



**Fully Entitled!**

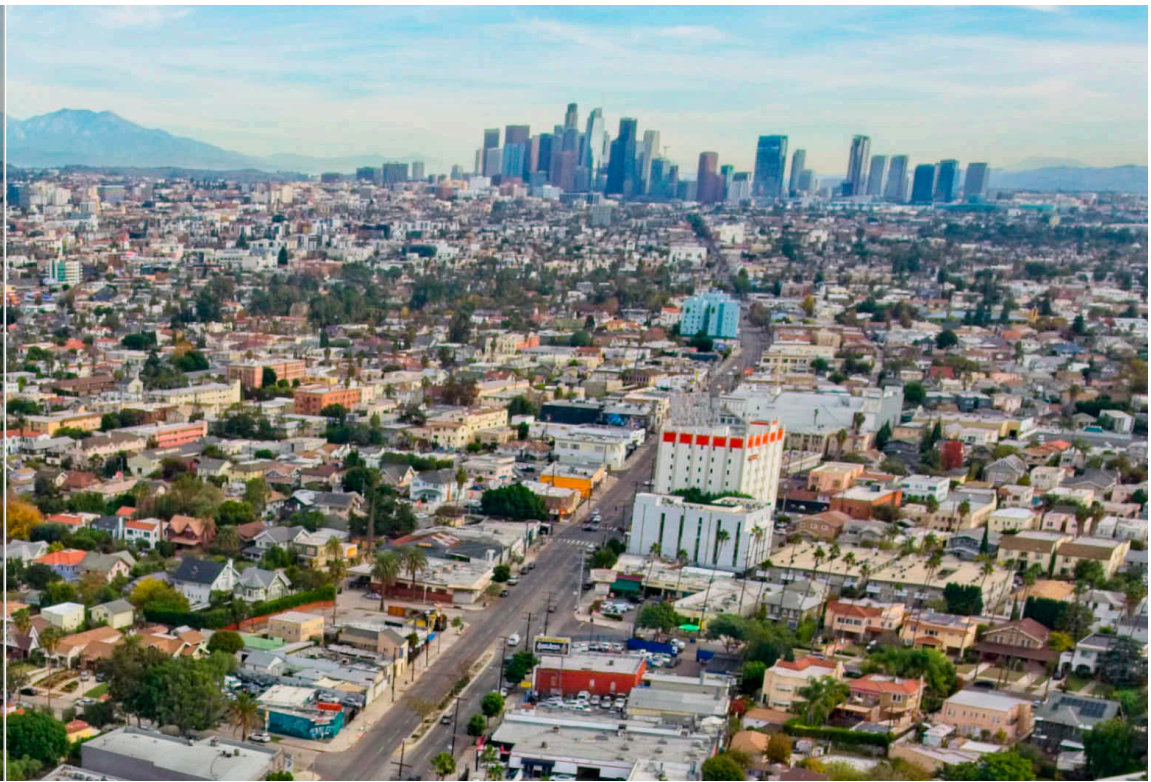
Also Available w/Planning Approval for 26 Unit Project

**REDUCED to \$1,645,000**



**1332 N. Fairfax Ave.**  
**Los Angeles, CA 90046**  
WeHo-Adjacent Former SFR - SB8 RUD Cleared  
Planning Approval for 26 Unit Affordable Project

**PARTNERSCRE**  
**SVIDLER**



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**Dario Svidler**  
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# 1332 N. Fairfax Ave.

## Property Overview

Partners CRE is proud to present for sale a development opportunity for **26 Units** in **Prime Los Angeles, across the street from West Hollywood**. Benefit from West Hollywood without the WeHo Building and Safety hassles.

You have found the best location around, with **Planning Approval** for a **26 Unit Affordable Project!** And this Zip Code qualifies for **Tier 2 of SAFMR**, so get ready for Section 8 demand coming your way!

Steps to **Sunset Blvd.** and walking distance to pretty much everything any resident would want, Walk Score is right in calling this area a **Walker's Paradise!** Walk to supermarkets, restaurants in all price ranges, happening nightlife and so much more! Near the **Bristol Farms** (literally on the same block to the north, at Sunset Blvd.), Whole Foods, Rite Aid, DGA...

