

1123 N. Stoneman Avenue Redevelopment

General Description

Location Address:

1123 N. Stoneman Avenue, Alhambra, CA 91801.

Dimension of the site is 65 ft x 145 ft = 9,425 ft².

Opportune Timing:

During the recent years, the state of California State has enacted significant law changes to increase housing supply. Alhambra city codes have been changed several times during the last ten years. In the latest zoning code published on **June 2026**, many prior City codes that restricted redevelopment were deleted. Location is the key factor in determining if redevelopment of a parcel is justified.

Location Description:

Subject property site is a RH high density lot (previously R3 lot) located at the precious “Bean Tract” of the City of Alhambra, close to Huntington Drive. Bean Tract is the highest valued tract of the city south of Huntington Drive neighboring City of South Pasadena, north of Alhambra Road, west of N. Granada Avenue, bordering City of San Marino, and east of N. Garfield Ave. Over 85% of Bean Tract properties are single family homes range from 1.5 million to over 2 million dollars, and are rarely available for sale. New two bed room town homes in bean tract listed over \$800,000 each.

Bean Tract comprises only two main streets of RH Lots (R3 Lots) lots; i.e. N. Stoneman Avenue and N. Monterey Street. N. Monterey Street is a narrow and crowdedly developed street compared with N. Stoneman Avenue, a significantly wider street of better environment fully planted with green trees. 1123 N. Stoneman Avenue locates closely south of Huntington Drive, making it a rare opportunity in a prime location to invest for redevelopment.

City of Alhambra June 2026 City Code Revisions:

City of Alhambra recently published a **June 2026** city code revision, together with recent State Law changes numerous City codes previously restricting the redevelopment of this parcel were deleted. Changes include:

1. Side set back for 3 storey homes is reduced from 7 feet to 6 feet.
2. Open space requirement is reduced from 400 ft² per unit to 300 ft² per unit.
3. Street facing garage restriction is removed. Previously, parking garages must be arranged at the rear end of the parcel.
4. Previously, the lot is restricted by a FAR (Floor Area Ratio) of 0.6, which limited the parcel to build only 5,655 ft² of living space. Floor area ratio restriction for this parcel is now completely removed; i.e. redevelopment into two high-end homes with living area exceeding 3,000 ft², or four homes with living area exceeding 2,500 ft² may be possible depends on site plan designs.
5. California SB 684 (Small Lot Subdivision) provides a great opportunity for redevelopment:
 - (a) allows the parcel to subdivide into fewer lots, to build and sell without requiring a standard condo map.
 - (b) requires the City to decide parcel subdivision and redevelopment proposals in 60 days.
6. California Code Title 7 sec. 66499.41 subsection (a)(2)(A)(i) now requires the city to magisterially consider subdividing this parcel without public hearing or additional reviews.
7. Some rules, such as the California Environmental Quality ACT (CEQA), which had been a concern for redevelopers, was also waived for this parcel.
8. **California State Density Bonus Program**

Density code qualifies this parcel for building 5 units. However, California State Density Bonus Law allows the addition of one more unit (total 6 units) to qualify for a condominium redevelopment for resale. By designating one developed unit for Los Angeles area moderate income (AMI) family (for a family of 3 persons AMI is currently set at \$108,100 annual income), the Density Bonus Law provides the following benefits:

 - (a) Allow to add one more unit, i.e. increases from 5 units to 6 units.

- (b) Grants two city code waivers for site and development plan (e.g. reduce the front set back or side set back).
- (c) Elimination of parcel subdividing fee.

AMI requirements:

In practice, the AMI unit should has a same bed room count, and of size not less than 90% of 1/6 total living area built. For an example of a 5+1 project of 12,000 ft² total living area built (average of 2,000 ft² per unit), size of the AMI unit should be at least 1,800 ft². The AMI unit should be furnished with basic facilities mandated by law. Developer may furnish the other units with above basic furnishings to ask for higher selling price.

- 9. State ADU law allows the parcel to add two more ADU (1,000 ft² each) within the open space area together with a redevelopment proposal; i.e. to develop a 8 units income property is now possible ¹.

Medium Density Redevelopment Opportunity:

Opportunity #1:

The parcel may now be sub-divided and redeveloped into two to four units with over 3,500 ft² per unit, depends on plan design. It is up to the developer to design suitable plans according to market potential and investment objectives.

High Density Redevelopment:

CA State “2023 Stable Affordable Housing Act of 2023 (CA Government Code sec. 65915)” requires cities to provide a certain number of affordable housing. For example, City of San Marino had considered converting part of Huntington Library land into an affordable housing project. Eventually, the City had assigned a city-owned school parcel on Pasqualito Drive to fulfill this obligation. As cities are struggling to find ways to meet the affordable housing requirements, it is the perfect time to apply the incentives of “Housing Density Bonuses program” into new condo development projects for resale, now welcomed by city administrations.

Several Housing Density Bonus site plan proposals are provided as follow:

Opportunity #2: 6 units for resale

A version 6L3 plan proposals is attached for a six-unit redevelopment for resale, applying one unit for selling to AMI moderate income family.

Opportunity #3: 6 units for resale

Another version 6L4 plan proposals is attached for a six-unit redevelopment for resale, applying one unit for selling to AMI moderate income family.

Opportunity #4: 8 units income property

Together with California ADU law, a version 8L2 plan proposal is attached for a six-unit plus 2 ADU redevelopment as an income property.

Opportunity #5: 8 units income property

Another version 8L3 plan proposal is attached for a six-unit plus 2 ADU redevelopment, applying one unit for AMI renting. The building cost of 8L3 is lower than the 8L2 proposal as the higher costs car port podium construction of the 8L2 proposal is eliminated. Furthermore, each unit has its own entrance on the ground floor. A private garage for each unit is also possible by applying one of the two incentives provided by the State Density Bonus Law. Code compliance check is provided for the most challenging 8L3 version for potential buyer reference.

Disclaimer:

Seller represents that information disclosed in this General Description and Opportunities Descriptions are provided according to the best of Seller’s knowledge without any warranty. Drawings are provided for presenting concept only. Potential buyer should conduct due diligence with supports of professionals to work with the city for a final development plan.

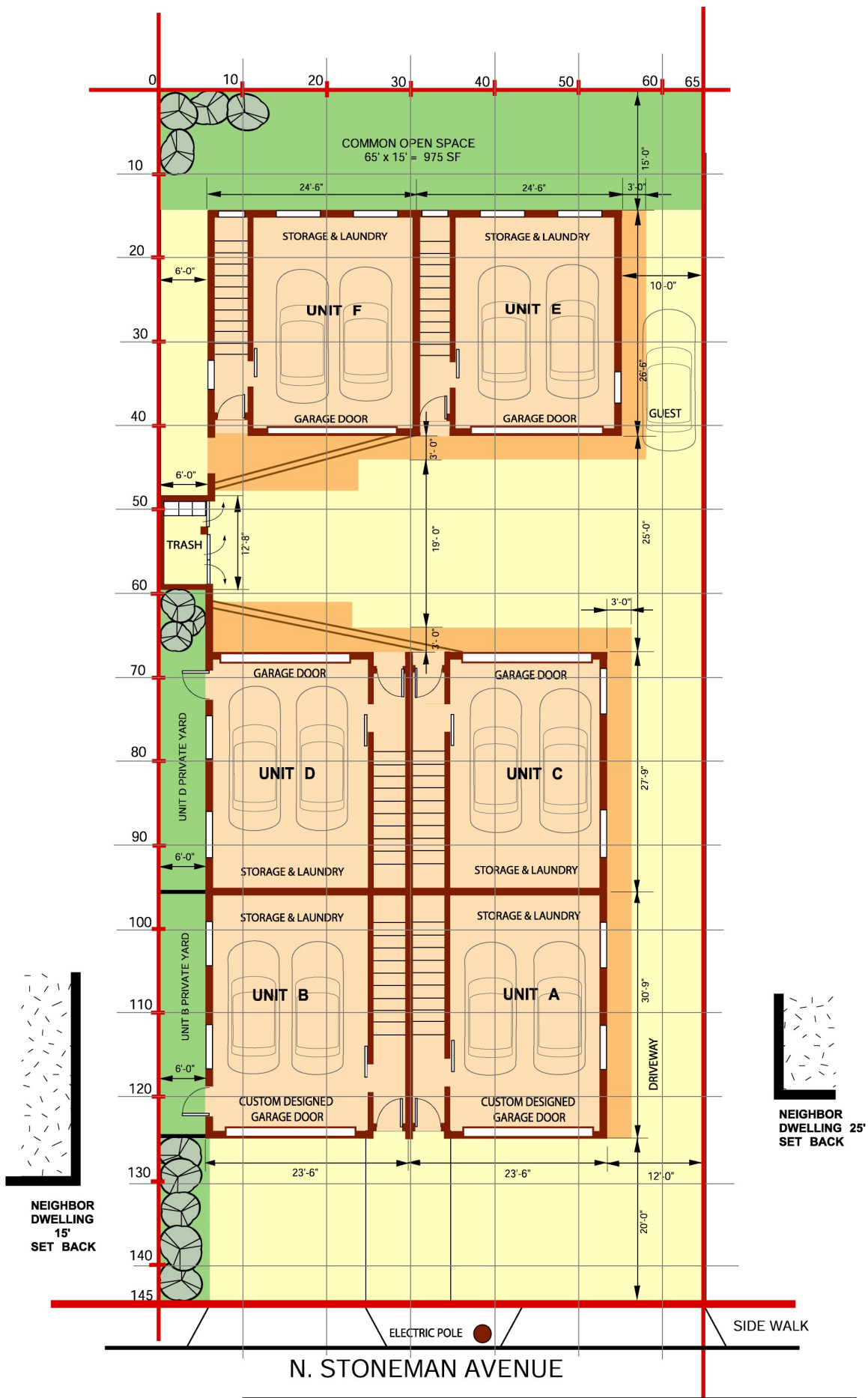
¹ State law AB 1033 allows ADU be offered for sale, if the law is adopted by a city. For the time being, City of Alhambra had not yet adopted the law for ADU be offered for sale.

