AERO COLLECTIVE

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

472 S MARKET ST

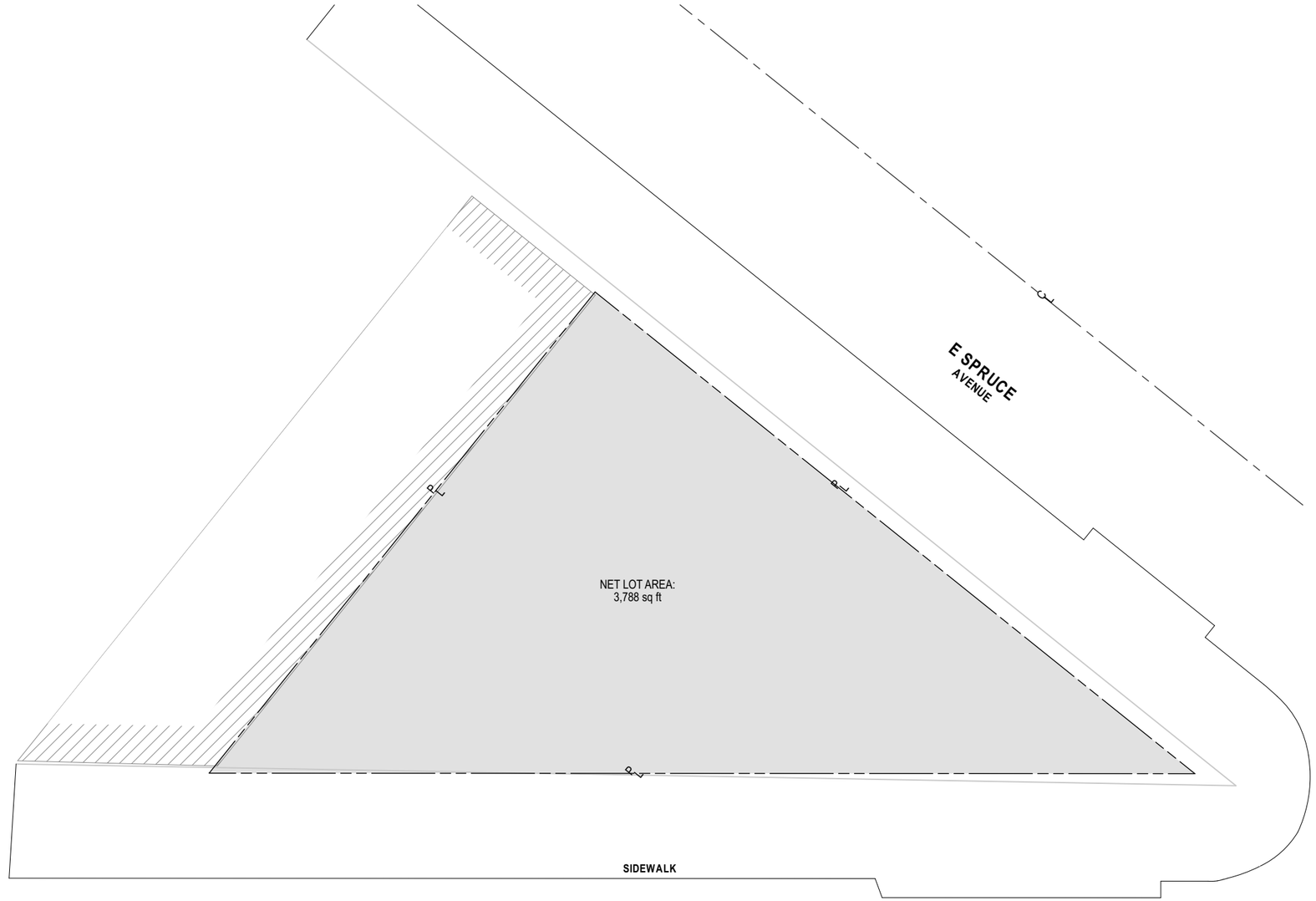
DENSITY STUDY

Tuesday, July 29, 2025



SHEET INDEX

	COVER SHEET
0.01	GENERAL SITE PLAN
0.02	OPTION COMPARISON
A0.00	OPT A - INFO
A1.10	OPT A - 1st FLOOR PLAN
A1.20	OPT A - 2nd-3rd FLOOR PLANS
A1.30	OPT A - ROOF PLAN
A2.10	OPT A - SECTION
A3.10	OPT A - 3D VIEWS
B0.00	OPT B - INFO
B1.10	OPT B - 1st FLOOR PLAN
B1.20	OPT B - 2nd-4th FLOOR PLANS
B1.30	OPT B - ROOF PLAN
B2.10	OPT B - SECTION
B3.10	OPT B - 3D VIEWS



SITE PLAN
SCALE: 1/16" = 1'-0"

1

AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

0.01
GENERAL SITE PLAN
7/29/25

LOT SUMMARY

LOT SUMMARY

PROJECT ADDRESS	**472 Market St, INGLEWOOD, CA 90301**	
APN	4021-022-001	
LOTS		
BLOCK		
LOT SIZE	3,788 SF	
ZONING DISTRICT	**MU-1 SOUTH**	(ICMC ARTICLE 4)
GENERAL PLAN LAND USE	MIXED USE MULTIPLE FAMILY	
EXISTING USE	COMMERCIAL	
PROPOSED USE	MIXED USE MULTIFAMILY RESIDENTIAL	
SB 35 ELIGIBILITY	YES	
AB 2097 ELIGIBILITY	YES	
METHANE HAZARD SITE	TBD	