This **6,545 SF Lot** is a former SFR and has an **SB8 Replacement Unit Determination Letter** stating that **zero** units are subject to replacement. Build 4 stories of mostly 1s and some 2s, Slab on Grade, Type 5 Construction and be up and running in no time!

The property has **no power lines in front**, with a gently sloping street to the south, providing the **possibility for great rooftop views!**

**No replacement units, RSO or Ellis to worry about!**

The Seller has a Preliminary Project that has not been submitted to LADBS and will not be delivered RTI. 1346 N. Fairfax Ave. **three doors away is also available**, with the same attributes and possibilities.

## At a Glance

## Hollywood

**Reduced to \$1,645,000**

**6,545 SF**

Lot Size

**R1-1 Tier 2**

Zoning

**Planning Approval for 26 Units**

Affordable Project

**WeHo Across the Street**

**Walker's Paradise**

Walk Score Rating

**5551-027-006**

APN

**Tremendously Central to All!**

**Bristol Farms • Rite Aid • CVS**

**The Griddle Cafe**

**Zankou • Starbucks • Chipotle**

**Landmark Theatres Sunset**

**Laugh Factory • The Comedy Store**

**Sam's Bagels • Pinches Tacos • Pink Taco**

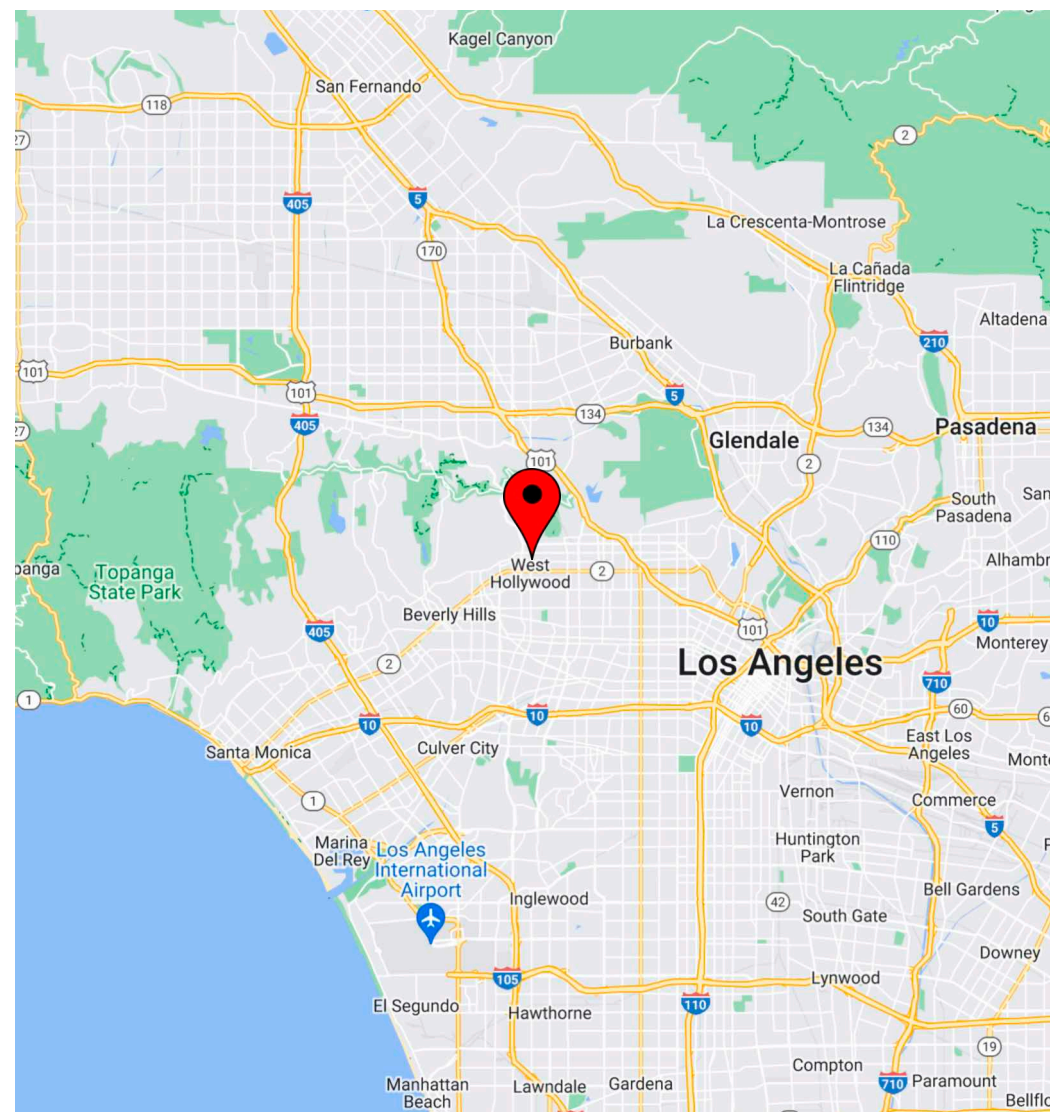
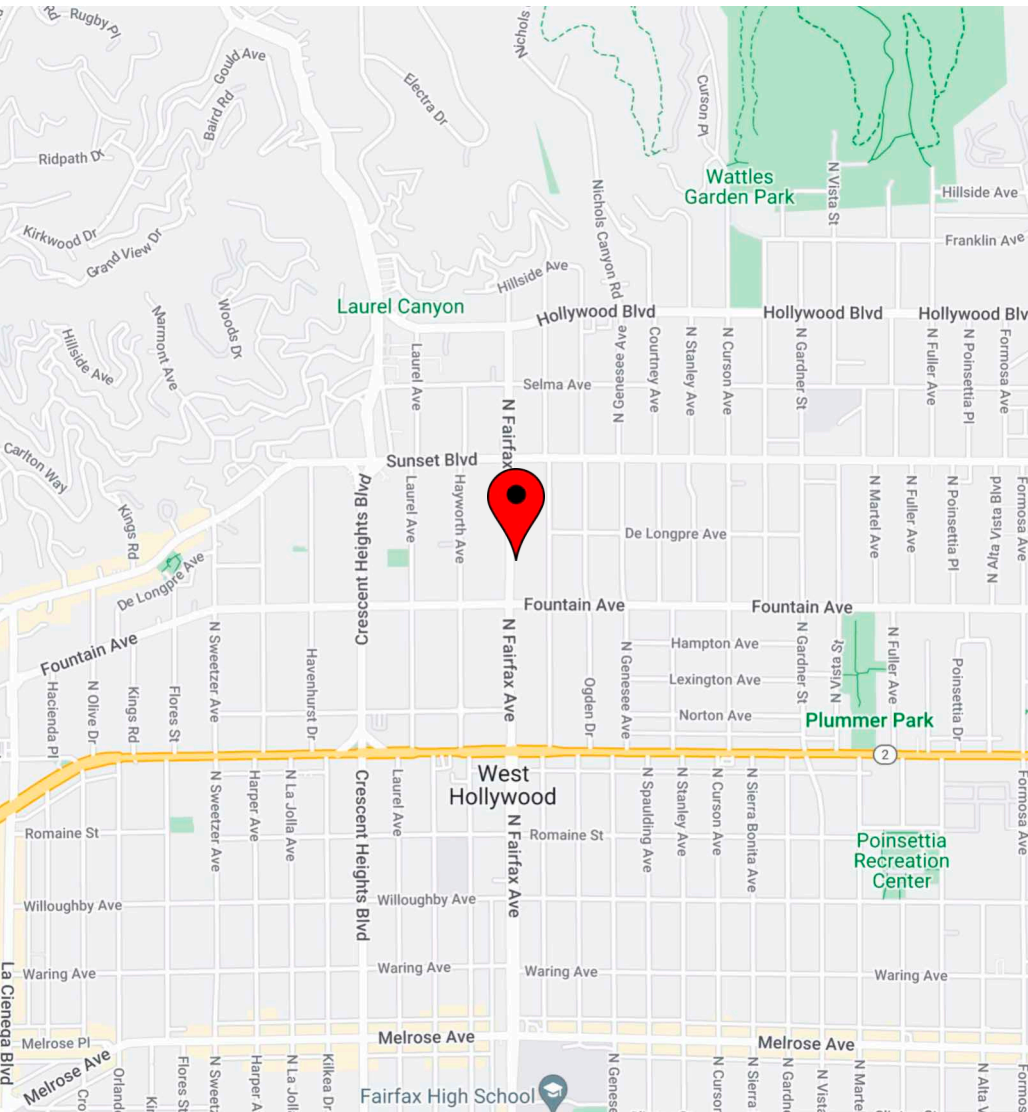
**Laurel Hardware • Connie and Ted's • Traktir**

**At the Foot of Laurel Canyon**

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# 1332 N. Fairfax Ave.

