

City of Lynwood  
Veterans Housing RFQ – Response to Questions  
August 8, 2017

1. Have there been any environmental tests previously performed on the site (Phase 1 and/or Phase 2), and if so can copies be made available to the developers?
  - a. Re: previous environmental tests – We are not aware that any Phase I or Phase 2 assessments have been done.
2. Are there any limitations on how close the housing can be placed to the Freeway or to the Alameda corridor?
  - a. Re: limitations on proximity of residential uses to Interstate-105 or Alameda Corridor – The setback requirements are set by the Lynwood Transit Area Specific Plan and are as follows. Front (15-25 feet); street side (10-15 feet); interior side (5); rear (25 feet)
3. What is the proposed zoning of the 1.4 acres of land to be obtained from Caltrans?
  - a. The current zoning is “Manufacturing.”
4. Does the city intend for us to use R-3 development standards for purposes of the RFQ?
  - a. The most appropriate development standards are those in the Specific Plan, which may also reference back to R-3 in some cases.
5. Keeping in mind that "Innovative Methods of Housing" may include micro housing, stacked modular or manufactured housing, is there any flexibility on the minimum standards in section 25-20-4 of the Lynwood zoning code, and if so, what is the mechanism and timing that will allow for variations, incentives or concessions? Note that such items may include:
  - a. The mechanism for flexible development standards is through a Site Plan Review/Variance application; an additional incentive could be expedited processing.
6. What is the city's timetable for the anticipated discretionary and land use approvals, including zone changes?
  1. Generally, without expedited processing, processing the discretionary land use application (including a zone change) would take approximately 10-12 weeks.