PLANNING AND ZONING DATA

ZONING DISTRICT		**HC**		(ICMC ARTICLE 4)
GROSS LOT AREA		3,755 SF		
NET LOT AREA		3,755 SF		
ALLOWABLE DENSITY AND FAR				
		N/A		
ALLOWABLE DENSITY		N/A		(MU-1, ICMC 12-21.6) FORM BASED ZONING
ALLOWABLE DENSITY W/ BONUS	**0%**	**N/A**	**UNITS**	(ICMC 12-130)
VLI SET ASIDE FOR MENU ITEMS	0%	N/A		(3 ADDITIONAL INCENTIVES)

BUILDING HEIGHT AND STORIES			(ICMC 12-21.1)
BUILDING HEIGHT LIMIT	80'-0"		
PROPOSED HEIGHT	**35'-0"**		
ALLOWED BUILDING STORIES		6 STORIES	
PROPOSED STORIES		**3** STORIES	

BUILDING SETBACKS			(ICMC 12-21)
	MINIMUM	**PROPOSED**	
FRONT YARD	0'-0"	0'-0"	
SIDE YARD	0'-0"	0'-0"	
REAR YARD	0'-0"	0'-0"	

INCENTIVES

1. TBD
2. TBD
3. TBD

OPTION A

UNIT TYPE SUMMARY

UNIT TYPE	QTY	BEDS	BATHS	AVG SF	TOTAL SF	%
UNIT A1	2	0	1	619	1238	25%
UNIT A2	2	0	1	520	1040	25%
UNIT B1	2	1	1	719	1438	25%
UNIT C1	2	2	1	938	1876	25%
TOTAL	**8**			**AVG SF: 699**	**5,592**	**100%**

*N/ UNITS RESERVED FOR VLI

COMMERCIAL SUMMARY

AREA	SF
RESTAURANT	2065
KITCHEN BOH	868
EXTERIOR PATIO	361
TOTAL	3294

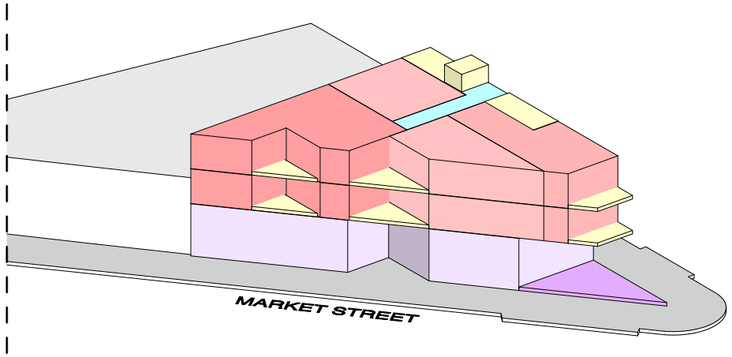
ZONING - FLOOR AREA (ICMC).

1ST FLOOR	3,662
2ND FLOOR	3,587
3RD FLOOR	3,587
	0
TOTAL BUILDING AREA	**10,836 SF**

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED		(ICMC 12-6.g)
	AREA	
OPEN SPACE	563.25	* 15% OF SITE PER OBJ. DESIGN STANDARDS
TOTAL	**563.25 SF**	

OPEN SPACE PROVIDED		
	AREA	
REAR YARD OPEN SPACE	TBD	
PRIVATE BALCONIES	1,978	* PROVIDING COMMON OPEN SPACE NO PRIVATE REQUIRED
TOTAL PROVIDED:	**1,978 SF**	= OK



OPTION B

UNIT TYPE SUMMARY

UNIT TYPE	QTY	BEDS	BATHS	AVG SF	TOTAL SF	%
UNIT A1	3	0	1	418	1254	20%
UNIT A2	3	0	1	560	1680	20%
UNIT A3	3	0	1	390	1170	20%
UNIT A4	3	0	1	356	1068	20%
UNIT B1	3	1	1	619	1857	20%
TOTAL	**15**			**AVG SF: 469**	**7,029**	**100%**

*N/ UNITS RESERVED FOR VLI

COMMERCIAL SUMMARY

AREA	SF
RESTAURANT	1541
KITCHEN BOH	926
EXTERIOR PATIO	412
TOTAL	2879

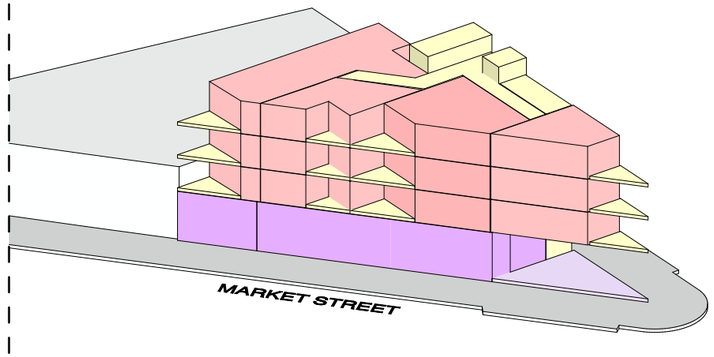
ZONING - FLOOR AREA (ICMC).