## Maps



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# 1332 N. Fairfax Ave.

## Letter of Determination - Planning



### LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

#### LETTER OF DETERMINATION

MAILING DATE: **FEBRUARY 15, 2024**

Case No. **CPC-2023-5116-DB-PHP-HCA**  
CEQA: ENV-2023-5117-CE  
Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Project Site: 1332 North Fairfax Avenue

Applicant: Jason Grant, Local Development

At its meeting of **January 11, 2024**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Demolition of an existing one-story single-family dwelling and the construction of a new, approximately 14,111 square foot, 45 feet in height, 100 percent affordable four-story residential apartment building containing 26 residential units with 20 units set aside for Low Income Households, five units set aside for Moderate Income Households and one manager's unit, utilizing the State Density Bonus Program. The Project does not propose vehicular or bicycle parking and no Open Space is provided. The Project proposes the removal of seven non-protected on-site trees. One existing street tree is not proposed for removal and will be maintained.

1. **Determined**, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Section 12.22 A, 25(g)(3) of the Los Angeles Municipal Code (LAMC) and Government Code Section 65915, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a housing development project totaling 26 dwelling units, reserving 20 units for Low Income Households and five units for Moderate Income Households for a period for 55 years, with the following Off-Menu Incentives and Waivers of Development Standards:
  - a. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to 2.032:1 in lieu of the otherwise permitted 0.45:1 in the R1-1 Zone; and
  - b. An Off-Menu Incentive to allow a reduction in the Building Line 15 feet required to 10 feet;
  - c. An Off-Menu Incentive to allow a 29 percent northerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;
  - d. An Off-Menu Incentive to allow a 29 percent southerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;
  - e. A Waiver of Development Standards to allow a 100 percent reduction in the required Bicycle parking;
  - f. A Waiver of Development Standard for a 100 percent reduction in required Open Space;
  - g. A Waiver of Development Standard from an Encroachment Plane requirement pursuant to LAMC 12.08.C.5;

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- h. A Waiver of Development Standard from a R1 Zone Side Wall Plane Break requirement pursuant to LAMC Section 12.08.2; and
  - i. A Waiver of Development Standard from a Roof Deck Setback requirement pursuant to LAMC Section 12.08.C.2;
3. **Adopted** the attached Conditions of Approval; and
  4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Mack  
Second: Gold  
Ayes: Cabildo, Choe, Lawshe, Leung, Millman, Noonan  
Absent: Zamora

Vote: **8 – 0**

Cecilia Lamas, Commission Executive Assistant II  
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission related to the Off-Menu Density Bonus Incentives and Waivers of Development Standards are not appealable. Therefore, the decision of the Los Angeles City Planning Commission is final and effective upon the mailing of this determination letter and not further appealable.

Notice: An appeal of the CEQA clearance for the Project pursuant to LAMC Section 11.5.13 is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) is not further appealable and the decision is final. For other limitations see LAMC Section 11.5.13.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval, Findings, Appeal Filing Procedures (CEQA)

c: Jane Choi, Principal City Planner  
Chi Dang, City Planner

# 1332 N. Fairfax Ave.

## SB8 Replacement Unit Determination

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT  
1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.808.8808

housing.lacity.org

DATE: June 7, 2023

TO: Taylor Equities 29, LLC, a California limited liability company, Owner  
Jason Grant, Applicant

FROM: Marites Cunanan, Senior Management Analyst II *M. Cunanan*  
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019 (SB 8)**  
**ED 1 Replacement Unit Determination**  
**RE: 1332 N. Fairfax Ave., Los Angeles, CA 90046**

This SB 8 Replacement Unit Determination (RUD) is only applicable if the proposed project is 100% affordable to lower income households. In the event the proposed project changes and is no longer 100% affordable to lower income households, a revised RUD will be required.

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Jason Grant (Applicant) on behalf of Taylor Equities 29, LLC, a California limited liability company (Owner), for the above referenced property located at 1332 N. Fairfax Ave (APN 5551-027-006, Lot 18) (Property) the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above-referenced application. One (1) unit existed on the property within the last 5 years. One (1) unit is NOT subject to replacement as an affordable "Protected Unit".

