PER BLDG	UNITS TOTAL	TOTAL NET RENTABLE	TOTAL PRIVATE OPEN SPACE	DIRECT ACCESS GARAGE		GAR. STALLS EACH
A1-U (2nd flr)	1B / 1BA	950	200	1,150	2	12	11,400	2,400	2	tandem	4
B2-U (2nd flr)	2B / 2BA	1,230	150	1,380	2	12	14,760	1,800	1	standard	2
B4-L (1st flr)	2B / 2BA	1,100	120	1,220	1	6	6,600	720	2	tandem	2
B4-U (2nd flr)	2B / 2BA	1,150	120	1,270	1	6	6,900	720	2	tandem	2
C1-L (1st flr)	3B / 2BA	1,280	140	1,420	2	12	15,360	1,680	2	tandem	4
C1-U (2nd flr)	3B / 2BA	1,415	165	1,580	2	12	16,980	1,980	2	standard	4
TOTALS					10	60	72,000	9,300			18

BUILDING TYPE B: "Stak House", 2/3 story, 24 units, 8 units have direct access garages. 6

UNIT	TYPE	NET RENTABLE*	PRIVATE OPEN SPACE (BALCONY/PATIO/ ENTRY COURT/ JULIETTE)	UNIT GROSS	UNITS PER BLDG	UNITS TOTAL	TOTAL NET RENTABLE	TOTAL PRIVATE OPEN SPACE	DIRECT ACCESS GARAGE		GAR. STALLS EACH BUILDING
A1 (1st flr)	1B / 1BA	750	130	880	2	12	9,000	1,560			
A3 (2nd/3rd flr)	1B / 1BA	777	10	787	4	24	18,648	240			
B1 (2nd flr)	2B / 2BA	1,130	60	1,190	2	12	13,560	720	1	standard	2
B2 (1st flr)	2B / 2BA	1,110	60	1,170	2	12	13,320	720	2	tandem	4
B3 (2nd flr)	2B / 2BA	1,150	190	1,340	2	12	13,800	2,280	2	tandem	4
B4 (2nd/3rd flr)	2B / 2BA	1,140	190	1,330	2	12	13,680	2,280	2	tandem	4
B5 (1st flr)	2B / 2BA	1,053	130	1,183	2	12	12,636	1,560			
B6 (2nd/3rd flr)	2B / 2BA	1,170	90	1,260	4	24	28,080	2,160			
B7 (1st/2nd flr)	2B / 2BA	1,114	200	1,314	2	12	13,368	2,400			
B8 (2nd/3rd flr)	2B / 2BA	1,114	80	1,194	2	12	13,368	960			
TOTALS					24	144	149,460	14,880			14

PROJECT TOTALS 204 221,460 24,180 192

* NET RENTABLE INCLUDES ALL AIR CONDITIONED SPACE (MEASURED TO EXTERIOR. BALCONIES AND GARAGES NOT INCLUDED.) NET AVERAGE UNIT SIZE: 1,086 SF

OVERALL UNIT MIX				PARKING PROVIDED			
1B1BA UNITS	48	23.5%		GARAGE STALLS TOTAL		192	
2B2BA UNITS	132	64.7%		CARPORT STALLS		100	
3B2BA UNITS	24	11.8%		OPEN SURFACE STALLS		27	
TOTAL UNITS	204	100.00%				319	1.56 PER UNIT
COVERED STALLS:	1.0 PER UNIT REQUIRED						
(CCMC: SECTION 9.20.090)	PROVIDED: 108 GARAGES + 100 CARPORTS = 208; 208/204 UNITS = 1.02 STALLS PER UNIT						
ADA STALLS REQUIRED:	2% OF SURFACE STALLS = 127 x (.02) = 3 STALLS PROVIDED						
2017 ICC A117.1	2% OF GARAGES = 108 GARAGES x (.02) = 3 GARAGES PROVIDED						
EV STALLS REQUIRED:	THIS PROJECT WILL PROVIDE 5% EV W/ CHARGERS, 10% EV CAPABLE AND 25% EV CHARGING RECEPTACLES						
2022 Cal Green Sect. 4.106.4.2.2	TOTAL COMBINED = 127 EV STALLS WILL BE PROVIDED. DISTRIBUTION OF STALLS TO BE DETERMINED. SITE CURRENTLY PROVIDES (8) EV STALLS (5% OF 319)						
USEABLE OPEN SPACE CALC:	OPEN AREA 1 (POOL COURT AND KIDS AREA)		46,000 SF				
CCMC: SECTION 9.20.120	OPEN AREA 2 (SMALL COURT BETW BLDGS #8 AND #9)		3,000 SF				
	OPEN AREA 3 (BETW AND NORTH OF BLDGS #10 AND #11)		20,000 SF				
	PRIVATE OPEN SPACES TOTAL		24,180 SF				
	TOTAL USEABLE OPEN SPACE PROVIDED		93,180 SF				