FLOOR	**NET FLOOR AREA**
1ST FLOOR	3,736
2ND FLOOR	3,326
3RD FLOOR	3,326
4TH FLOOR	3,326
	0
TOTAL BUILDING AREA	**13,714 SF**

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED		(ICMC 12-6.g)
	AREA	
OPEN SPACE	563.25	* 15% OF SITE PER OBJ. DESIGN STANDARDS
TOTAL	**563.25 SF**	

OPEN SPACE PROVIDED		
	AREA	
REAR YARD OPEN SPACE	TBD	
PRIVATE BALCONIES	798	* PROVIDING COMMON OPEN SPACE NO PRIVATE REQUIRED
TOTAL PROVIDED:	**798 SF**	= OK



OPTION A

BUILDING HEIGHT AND STORIES		(ICMC 12-21.1)
BUILDING HEIGHT LIMIT	80'-0"	
PROPOSED HEIGHT	**35'-0"**	
ALLOWED BUILDING STORIES	6	STORIES
PROPOSED STORIES	**3**	STORIES

BUILDING SETBACKS	MINIMUM	PROPOSED	(ICMC 12-21)
FRONT YARD	0'-0"	0'-0"	
SIDE YARD	0'-0"	0'-0"	
REAR YARD	0'-0"	0'-0"	

INCENTIVES

1. TBD
2. TBD
3. TBD

UNIT TYPE SUMMARY

UNIT TYPE	QTY	BEDS	BATHS	AVG SF	TOTAL SF	%
UNIT A1	2	0	1	619	1238	25%
UNIT A2	2	0	1	520	1040	25%
UNIT B1	2	1	1	719	1438	25%
UNIT C1	2	2	1	938	1876	25%
TOTAL	**8**			**AVG SF: 699**	**5,592**	**100%**

*N/. UNITS RESERVED FOR VLI

COMMERCIAL SUMMARY

AREA	SF
RESTAURANT	2065
KITCHEN BOH	868
EXTERIOR PATIO	361
TOTAL	3294

ZONING - FLOOR AREA (ICMC).

1ST FLOOR	3,662
2ND FLOOR	3,587
3RD FLOOR	3,587
	0
TOTAL BUILDING AREA	**10,836 SF**

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED		(ICMC 12-6.g)	
	AREA		
OPEN SPACE	563.25		* 15% OF SITE PER OBJ. DESIGN STANDARDS
TOTAL	**563.25 SF**		

OPEN SPACE PROVIDED		
	AREA	
REAR YARD OPEN SPACE	TBD	
PRIVATE BALCONIES	1,978	* PROVIDING COMMON OPEN SPACE NO PRIVATE REQUIRED
TOTAL PROVIDED:	**1,978 SF**	= OK

PARKING SUMMARY

RESIDENTIAL PARKING	NO MINIMUM PER AB 2097
PARKING REQUIRED - RESIDENTIAL	**0** SPACES

RESIDENTIAL PARKING PROVIDED	
ACCESSIBLE SPACES	0
STANDARD RESIDENTIAL STALLS	0
	0
TOTAL PROVIDED PARKING	**0 SPACES**

PROJECT DESCRIPTION

THREE STORY MIXED USE MULTI-FAMILY APARTMENT BUILDING WITH A TOTAL OF 8 UNITS. GROUND-LEVEL PARKING.

THIS PROPERTY IS 100% PRIVATELY FUNDED. THIS IS NOT PUBLIC HOUSING. THERE IS NO TAX CREDIT RECEIVED.

DEFERRED SUBMITTALS

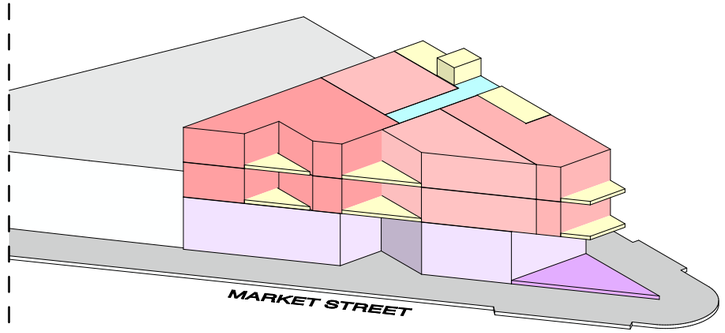
LOT SUMMARY

PROJECT ADDRESS	**472 Market St, INGLEWOOD, CA 90301**	
APN	4021-022-001	
LOTS		
BLOCK		
LOT SIZE	3,788 SF	
ZONING DISTRICT	**MU-1 SOUTH** I	(ICMC ARTICLE 4)
GENERAL PLAN LAND USE	MIXED USE MULTIPLE FAMILY	
EXISTING USE	COMMERCIAL	
PROPOSED USE	MIXED USE MULTIFAMILY RESIDENTIAL	
SB 35 ELIGIBILITY	YES	
AB 2097 ELIGIBILITY	YES	
METHANE HAZARD SITE	TBD	

PLANNING AND ZONING DATA

ZONING DISTRICT		HC		(ICMC ARTICLE 4)
GROSS LOT AREA		3,755 SF		
NET LOT AREA		3,755 SF		

ALLOWABLE DENSITY AND FAR				
		N/A		
ALLOWABLE DENSITY		N/A		(MU-1, ICMC 12-21.6) FORM BASED ZONING
ALLOWABLE DENSITY W/ BONUS	**0%**	**N/A**	**UNITS**	(ICMC 12-130)
VLI SET ASIDE FOR MENU ITEMS	0%	N/A		(3 ADDITIONAL INCENTIVES)



AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

A0.00

OPT A - INFO

7/29/25



1st FLOOR PLAN
SCALE: 1/16" = 1'-0"

1

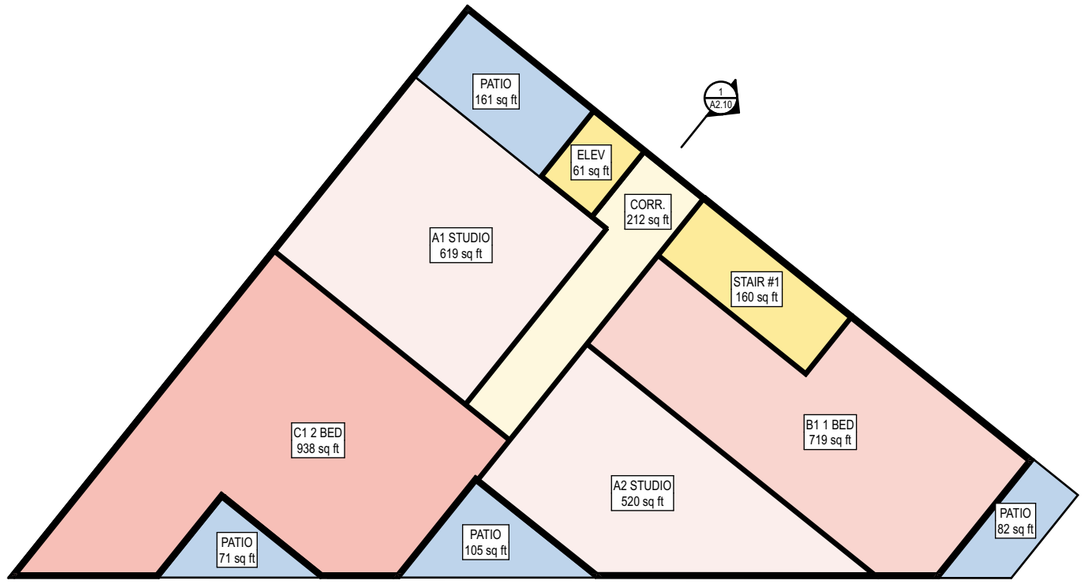
AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

A1.10
OPT A - 1st FLOOR PLAN
7/29/25





2ND AND 3RD FLOORS
SCALE: 1/16" = 1'-0"

1

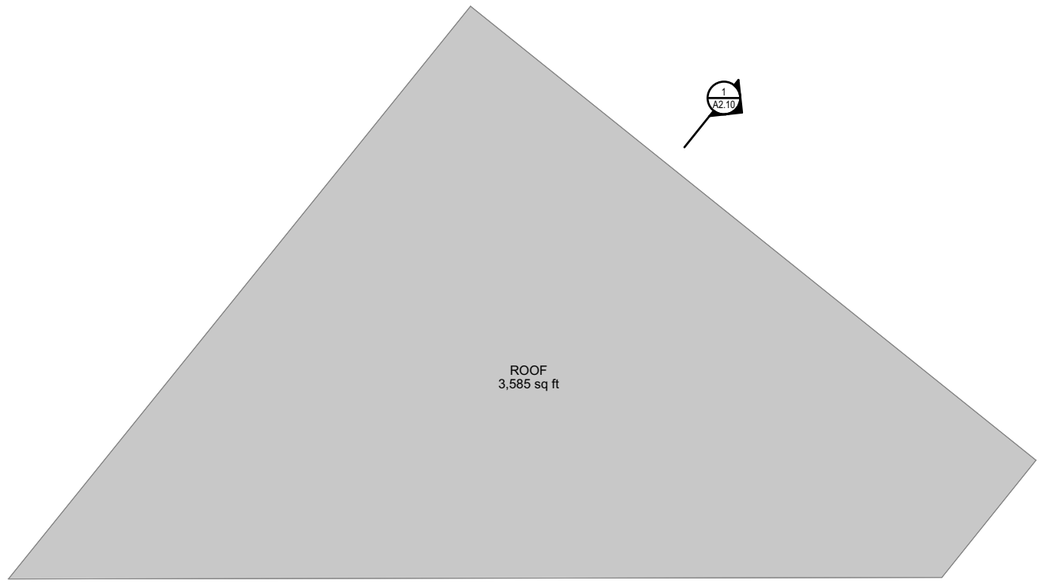
AERO
COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

A1.20
OPT A - 2nd-3rd FLOOR PLANS
7/29/25



ROOF PLAN
SCALE: 1/16" = 1'-0"

