

**OLD TOWN LOCAL ADVISORY COMMITTEE
AGENDA REPORT**

TO: Old Town Local Advisory Committee
FROM: Matt Peters, Director of Community Development
DATE: April 23, 2026
SUBJECT: Receive and File Pujol Multifamily Apartments

PREPARED BY: Yannin Marquez, Assistant Planner

RECOMMENDATION: That the Committee receive a status update regarding the Pujol Multifamily Apartments with Density Bonus Law

BACKGROUND: The Pujol Multifamily Apartments project was heard by the Planning Commission at the regularly scheduled April 1, 2026, meeting. The Board recommended approval of the project with a 5-0 vote at the conclusion of the meeting. The project consists of a three-story building, over enclosed podium parking, residential building with 26 units, three of which are designated as affordable and Density Bonus Agreement to allow for the waiver of certain development standards in exchange for the developer restricting three (3) units as being leased to very low income household for 55 years.

The project is in the Neighborhood Residential district of the Old Town Specific Plan. The allowed density before Density Bonus Law is 17 units. After applying for the request to include three (3) units to be deed restricted to very low income (17.6% of units), the applicant is eligible for 50% density bonus that allows a total of 26 units. The proposal also included waivers and concessions to certain development standards.

This new multifamily building utilizes an Early Modernism architectural style to the building. The design elements indicative of this style consists of clay capped parapets, decorative roof trellis and columns, arched openings, decorative awnings, decorative tiles and smooth stucco. The multifamily dwelling project will include amenities for residents. These amenities include a gym room and BBQ area.

FISCAL IMPACT: None.