Opportunity #2: Six Town Homes

(Version 6L3 plan proposal)

Plan Objectives:

- Maximum five town homes is possible with land subdivision based on California SB 684 law.
- Alternately by applying State Density Bonus program, six town homes from 1,400 ft² to 1,600 ft² are proposed with the enclosed version 6L3 proposal.
- According to City of Alhambra code, six units is considered as a condominium project for resale, parcel sub-division is not required.
- Each town home comes with a good size two cars garage of 500 ft² each. One guest parking is also provided.
- Total open space requirement is 1,800 ft², of which 975 ft² is fulfilled as a common open space. Remaining 825 ft² is fulfilled by private open space, such as private yard or balconies of each units.
- Drawings are to show partitions of the six units only. Floor plan and façade design are to be provided by professional designers.



1123 N. Stoneman Avenue, Alhambra, CA 91801

6 Units Site Plan Garage Version
(Rev. 6L3/1F - 10/15/2024)



1123 N. Stoneman Avenue, Alhambra, CA 91801

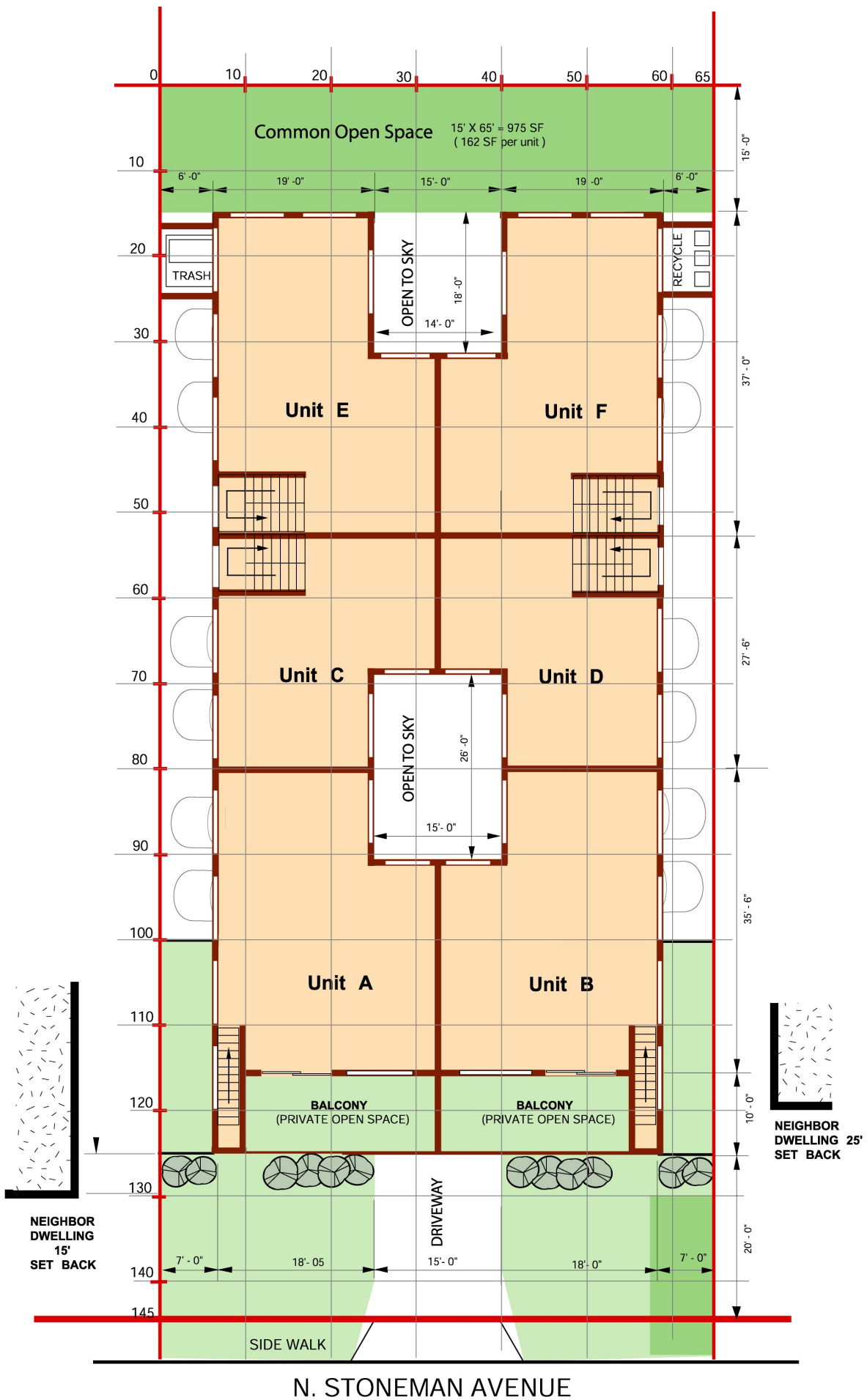
6 Units 2nd and 3rd Partition Plan (Garage Version)
(Rev. 6L3/2F & 3/F - 10/15/2024)

Opportunity #3: Six Town homes

(Version 6L4 plan proposal)