1

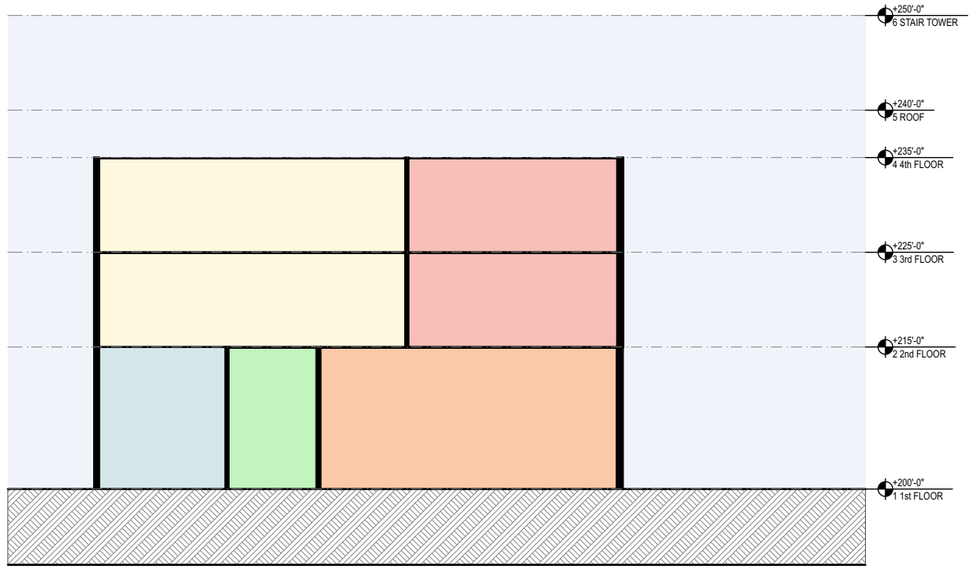
AERO
COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

A1.30
OPT A - ROOF PLAN
7/29/25



SECTION A
SCALE: 1/16" = 1'-0"

1

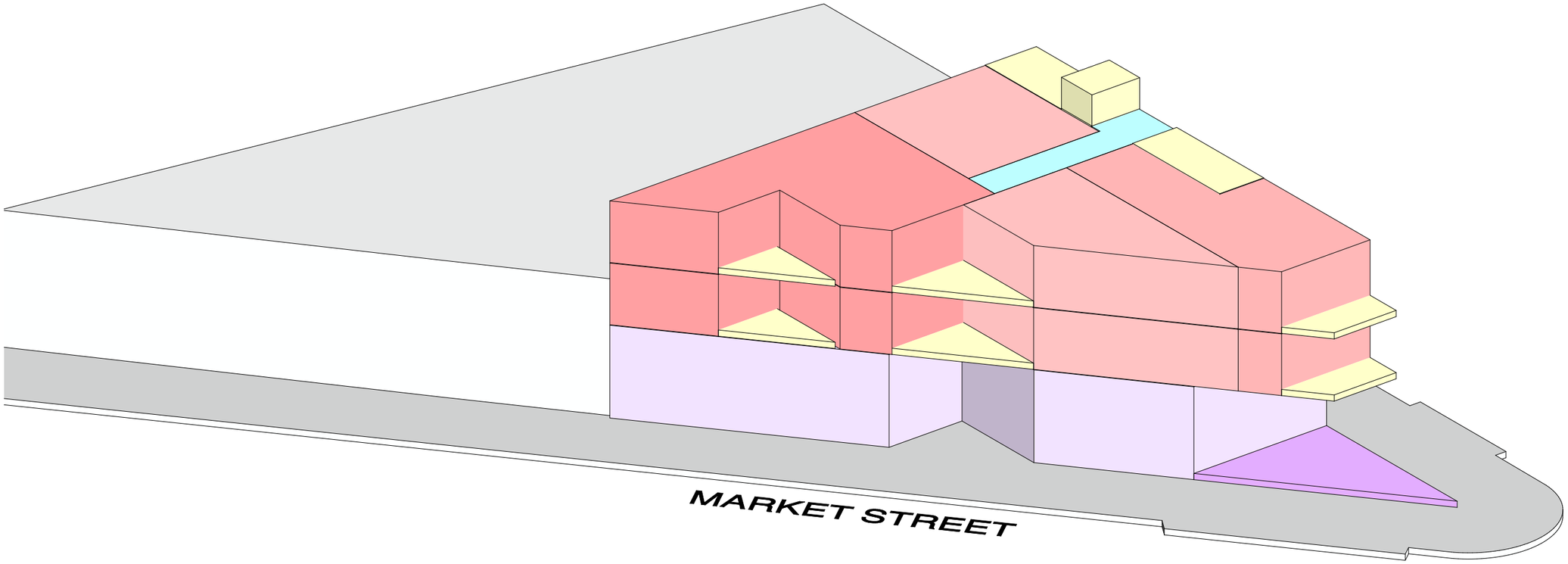
AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

A2.10
OPT A - SECTION
7/29/25



MASSING (AXONOMETRIC) 1

AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

A3.10

OPT A - 3D VIEWS

7/29/25

OPTION B

BUILDING HEIGHT AND STORIES			(ICMC 12-21.1)
BUILDING HEIGHT LIMIT	80'-0"		
PROPOSED HEIGHT	**45'-0"**		
ALLOWED BUILDING STORIES	6	STORIES	
PROPOSED STORIES	**4**	STORIES	

BUILDING SETBACKS			(ICMC 12-21)
	MINIMUM	**PROPOSED**	
FRONT YARD	0'-0"	0'-0"	
SIDE YARD	0'-0"	0'-0"	
REAR YARD	0'-0"	0'-0"	

INCENTIVES

1. TBD
2. TBD
3. TBD

UNIT TYPE SUMMARY

UNIT TYPE	QTY	BEDS	BATHS	AVG SF	TOTAL SF	%
UNIT A1	3	0	1	418	1254	20%
UNIT A2	3	0	1	560	1680	20%
UNIT A3	3	0	1	390	1170	20%
UNIT A4	3	0	1	356	1068	20%
UNIT B1	3	1	1	619	1857	20%
TOTAL	**15**			**AVG SF: 469**	**7,029**	**100%**

*N/. UNITS RESERVED FOR VLI

COMMERCIAL SUMMARY

AREA	SF
RESTAURANT	1541
KITCHEN BOH	926
EXTERIOR PATIO	412
TOTAL	2879

ZONING - FLOOR AREA (ICMC).

