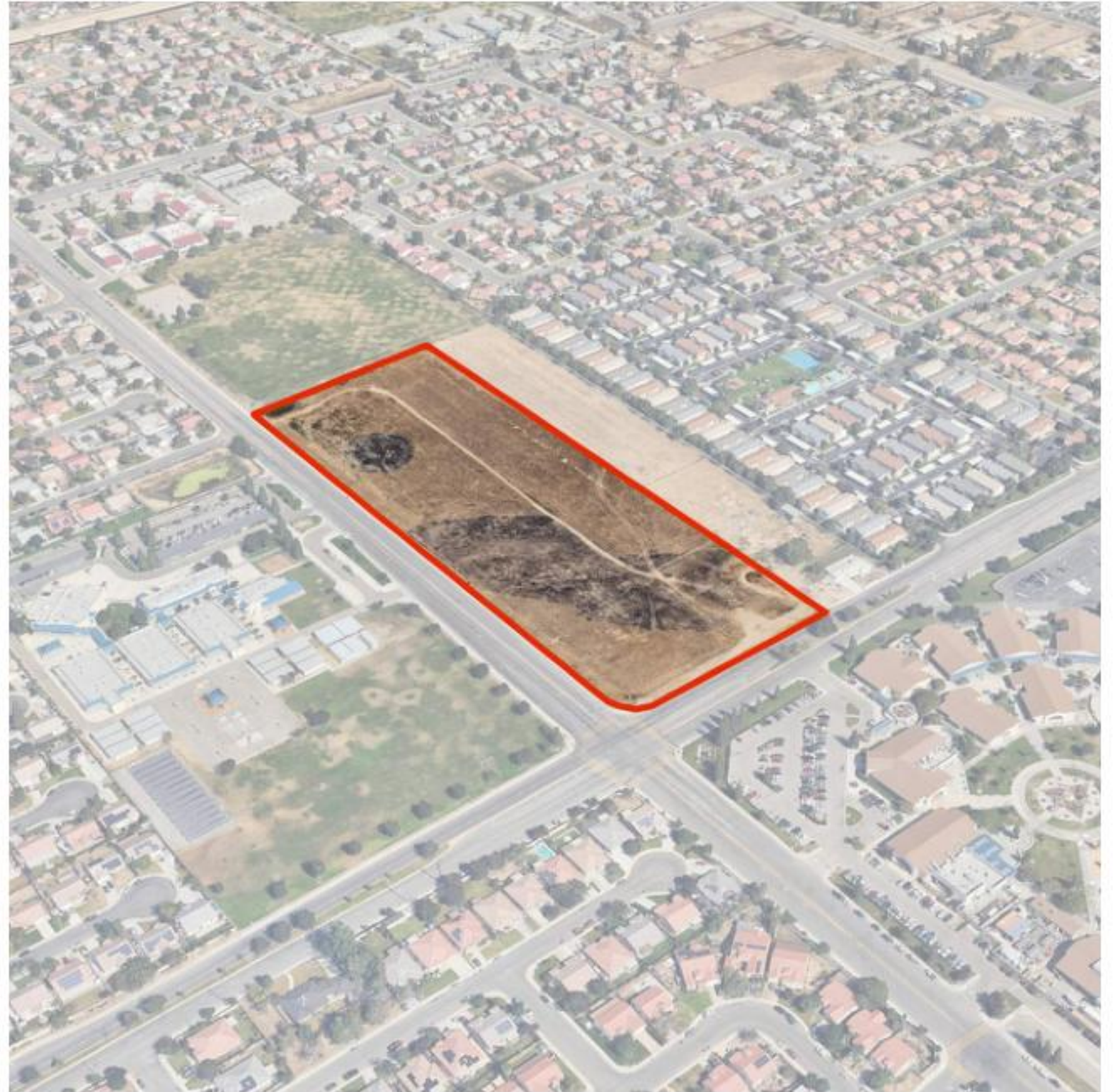


HOSKING HOUSING

HOSKING AVE, BAKERSFIELD, CA

Feasibility Study - 02/26/2026





PROJECT DATA

BASIC ZONING INFORMATION

GENERAL PLAN: THE METROPOLITAN BAKERSFIELD GENERAL PLAN
 ZONING: R-4 HIGH DENSITY MULTI-UNIT DWELLING
 APN: 516-020-25, 516-020-24
 LOT AREA: 564,973 SF (12.97 AC)

DEVELOPMENT STANDARDS

SETBACKS:
 FRONT: 10 FT
 INTERIOR: 8 FT
 SIDE: 4 FT
 REAR: 10 FT

MAX. HEIGHT: 65 FT
 MAX. DENSITY: 20.1 TO 30 DU/ACRE
 12.97 ACRES
 = 389 UNITS
 MAX. STORIES: 24
 MIN. OPEN SPACE: 75 SF / UNIT
 MIN. OPEN SPACE (W/ PRIVATE): 15 SF / UNIT

PARKING	
1 SPACE / UNIT	288
0.2 SPACE / UNIT GUEST PARKING	58
TOTAL PROVIDED	346
	444

UNIT MIX			
STUDIO:	420 SF AVG	8.3%	24
1 BEDROOM:	640 SF AVG	37.5%	108
2 BEDROOM:	850 SF AVG	45.8%	132
3 BEDROOM:	1120 SF AVG	8.3%	24
TOTAL:			288 UNITS