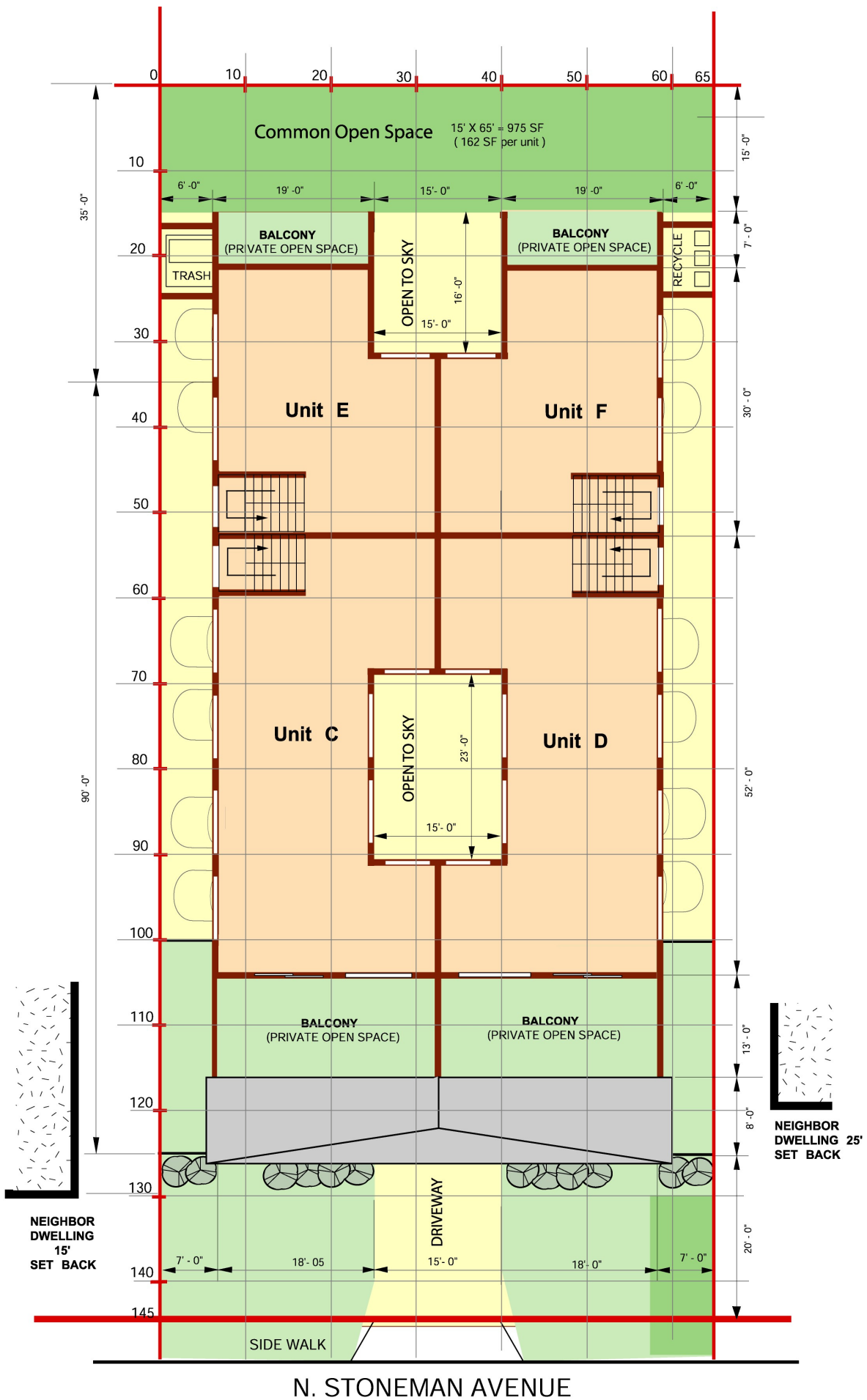
Plan Objectives:

- Maximum five town homes is possible with land subdivision based on California SB 684 law.
- Alternately by applying State Density Bonus program, six town homes of greater living area than the 6L3 version are proposed with the enclosed version 6L4 proposal.
- According to City of Alhambra code, six units is considered as a condominium project for resale, parcel sub-division is not required.
- Each town home may come with a good size two cars garage of 430 ft² each. One guest parking is also provided.
- Total open space requirement is 1,800 ft², of which 975 ft² is fulfilled as a common open space. Remaining 825 ft² is fulfilled by private open space, such as private yard or balconies of each units.
- The most important design objective of version 6L4 is to eliminate the expensive cost to build a 25ft wide car port podium structure. With an innovative version 6L4 design (with V shape and X shape supporting beams shown in the drawings), building cost is optimized to provide greater living areas than version 6L3.
- Special features of version 6L4:
Unit A and Unit B are two stories units. Most of the living area of Unit C and Unit D are provided on the 3rd floor, and above that of unit A and Unit B.
- Drawings are provided only to show partitions of the six units. Floor plan and façade design are to be provided by professional designers.



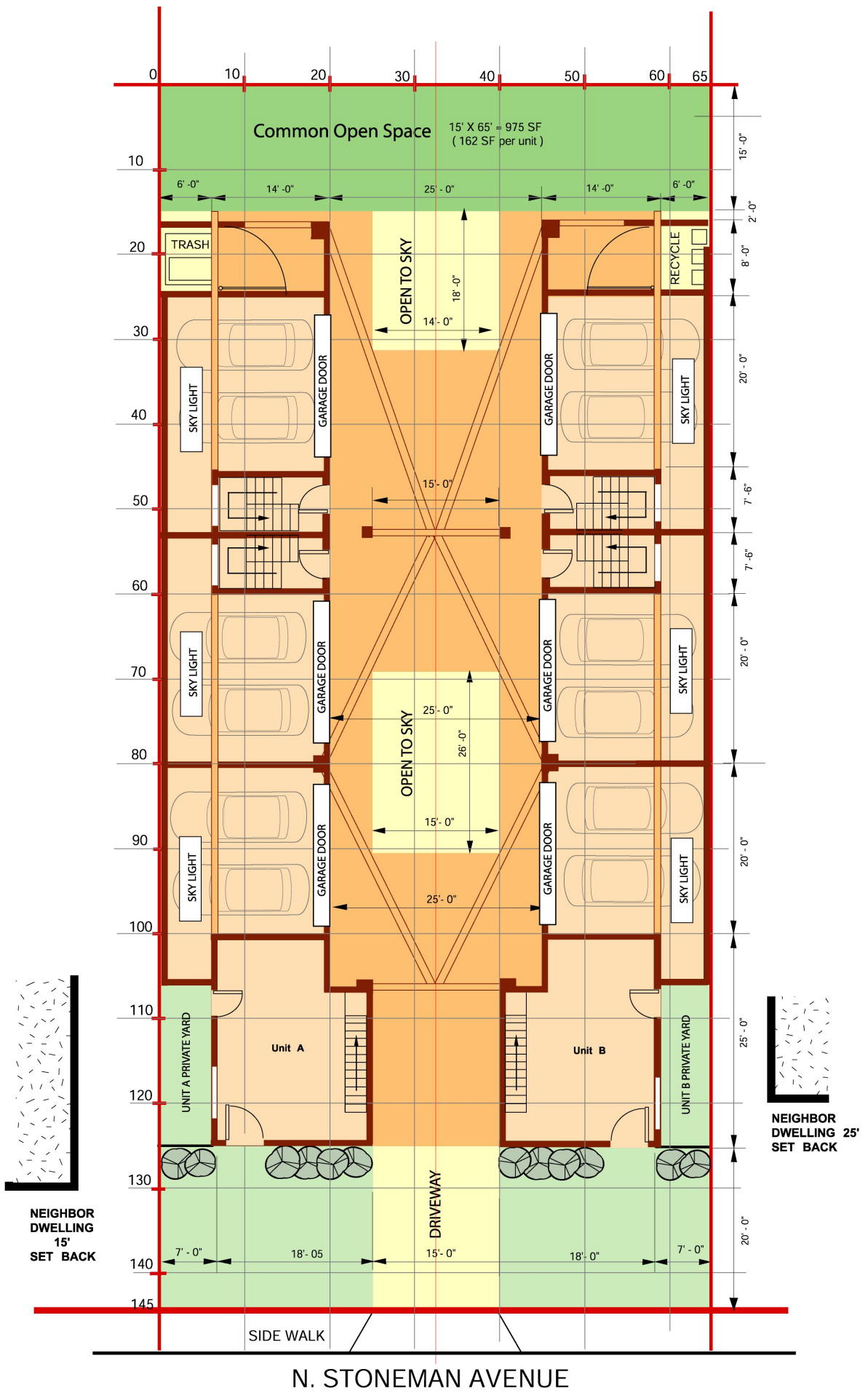
1123 N. Stoneman Avenue, Alhambra, CA 91801