FLOOR	NET FLOOR AREA	
1ST FLOOR	3,736	
2ND FLOOR	3,326	
3RD FLOOR	3,326	
4TH FLOOR	3,326	
	0	
TOTAL BUILDING AREA	**13,714**	**SF**

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED			(ICMC 12-6.g)
	AREA		
OPEN SPACE	563.25		* 15% OF SITE PER OBJ. DESIGN STANDARDS
TOTAL	**563.25**	**SF**	

OPEN SPACE PROVIDED			
	AREA		
REAR YARD OPEN SPACE	TBD		
PRIVATE BALCONIES	798		* PROVIDING COMMON OPEN SPACE NO PRIVATE REQUIRED
TOTAL PROVIDED:	**798**	**SF**	= OK

PARKING SUMMARY

RESIDENTIAL PARKING	NO MINIMUM PER AB 2097	
PARKING REQUIRED - RESIDENTIAL	**0**	SPACES
RESIDENTIAL PARKING PROVIDED		
ACCESSIBLE SPACES	0	
STANDARD RESIDENTIAL STALLS	0	
	0	
TOTAL PROVIDED PARKING	**0**	**SPACES**

PROJECT DESCRIPTION

FOUR STORY MIXED USE MULTI-FAMILY APARTMENT BUILDING WITH A TOTAL OF 15 UNITS. GROUND-LEVEL PARKING.

THIS PROPERTY IS 100% PRIVATELY FUNDED. THIS IS NOT PUBLIC HOUSING. THERE IS NO TAX CREDIT RECEIVED.

DEFERRED SUBMITTALS

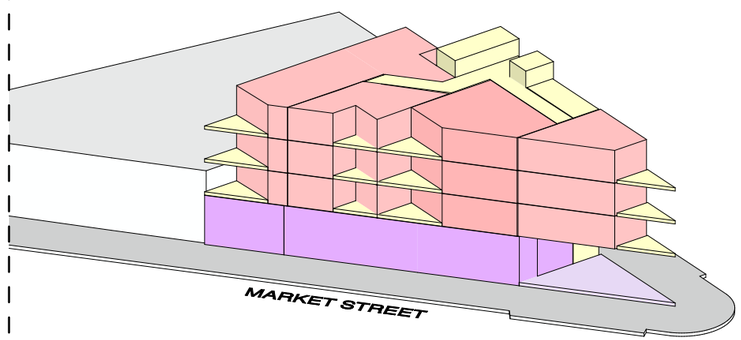
LOT SUMMARY

PROJECT ADDRESS	**472 Market St, INGLEWOOD, CA 90301**		
APN	4021-022-001		
LOTS			
BLOCK			
LOT SIZE	3,788	SF	
ZONING DISTRICT	**MU-1 SOUTH** I		(ICMC ARTICLE 4)
GENERAL PLAN LAND USE	MIXED USE MULTIPLE FAMILY		
EXISTING USE	COMMERCIAL		
PROPOSED USE	MIXED USE MULTIFAMILY RESIDENTIAL		
SB 35 ELIGIBILITY	YES		
AB 2097 ELIGIBILITY	YES		
METHANE HAZARD SITE	TBD		

PLANNING AND ZONING DATA

ZONING DISTRICT		**HC**		(ICMC ARTICLE 4)
GROSS LOT AREA		3,755	SF	
NET LOT AREA		3,755	SF	(WITH 0'-0" SIDE YARD SETBACK, TAKING INTO ACCOUNT 20' ACCESS)

ALLOWABLE DENSITY AND FAR				
		N/A		
ALLOWABLE DENSITY		N/A		(MU-1, ICMC 12-21.6) FORM BASED ZONING
ALLOWABLE DENSITY W/ BONUS	**0%**	**N/A**	**UNITS**	(ICMC 12-130)
VLI SET ASIDE FOR MENU ITEMS	0%	N/A		(3 ADDITIONAL INCENTIVES)



AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

B0.00

OPT B - INFO

7/29/25



1st FLOOR PLAN
SCALE: 1/16" = 1'-0"