### PROJECT SITE REQUIREMENTS:

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project ("Project") on a site ("Property") that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the Project replaces those units as specified below. The replacement requirements below apply to the following projects:

- Discretionary Housing Development Projects that receive a final approval from Los Angeles City Planning (LACP) on or after January 1, 2022,
- Ministerial On-Menu Density Bonus, SB 35 and AB 2162 Housing Development Projects that submit an application to LACP on or after January 1, 2022, and
- Ministerial Housing Development Projects that submit a complete set of plans to the Los Angeles Department of Building & Safety (LADBS) for Plan Check and permit on or after January 1, 2022.

### Replacement of Existing Dwelling Units

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past 5 years.

### Replacement of Existing or Demolished Protected Units

The Project must also replace all existing or demolished "Protected Units". Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner's application for a SB 8 Replacement Unit Determination (SB 8 RUD): (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (2) subject to any form of rent or price control through a public entity's valid exercise of its police power within the 5 past years (3) rented by lower

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or very low income households (an affordable Protected Unit), or (4) that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants (i.e. W-2 forms, tax return, pay stubs, etc.). The Los Angeles Housing Department (LAHD) will send requests for information to each occupant of the existing project. Requests for information can take two (2) or more weeks to be returned. It is the owner's responsibility to work with the occupants to ensure that the requested information is timely produced.

- **In the absence of occupant income documentation:** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of September 9, 2022, is at 33% extremely low income, 18% very low income and 19% low income for Transit Oriented Communities (TOC) projects and 51% very low income and 19% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 51% very low income and 19% low income. The remaining 30% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

### Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO), Last Occupied by Persons or Families at Moderate Income or Above

The City has the option to require that the Project provide: (1) replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR (2) require the units to be replaced in compliance with the RSO.

### Relocation, Right to Return, Right to Remain:

All occupants of Protected Units (as defined in California Government Code Section 66300(d)(2)(F)(vi)) being displaced by the Project have the right to remain in their units until six (6) months before the start of construction activities with proper notice subject to Chapter 16 (Relocation Assistance) of Division 7, Title 1 of the California Government Code ("Chapter 16"). However, all **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to: (a) Relocation benefits also subject to Chapter 16, and (b) the right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost", as applicable. This provision does not apply to: (1) a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, and (2) a Project that consists of 100% lower income units except Manager's Unit.

### THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on May 10, 2023, the Owner plans to construct a new 4-story building with 27 residential units, utilizing the Density Bonus entitlements.

### PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on May 10, 2023. In order to comply with the required **5-year** look back period, LAHD collected and reviewed data from May 2018 to May 2023.

### Review of Documents:

Pursuant to the Grant Deed, Owner acquired the Property on April 25, 2023, from Maya Rubin, Administrator of the Estate of Marie A. Martin, deceased, with limited authority pursuant to probate case no. 22STPB01384, under the Independent Administration of Estates Act (Prior Owner).

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# 1332 N. Fairfax Ave.

## SB8 Replacement Unit Determination

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Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of "0100 – Residential – Single Family Residence." Google images and an internet search supports that the Property contains one (1) single family dwelling.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has applied for a Demolition Permits (23019-10000-01851 and 23019-10000-02086) and a Building Permit (23010-10000-02161).

**REPLACEMENT UNIT DETERMINATION:**

The Existing Residential Dwelling Units at the Property within the last five (5) years:

ADDRESS	BEDROOM TYPE	VACANT OR OCCUPIED	"PROTECTED?"	BASIS OF "PROTECTED" STATUS
1332 N. Fairfax Ave.	2 Bedrooms	Vacant	No	N/A
<b>Total: 1 Unit</b>				

Pursuant to (SB 8), where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the Comprehensive Housing Affordability Strategy (CHAS) database shows 33% extremely low income, 18% very low income and 19% low income for Transit Oriented Communities (TOC) projects and 51% very low income and 19% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 51% very low income and 19% low income. The remaining 30% of the units are presumed above-low income. The remaining 36% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

<b>Number of Existing Residential Dwelling Units within the five (5) years of application:</b>	1	
<b>Number of Affordable Replacement Units required per CHAS:</b>	0	
0 Units x 70%		0 Units
51% Very Low		0 Unit
19% Low		0 Unit
Market Rate RSO units	0 Unit	
<b>Number of Unit(s) presumed to be above-lower income subject to replacement:</b>	0	

On May 30, 2023, a tenant packet was sent to the Property. As of June 6, 2023, LAHD has not received a response. In order to expedite the process for 100% affordable housing projects per the Mayor's Executive Directive, we are issuing this RUD before giving the tenants sufficient time to respond to our tenant letters. If we receive responses to the tenant letters, the affordability level of this RUD may change.