**6 Units Floor Partition Plan (2nd Floor)
Rev. 6L4 - Carport Version**



1123 N. Stoneman Avenue, Alhambra, CA 91801

6 Units Floor Partition Plan (3rd Floor)
Rev. 6L4 - Carport Version

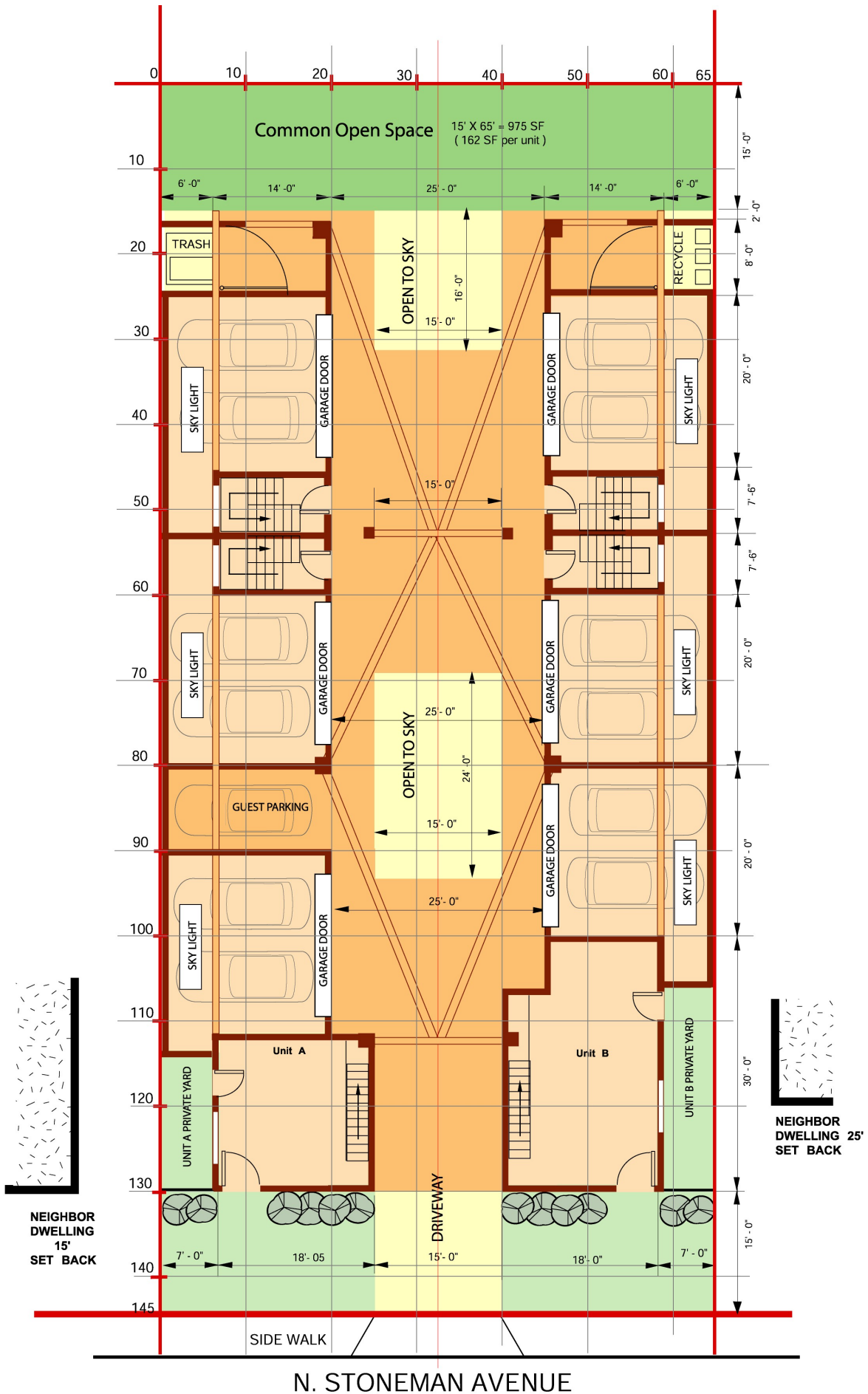


1123 N. Stoneman Avenue, Alhambra, CA 91801

6 Units Site Plan

Rev. 6L4 - Private Garage Version (3 Bed Rooms per unit)

(One of two State program incentives applied for private garages)



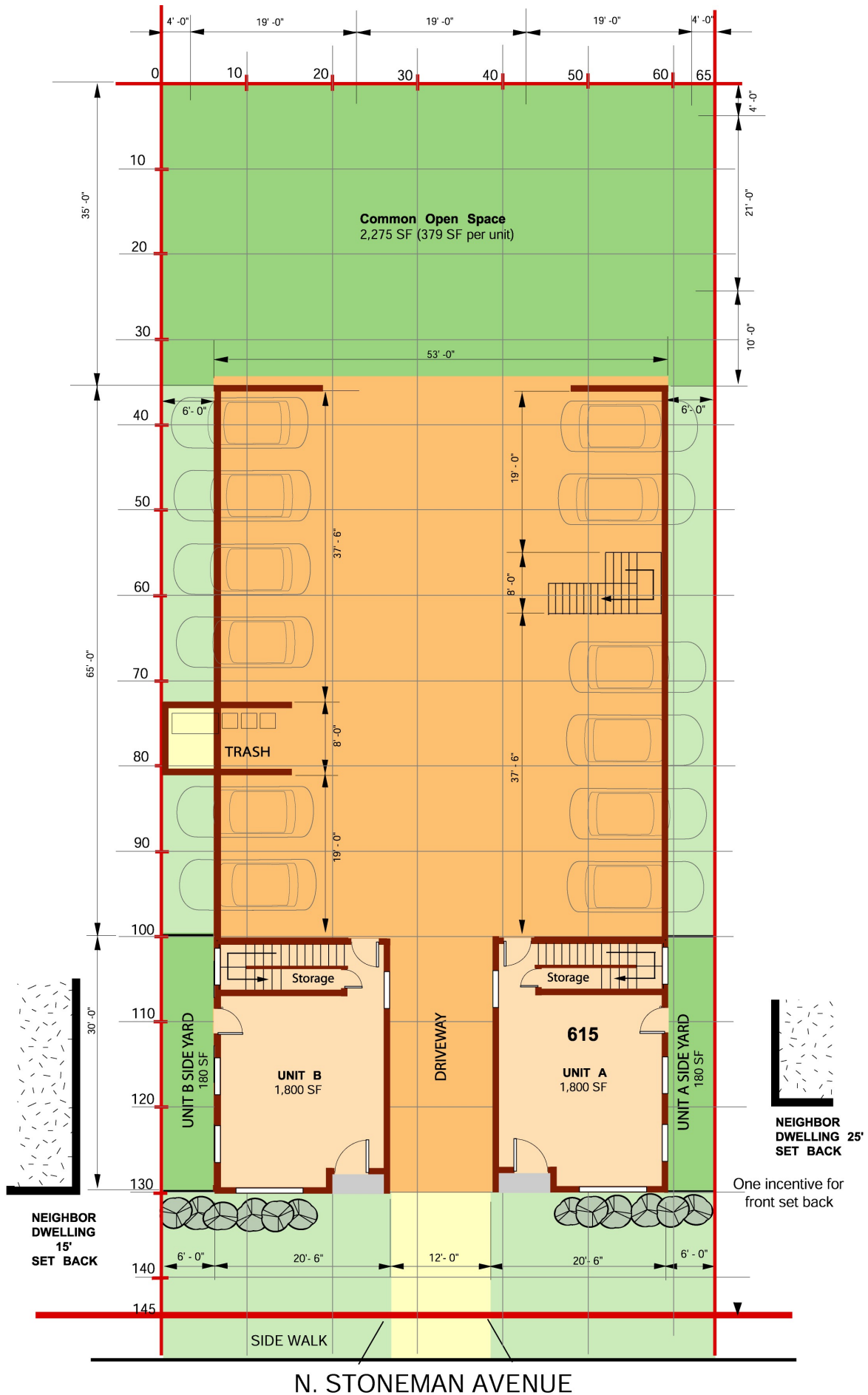
1123 N. Stoneman Avenue, Alhambra, CA 91801

6 Units Floor Plan - Site Plan
Rev. 6L4 - Private Garage Version (Front Set Back 15 ft)
(Both State program incentives applied)

Opportunity #4: Six Town homes with 2 ADU (Version 8L2 plan proposal)