1

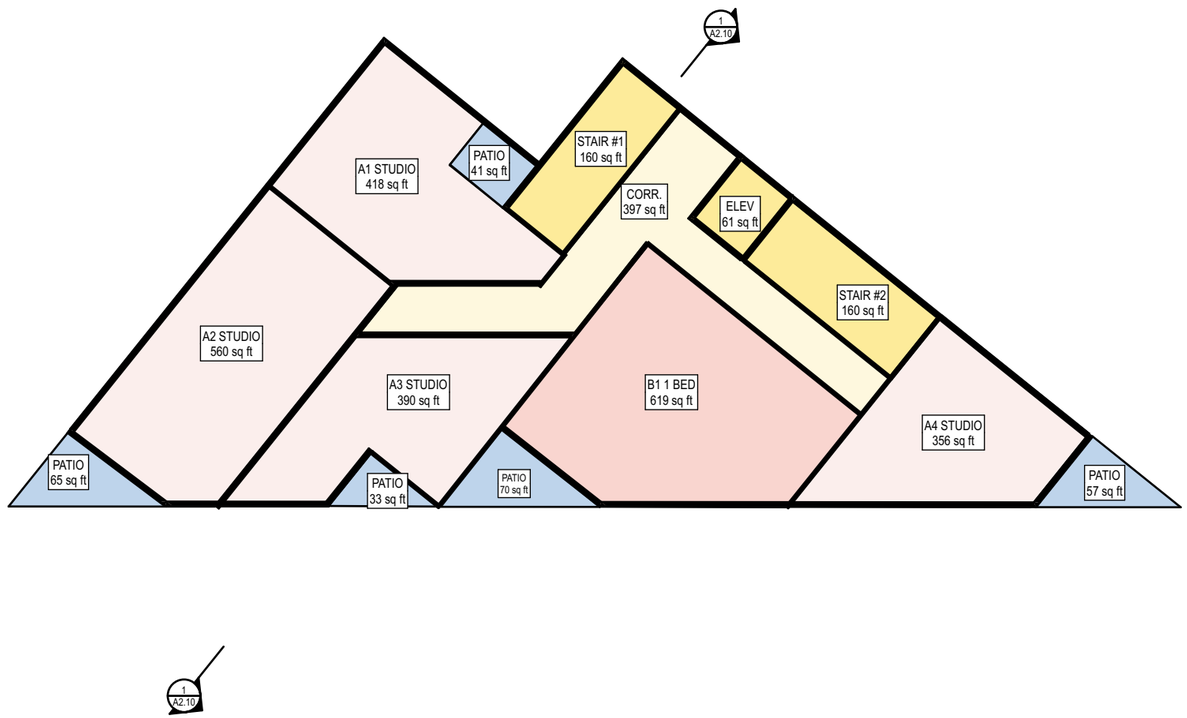
AERO
COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

B1.10
OPT B - 1st FLOOR PLAN
7/29/25



2ND - 4TH FLOORS
SCALE: 1/16" = 1'-0"

1

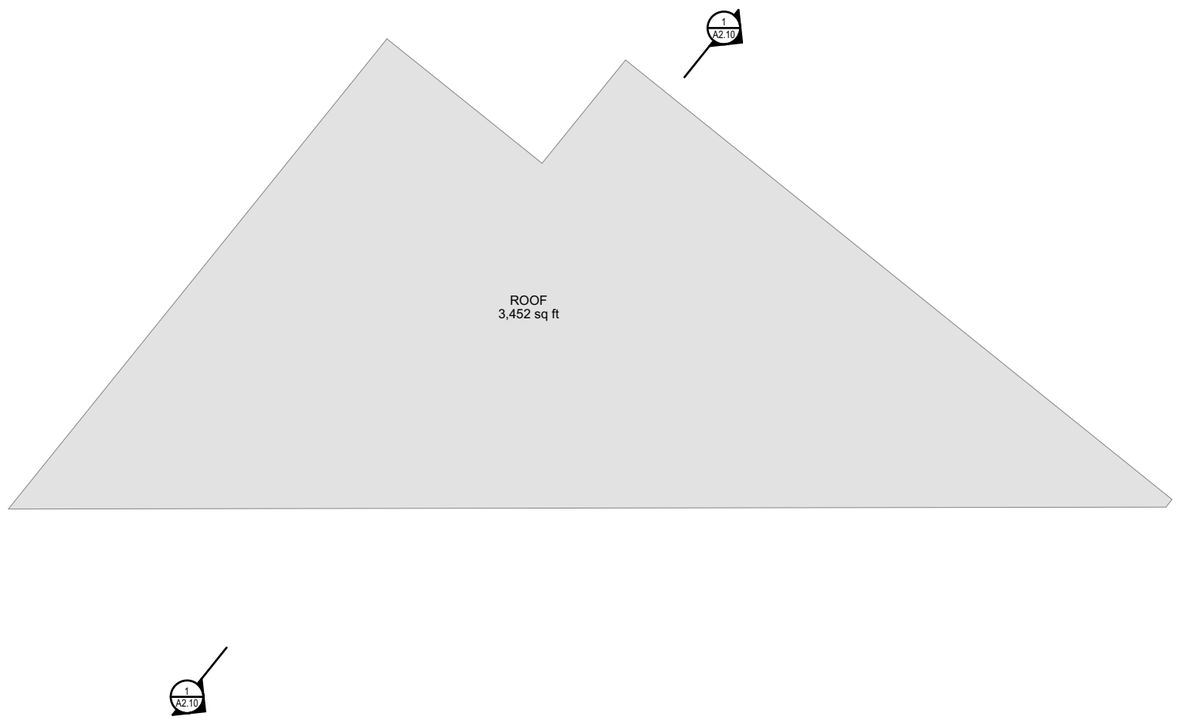
AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

B1.20
OPT B - 2nd-4th FLOOR PLANS
7/29/25



ROOF PLAN
SCALE: 1/16" = 1'-0"