LAHD has determined that the Property was occupied by the Prior Owner from at May through the date of sale on April 25, 2023 as shown by the homeowner's exemption. The Owner has left the Property vacant since they purchased the Property. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing and no SB 8 replacement affordable units are required.

The zero affordable replacement determination will only remain valid provided the property remains vacant or in the event of an owner occupied single family dwelling. Any subsequent rental of the property may result in an affordable replacement obligation.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

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This RUD only applies if the proposed project is a 100% affordable rental project and NOT condominiums or units for sale. In the event the project changes to condominiums, the owner needs to request a RUD amendment to reflect 100% replacement of the units. This RUD will apply to TOC projects, DB projects and projects not requesting entitlements.

**\*\*WARNING\*\***

**LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT**

<b>ISSUE:</b>	Is a <b>LOT TIE</b> required for the <b>NEW</b> proposed housing development project?
<b>IF NO:</b>	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the <b>SAME</b> as above.
<b>IF YES:</b>	Owner's existing RSO replacement obligation, if any, will <b>INCREASE</b> by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

**NOTE: This determination is provisional and is subject to verification by LAHD's Rent Division.**

If you have any questions about this RUD, please contact Charlotte Kings at [charlotte.kings@lacity.org](mailto:charlotte.kings@lacity.org).

cc: Los Angeles Housing Department File  
[Planning.HCA@lacity.org](mailto:Planning.HCA@lacity.org), Department of City Planning for discretionary projects, or  
[LADBS.ahs@lacity.org](mailto:LADBS.ahs@lacity.org), Department of Building and Safety for by-right projects

MAC:ck

SB 8 Determination HIMS # 23-130547

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# 1332 N. Fairfax Ave.

## Section 8 - SAFMR



### Small Area Fair Market Rents

Effective 01-01-2023, the Section 8 Department implemented Small Area Fair Market Rents (SAFMRs) for applicant and participant families in the Housing Choice Voucher Program (HCVP). SAFMRs are defined based on the U.S. Postal Service ZIP code areas. They reflect rents at the ZIP code level with the goal to improve client outcomes. They have been shown to be a more direct approach to encouraging tenant moves to housing in lower poverty areas by increasing the subsidy available in specific ZIP codes to support such moves.

The following chart depicts the SAFMRs for HACLA as approved by HUD.

(Effective 10/1/2023 for New Admissions/Recontracts and 1/1/2024 for Annual Reexaminations)

Tier	Zip Code	Bedroom Size								
		0	1	2	3	4	5	6	7	8
1	90005; 90012; 90013; 90020; 90027; 90028; 90038; 90039; 90071; 90240; 90623; 90638; 90701; 90715; 90807; 91001; 91006; 91007; 91008; 91010; 91020; 91024; 91104; 91107; 91108; 91303; 91321; 91324; 91325; 91335; 91345; 91351; 91356; 91384; 91387; 91411; 91504; 91506; 91601; 91607; 91711; 91722; 91724; 91740; 91775; 91780; 91790; 91791; 91792; 93551	\$2,184	\$2,460	\$3,120	\$3,996	\$4,416	\$5,078	\$5,740	\$6,403	\$7,065
2	90010; 90015; 90034; 90035; 90045; 90046; 90056; 90064; 90066; 90068; 90211; 90230; 90232; 90245; 90263; 90278; 90402; 90603; 90712; 90713; 90732; 90746; 90808; 91030; 91214; 91311; 91316; 91326; 91344; 91350; 91355; 91362; 91381; 91390; 91403; 91423; 91505; 91602; 91604; 91608; 91741; 91765; 91773	\$2,448	\$2,760	\$3,504	\$4,488	\$4,956	\$5,698	\$6,442	\$7,185	\$7,929
3	90014; 90024; 90025; 90036; 90048; 90049; 90067; 90069; 90073; 90077; 90094; 90210; 90212; 90254; 90265; 90266; 90272; 90274; 90275; 90290; 90291; 90292; 90293; 90703; 91011; 91105; 91301; 91302; 91307; 91354; 91361; 91364; 91367; 91436; 91789	\$2,796	\$3,216	\$3,948	\$5,280	\$6,036	\$6,940	\$7,846	\$8,751	\$9,657
Voucher Payment Standard (VPS) - All Other ZIP Codes		\$2,132	\$2,407	\$3,052	\$3,915	\$4,320	\$4,968	\$5,616	\$6,264	\$6,912