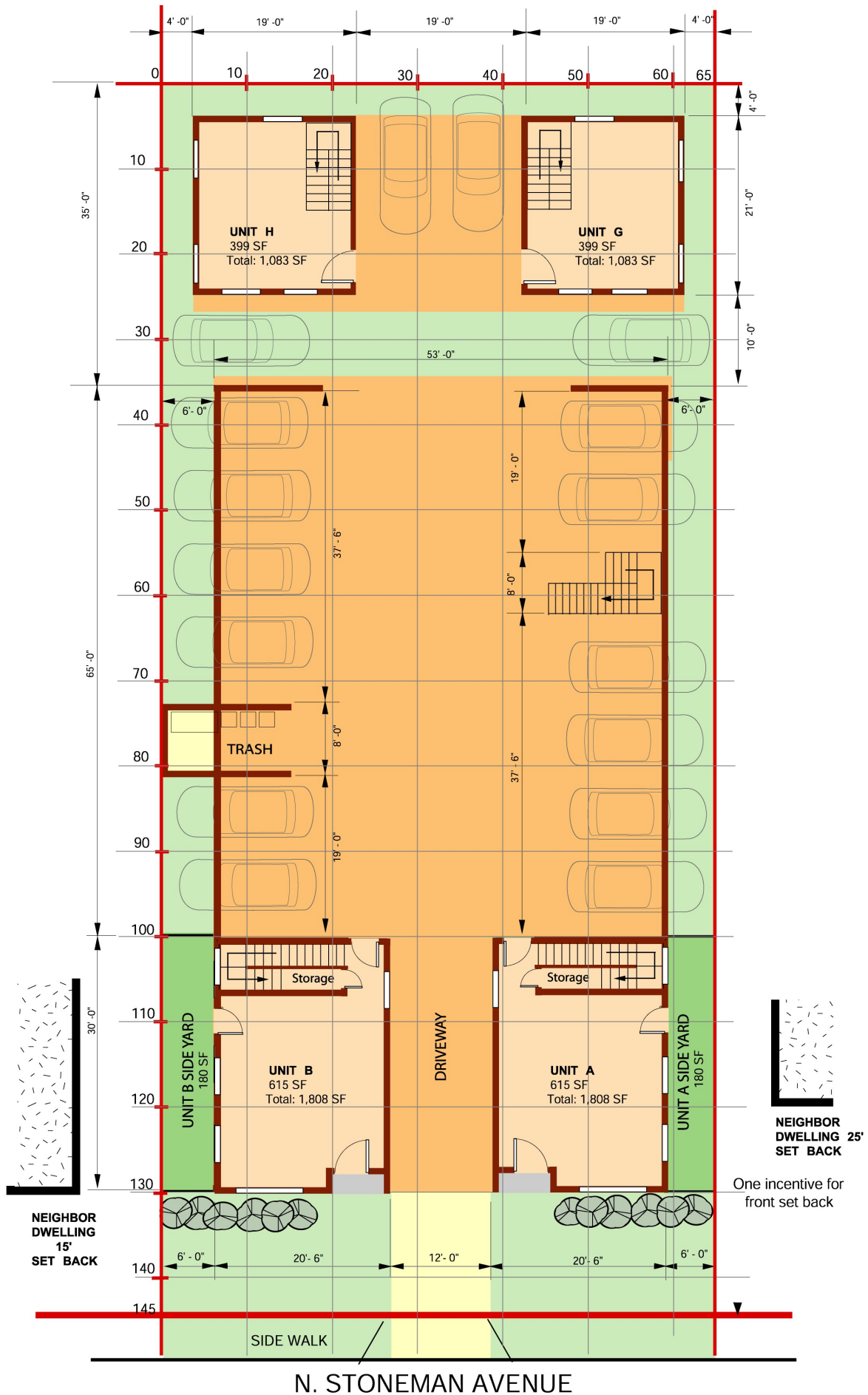
Plan Objectives:

- This is a high density development proposal.
- By applying State Density Bonus program, six town homes of 1,800 ft² each are proposed with the enclosed version 8L2 proposal.
- The street front Unit A and Unit B town homes locate at ground floor and 2nd floor are of best value. Unit C to Unit F locate at 2nd floor to 3rd floor.
- Total open space requirement is 1,800 ft². A common open space of 2,275 ft², exceeding the requirement is provided.
- Current ADU law allows providing two additional ADUs on the common open space area, each of 1,000 ft² for a two bed rooms, 1½ bath room plan.
- Two car port parkings are provided for each unit. Two car port parkings are also provided for each ADU unit.



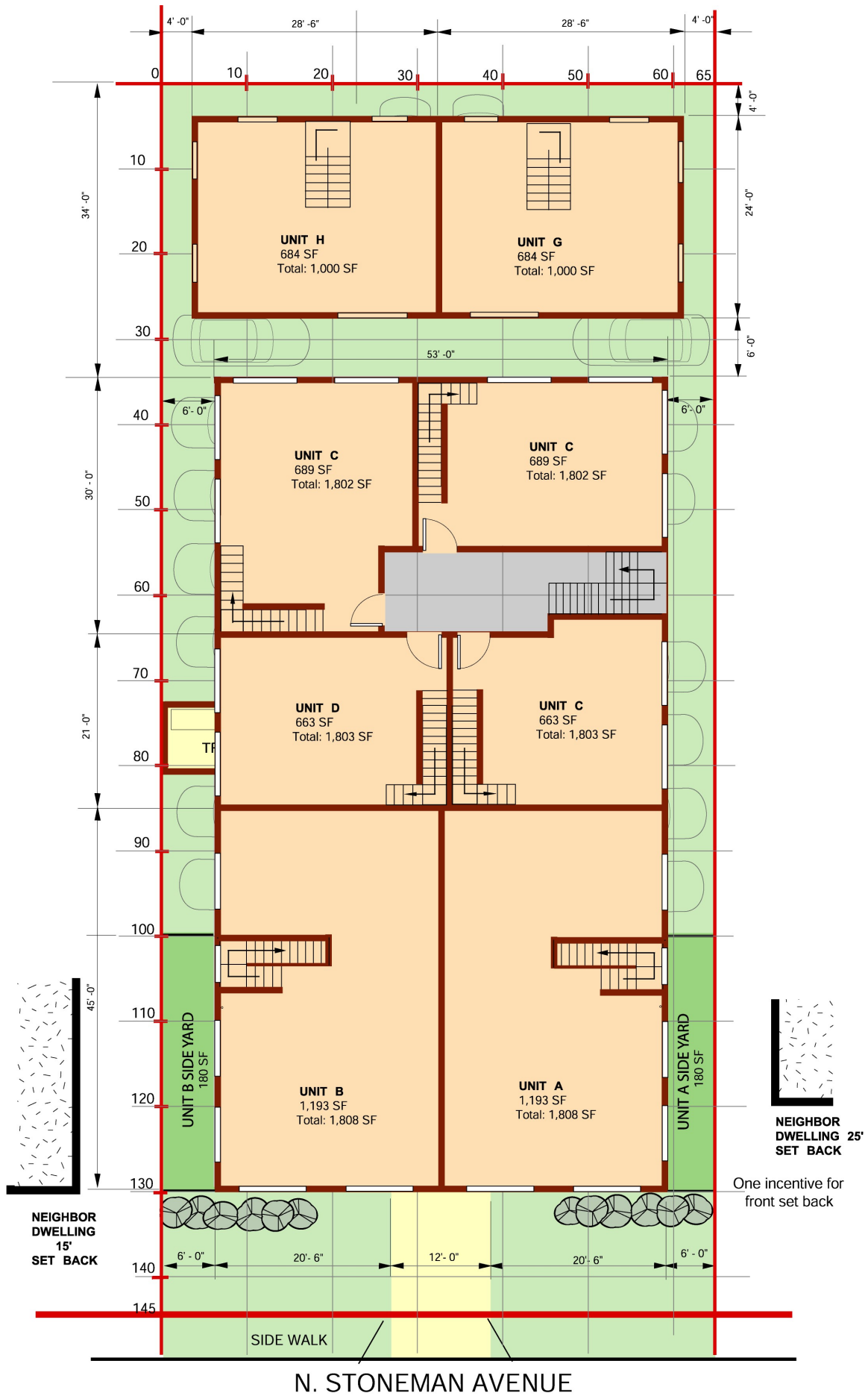
1123 N. Stoneman Avenue, Alhambra, CA 91801

8 Units Floor Plan - Site Plan (Before ADU)
Rev. 8L2 - Carport Version (3 Bed Rooms per unit)
(Two incentives of State program available)