1

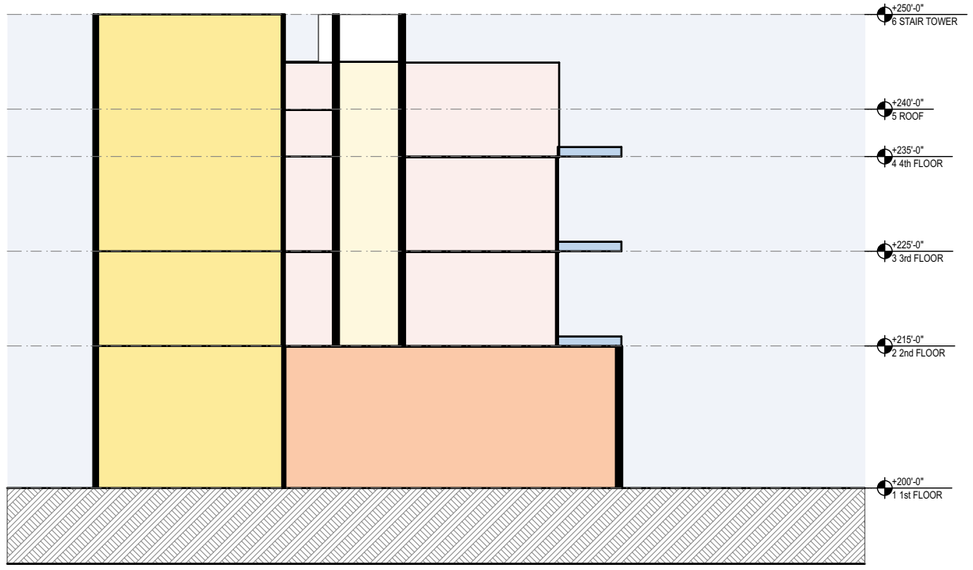
AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

B1.30
OPT B - ROOF PLAN
7/29/25



SECTION A
SCALE: 1/16" = 1'-0"

1

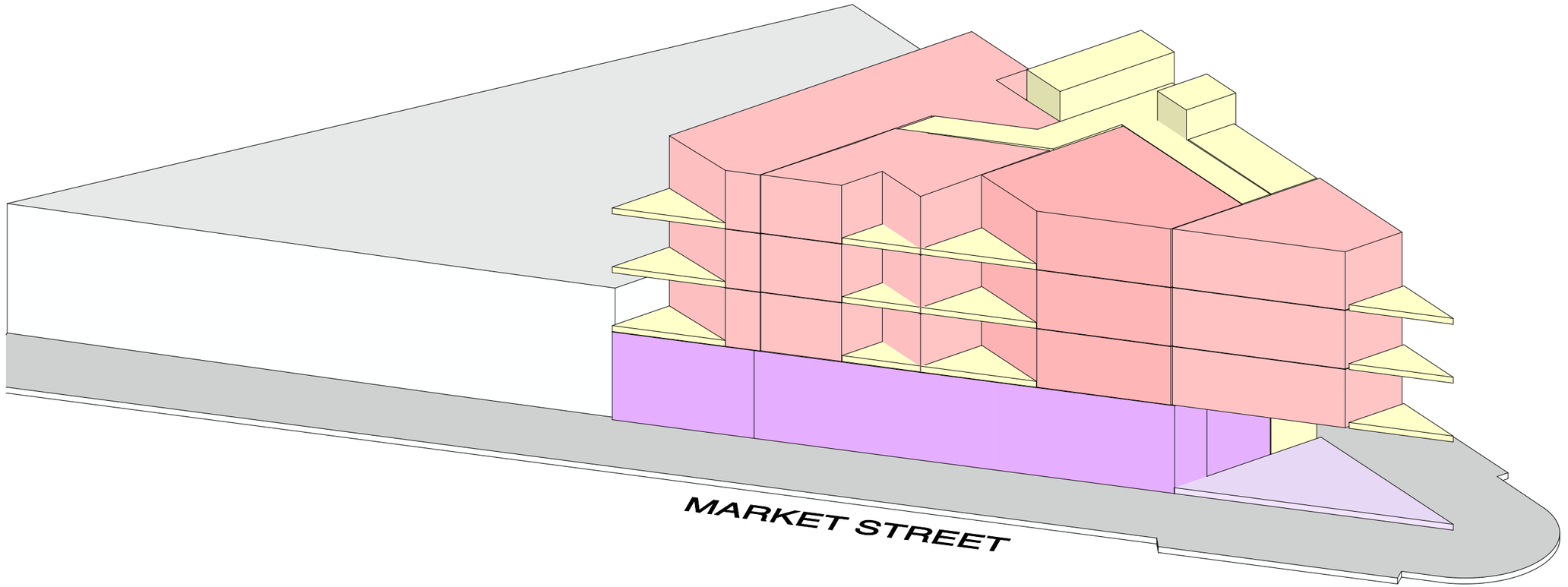
AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

B2.10
OPT B - SECTION
7/29/25



MASSING (AXONOMETRIC) 1

AERO COLLECTIVE

472 S MARKET ST

472 S MARKET ST, INGLEWOOD, CA 90301

Sample 4-Story Development Concept - For Illustrative Purposes Only; Buyer to Verify Feasibility

B3.10

OPT B - 3D VIEWS

7/29/25