AMENITIES (200 POINTS REQUIRED)	
POOL	80 P
TOT LOT	35 P
DOG PARK	25 P
4 x PERGOLA	40 P
TOTAL	200 P





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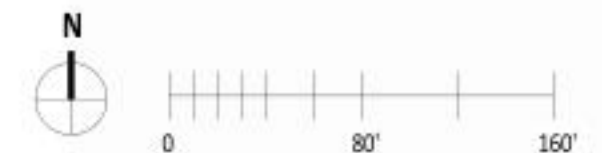
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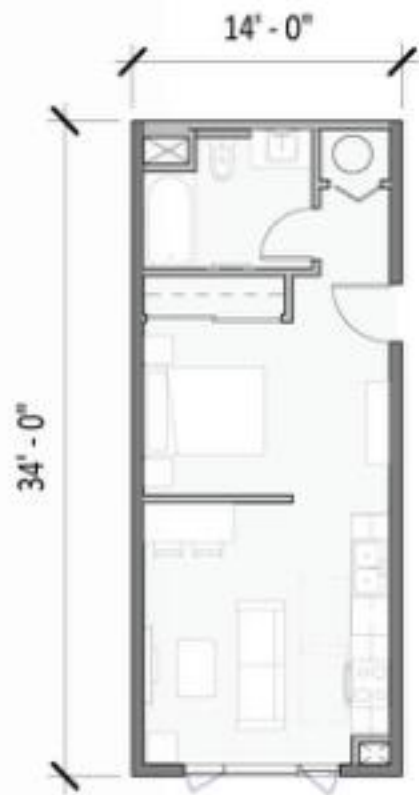
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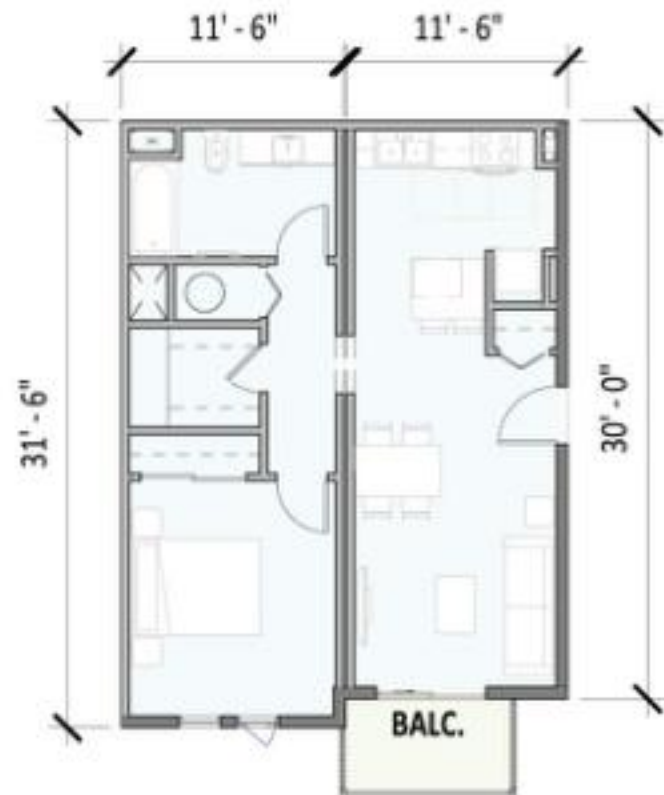
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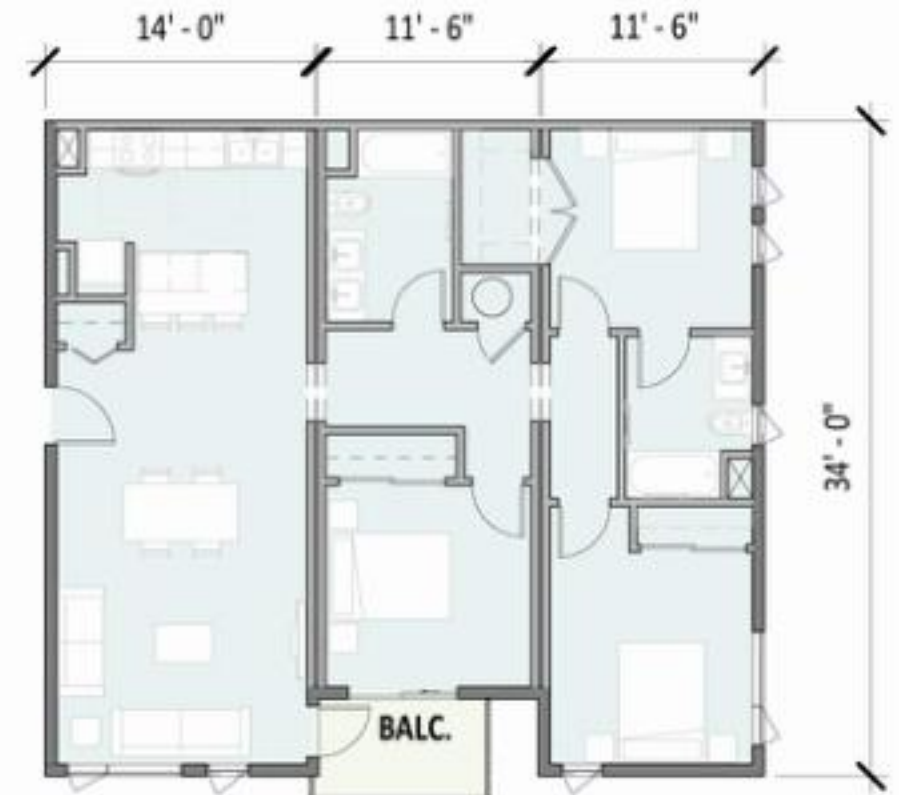
STUDIO
476 SF (GROSS)



1 BEDROOM
712 SF (GROSS)



2 BEDROOM
902 SF (GROSS)



3 BEDROOM
1,224 SF (GROSS)