<https://www.hacla.org/en/about-section-8/payment-standards>

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### LAHD OCCUPANCY MONITORING: NEXT STEPS

#### Congratulations! You've completed your covenant. What's next?

**1. Read your covenant for specifics**

Your covenant specifies the rent that you can charge, tenant household income limits, how many and which units are restricted, term and how to maintain compliance with the City.

**2. Contact the City BEFORE you expect to obtain your Certificate of Occupancy**

The Owner must contact the City within **120 days** of issuance of a Certificate of Occupancy or Certificate of Completion. **Prior** to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required **Income Certification Application Package**.

When you contact the City, we will provide:

- a. Income Certification Application Package
- b. If needed, training to complete the Application Package. Trainings are provided **by appointment**
- c. Current income & rent limit schedules

**CONTACT US**

Email: [lahd.occmonitor@lacity.org](mailto:lahd.occmonitor@lacity.org)  
Phone: (213) 808-8806

**3. Advertise**

Your covenant requires you to advertise the affordable units at [lahousing.lacity.org](http://lahousing.lacity.org) to notify the public on how to apply for restricted units. For questions about advertising, email [lahd.occmonitor@lacity.org](mailto:lahd.occmonitor@lacity.org).

**4. Select prospective tenants**

The Owner makes the selection of an Eligible Household by **submitting the required Application Package and required documents to [LUcert@ufbahc.com](mailto:LUcert@ufbahc.com)**. Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

**5. Keep your records and report annually**

After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

**Tenants with Housing Choice Voucher (Section 8) or other rental subsidies**  
Tenants with rental subsidies may reside in restricted units so long as the *tenant's portion* does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. \*Ask how tenants with a rental subsidy may waive the Income Certification requirement.  
Rev. 9/13/2021



# 1332 N. Fairfax Ave.

## Feasibility Study - Unit Mix

#	Unit #	Unit Type	SF
1	101	2 Bdrm / 1 Bath	541 SF
2	102	2 Bdrm / 1 Bath	592 SF
3	103	1 Bdrm / 1 Bath	425 SF
4	104	1 Bdrm / 1 Bath	371 SF
5	105	1 Bdrm / 1 Bath	371 SF
6	201	2 Bdrm / 1 Bath	684 SF
7	202	1 Bdrm / 1 Bath	425 SF
8	203	1 Bdrm / 1 Bath	425 SF
9	204	1 Bdrm / 1 Bath	408 SF
10	205	1 Bdrm / 1 Bath	370 SF
11	206	1 Bdrm / 1 Bath	376 SF
12	207	1 Bdrm / 1 Bath	444 SF
13	301	2 Bdrm / 1 Bath	684 SF
14	302	1 Bdrm / 1 Bath	425 SF
15	303	1 Bdrm / 1 Bath	425 SF
16	304	1 Bdrm / 1 Bath	408 SF
17	305	1 Bdrm / 1 Bath	370 SF
18	306	1 Bdrm / 1 Bath	376 SF
19	307	1 Bdrm / 1 Bath	444 SF
20	401	2 Bdrm / 1 Bath	684 SF
21	402	1 Bdrm / 1 Bath	425 SF
22	403	1 Bdrm / 1 Bath	425 SF

#	Unit #	Unit Type	SF
23	404	1 Bdrm / 1 Bath	408 SF
24	405	1 Bdrm / 1 Bath	370 SF
25	406	1 Bdrm / 1 Bath	376 SF
26	407	1 Bdrm / 1 Bath	444 SF
		<b>TOTAL</b>	<b>11,696 SF</b>
		<b>Average Unit Size</b>	<b>450 SF</b>