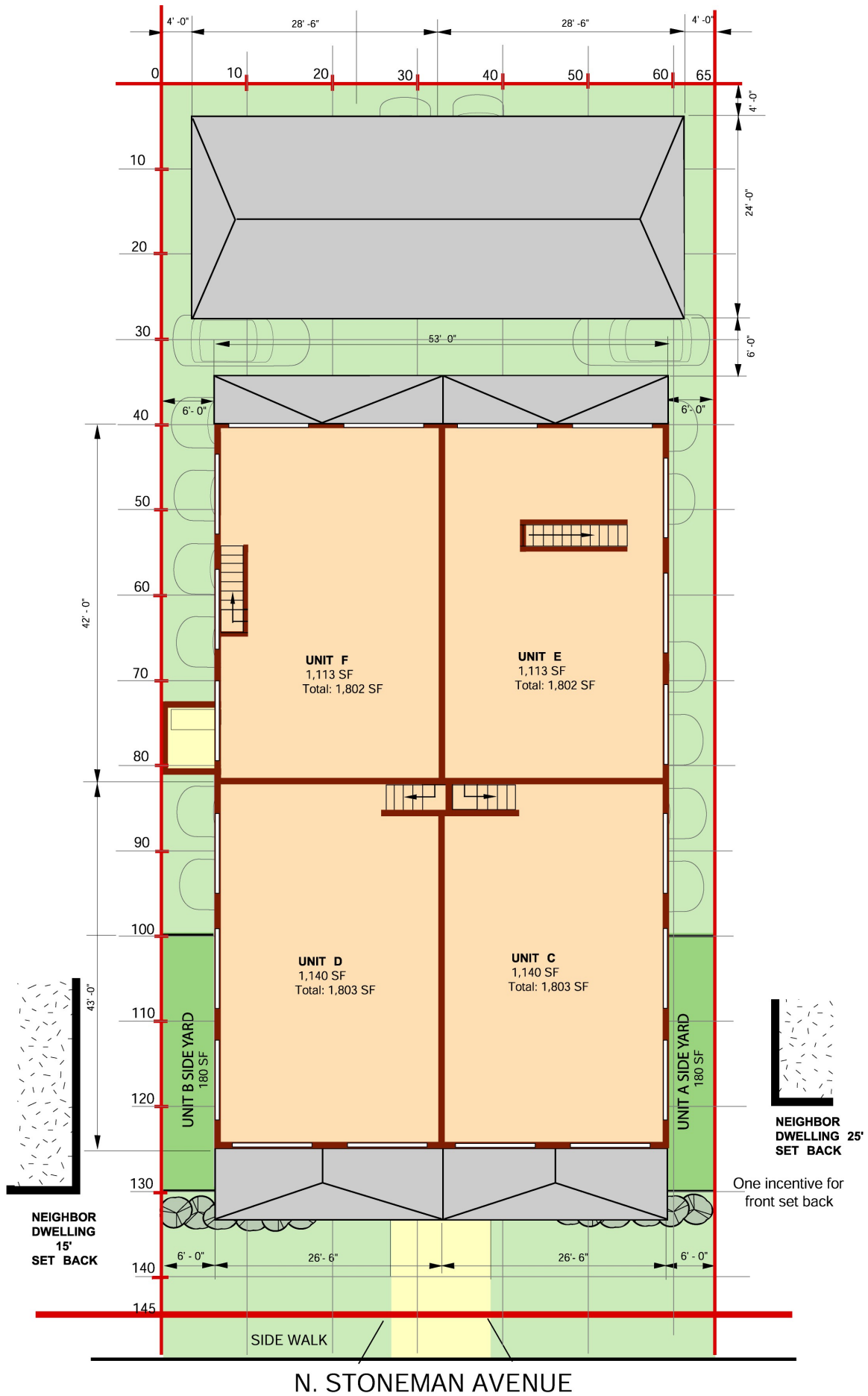
1123 N. Stoneman Avenue, Alhambra, CA 91801

8 Units Floor Plan - Site Plan (With 2 ADU)
Rev. 8L2 - Carport Version (3 Bed Rooms per unit)
(Two incentives of State program available)



1123 N. Stoneman Avenue, Alhambra, CA 91801

8 Units Floor Plan - Site Plan (With 2 ADU)
Rev. 8L2 - Carport Version (3 Bed Rooms per unit)
(Two incentives of State program available)



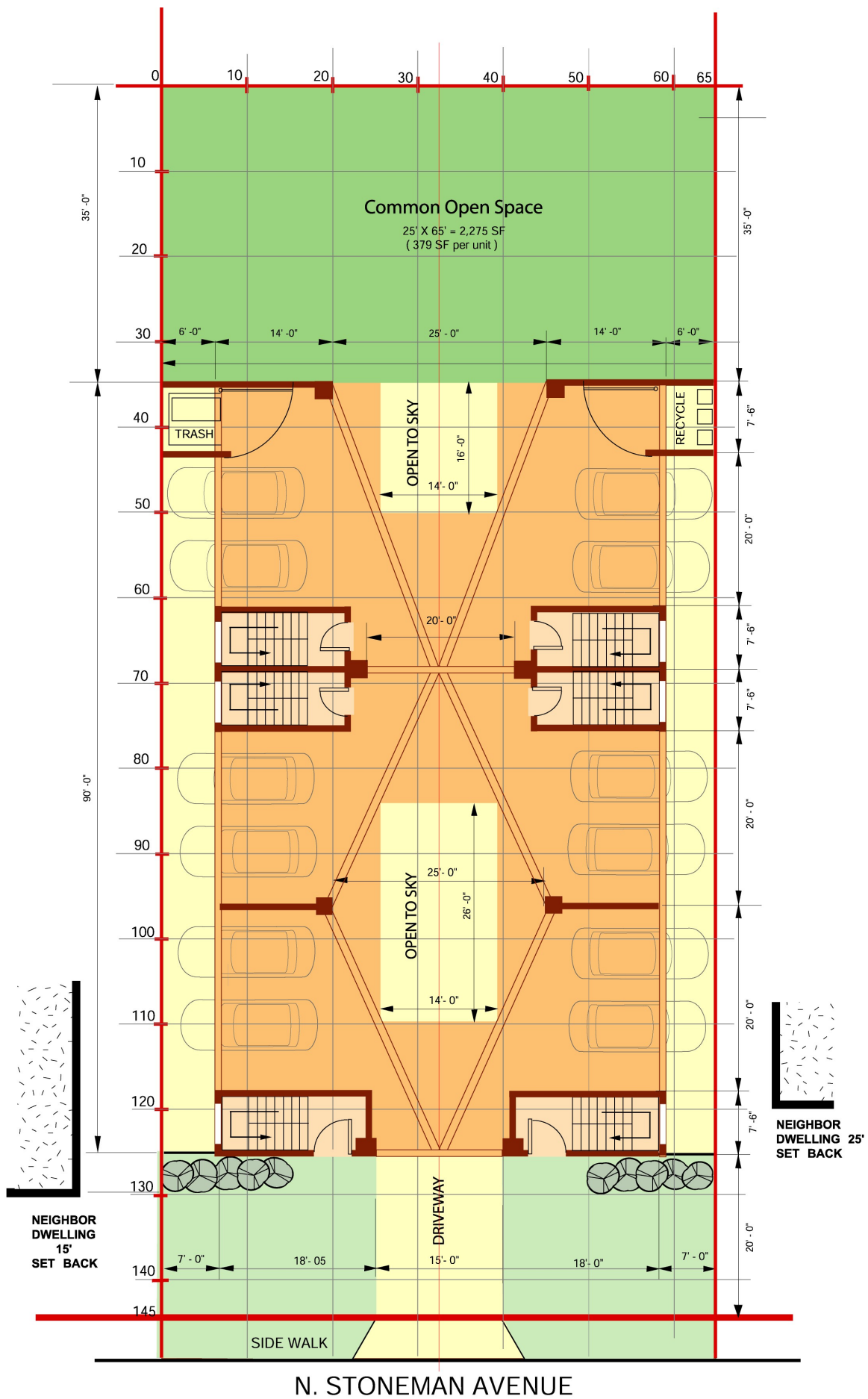
1123 N. Stoneman Avenue, Alhambra, CA 91801

8 Units Floor Plan - Site Plan (With 2 ADU)
Rev. 8L2 - Carport Version (3 Bed Rooms per unit)
(Two incentives of State program available)

Opportunity #5: Six Town homes with 2 ADU (Version 8L3 plan proposal)

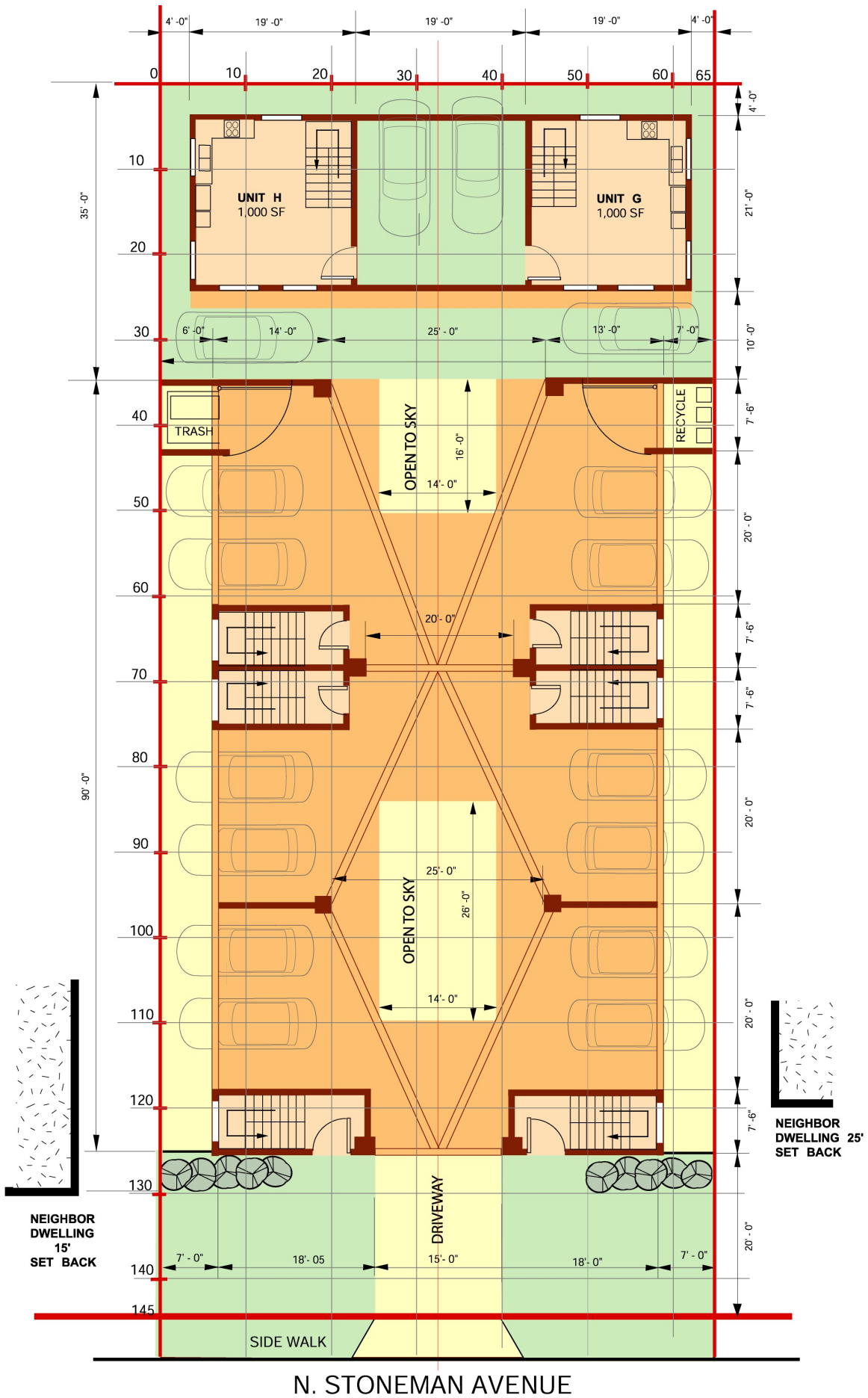
Plan Objectives:

- This is a high density development proposal.
- By applying State Density Bonus program, six town homes with 1,200 ft² to 1,500 ft² each are proposed with the enclosed version 8L3 proposal.
- According to City of Alhambra code, six units is considered as a condominium project for resale, parcel sub-division is not required.
- Total open space requirement is 1,800 ft². A common open space of 2,275 ft², exceeding the requirement is provided.
- Current ADU law allows providing two additional ADUs on the common open space area, each of 1,000 ft² for a two bed rooms, 1½ bath room plan.
- Below are the differences of version 8L3 as compared with the version 8L2 proposal:
 - (1) Each unit has it own access at ground level. Unit A and Unit B has front doors facing the street as required by city code.
 - (2) Ground floor to 3rd floor of each unit locate at the same site position. As compared with version 8L2, Unit C to Unit F locate on top of a common car port podium, and 3rd floor of Unit C and Unit D locate on top of 2nd floor of Unit A and Unit B.
 - (3) Unit A to Unit D are of 1,200 ft² each. Unit E to Unit F are of 1,500 ft² each.
 - (4) By applying one of the two State Density Bonus program incentives for waiver of side set back (City administration prefers enclosed garage than car port), each unit is provided with an enclosed two car garage, together with a laundry area inside the garage.
 - (5) Two open to sky light well areas provides bright entrance area and garage area during day time. The two light wells also enhance day time brightness and better air flow for all the six units.
 - (6) The most important design objective of version 8L3 is to eliminate the expensive cost to build a 25ft wide car port podium structure as required by version 8L2. With an innovative version 8L3 design (with V shape and X shape supporting beams shown in the drawings), it is expected that building cost of version 8L3 will be significantly lower than that of version 8L2. Together with direct ground floor access and private garage for each unit, Version 8L3 is highly recommend to make optimum use of this rare valuable RH parcel locates in the prestige Bean Tract of the city.



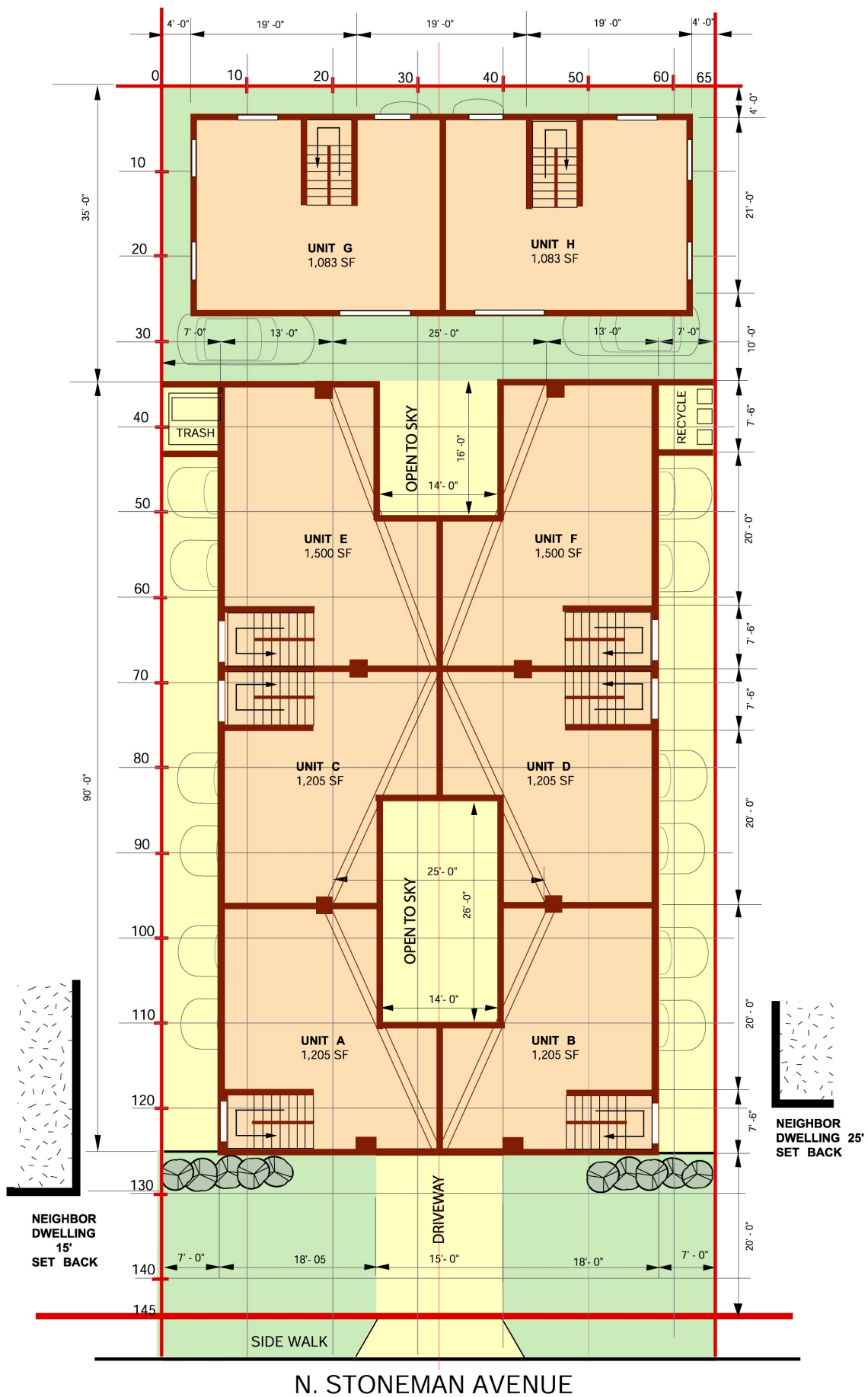
1123 N. Stoneman Avenue, Alhambra, CA 91801

8 Units Floor Plan - Site Plan (Before ADU)
Rev. 8L3 - Carport Version (3 Bed Rooms per unit)
(Two incentives of State program available)



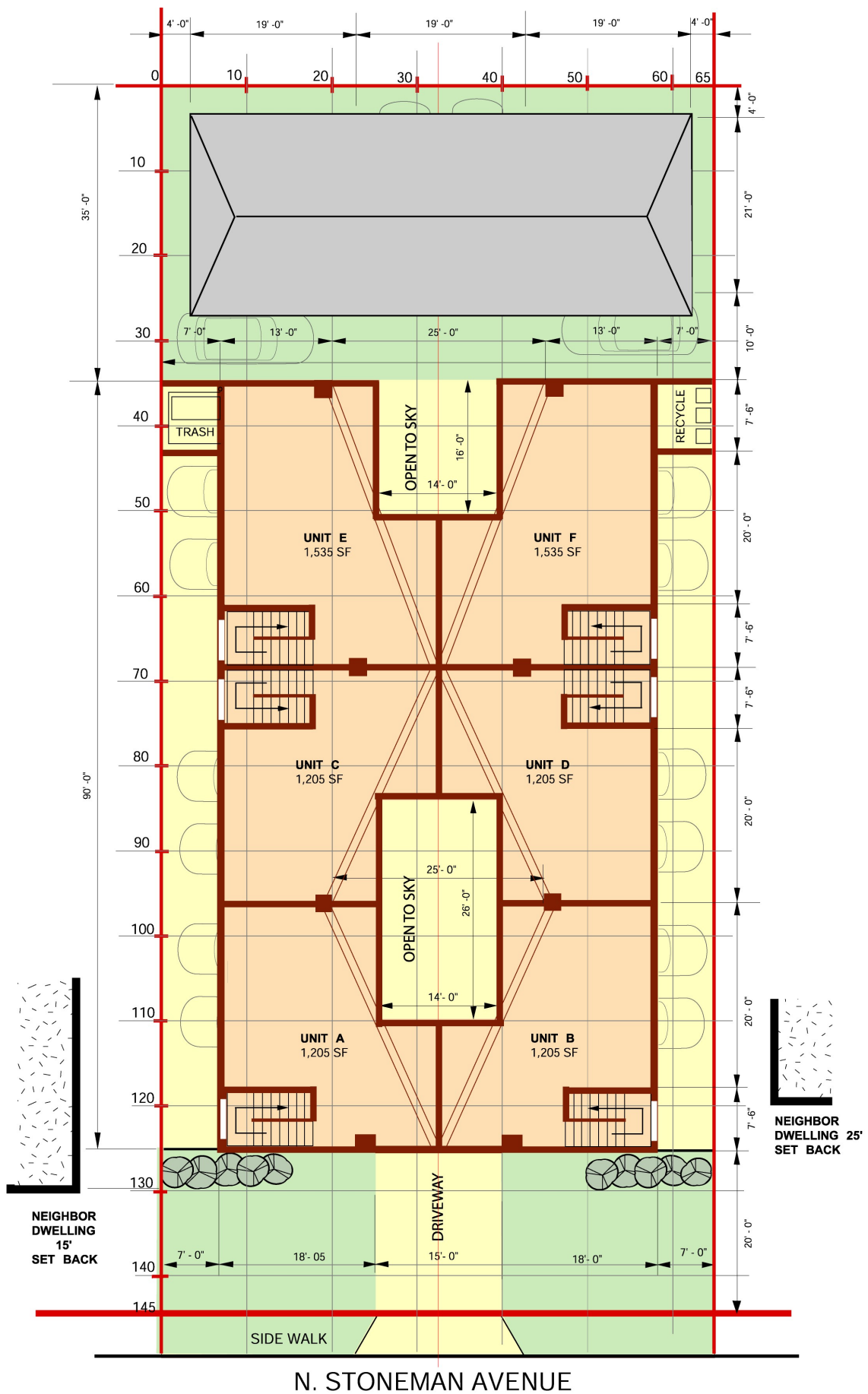
1123 N. Stoneman Avenue, Alhambra, CA 91801

8 Units Floor Plan - Site Plan (With 2 ADU)
Rev. 8L3 - Carport Version (3 Bed Rooms per unit)
(Two incentives of State program available)



1123 N. Stoneman Avenue, Alhambra, CA 91801

8 Units Floor Plan - Site Plan (With 2 ADU)
Rev. 8L3 - Carport or Garage Version (3 Bed Rooms per unit)
(Two incentives of State program available, one may apply for ground floor set back to provide enclosed garages)



1123 N. Stoneman Avenue, Alhambra, CA 91801

8 Units Floor Plan - Site Plan (With 2 ADU)

Rev. 8L3 - Carport or Garage Version (3 Bed Rooms per unit)

(Two incentives of State program available, one may apply for ground floor set back to provide enclosed garages)

Code Compliance Check

(Example: Version 8L3 based on City code published June 2026)

Zone Symbol: RH (Residential High Density)

Lot Size:

65' x 145' = 9,425 ft²

Cover Ratio: 42.5% (Code 23.04.030: 55% max)

Number of units permitted: 5+1

5 units per City code 23.04.030. With State Housing Density Bonuses, 6 units will be developed. One unit to be sold or rent to a “moderate income family” based on AMI limits published by the County of Los Angeles.

Development Objective:

4 units of 1,205 ft² each;

2 units of 1,535 ft² each;

2 ADU of 1,000 ft² each.

i.e. 4 units with 3 bed rooms and 2 baths per unit.

2 units with 3 bed rooms and 2 ½ baths per unit.

2 ADU with 2 bed rooms and 2 baths per unit

State Density Bonus Law Incentives:

Two mandatory city code concession incentives are available.

One city code concession waivers is recommended for ground floor side set back to provide enclosed garage for each unit.

The second waiver is currently “*reserved*”. See the next page “Make good use of

Front Yard Set Back: (Comply with City code 23.04.030)

Left neighbor front set back: 25 feet

Right side neighbor front set back: 15 feet

Code set back requirement: 20 feet

Plan provided: 20 feet set back.

Side Yard Set Back: (Comply with City code 23.04.030)

Plan provided: 6 feet set back for units A to unit F.

Rear Yard set back: (Comply with City code 24.42.020)

Plan provided: 35 feet

Buildings separation: (Comply with City code 23.22.040)

Plan provided: ADU separation 6 feet .

Maximum Building Length: (Comply with previous code, now not required)

Plan provided: 90 feet

Open Spaces: (Comply with City code 23.13.030)

Common open space: 2,275 ft² (379 ft² per unit)

Parkings: (Comply with State Code 65915 Density Bonuses Program)

16 car port spaces; recommend to apply one incentive code waiver to provided 6 two cars enclosed garages.

Driveway width: (Comply with City code 23.20.090(B))

Plan provided: 15 feet

Make Good Use of the Two State Housing Density Bonuses Waivers

According to the code compliance check of the previous page, version 8L3 is highly feasible. State Housing Density Bonus waivers are of great value to improve profitability of this parcel redevelopment. These two code waivers are recommended to be applied into the following ways to maximize features and profits of the redevelopment project as follow:

1. The first waiver is to request side set back for providing private garages for each unit.
2. The second waiver is to request front yard set back from 20' to 15' based on a good reason: "to provide a guest parking" spot.

Supporting reasons of the first waiver:

- (1) The side set back area was originally designated as carports. The waiver is to cover the carport for providing a private garage for each home.
- (2) Set back is waived only for the private garages, 6 feet set back at upper floors are maintained.
- (3) As compare with carports mandated by state codes, City of Alhambra always encourages home developments to provide private garages. The waiver is applied to fulfill this desirable feature normally required by the city.
- (4) City of Alhambra also encourages home developments to come with "storage facility exterior to the home". Applying a waiver to provide private garage for each home will also fulfill this requirement.
- (5) Towards the neighbors, uniform and esthetically good looking exterior of 8 feet garage wall is more appealing than car ports parked with different looking cars.
- (6) The garage should be designed and built with fire proof materials, maintaining the fire hazard prevention function of side set back requirements.

Supporting reasons of the second waiver:

- (1) City code 23.04.030 specifies front set back requirement as follow:
Whichever is greater of:
 - (a) Average of front set backs of two adjacent properties; or
 - (b) 15 feet.
- (2) Currently left neighborhood set back is 15 ft.; right neighborhood set back is 25 ft. Therefore the required set back of this parcel is 20 ft.
- (3) The second waiver is to request reducing front set back from 20' to 15' based on a good reason: "to provide a guest parking" spot.
- (4) Although State Housing Density Bonus requirement prohibits cities to requests more than two parking per home unit, City of Alhambra always encourages home developments to provide guest parking. This property comes with 8 units (fulfilled with 16 parking spots), one more guest parking is highly desirable as directed by City policy.
- (5) By applying the second waiver for 15 feet front set back, one guest parking will be possible as shown on the next page proposal. Living areas of each unit may be increased as well.