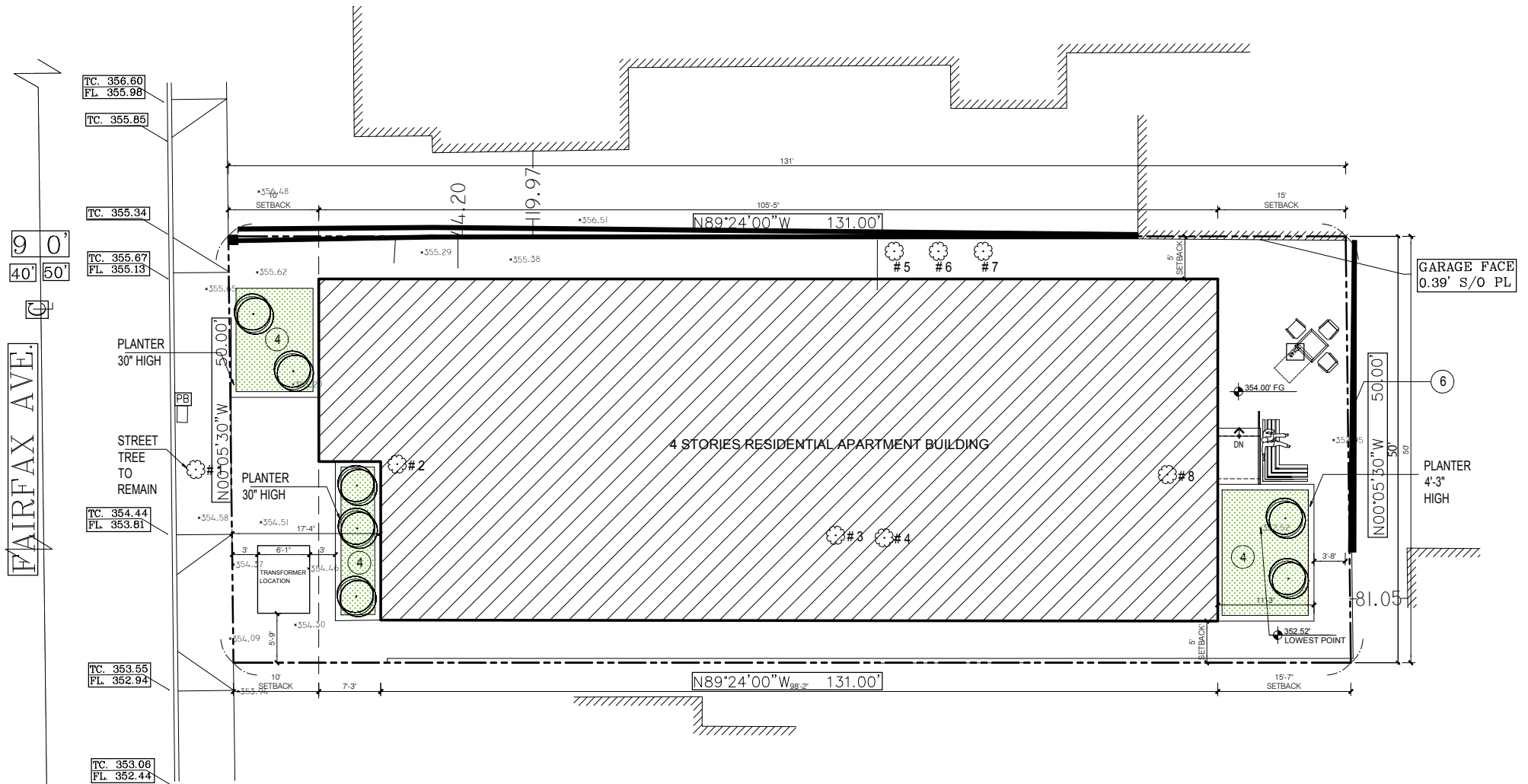
Unit Summary		
Unit Type	Avg Unit	Count
1 Bdrm / 1 Bath	405 SF	21
2 Bdrm / 1 Bath	637 SF	5

Project Details	
Lot Size:	6,545 SF
Height:	45'
Gross SF:	14,111 SF
Low Income: Sch-I	20 Units
Moderate Income: Sch-6	5 Units
Manager's Unit	1 Units
<b>Total Units</b>	<b>26 Units</b>
Front Yard Setback	10 Feet
Rear Yard Setback	15 Feet
Side Yards	5 Feet

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# 1332 N. Fairfax Ave.

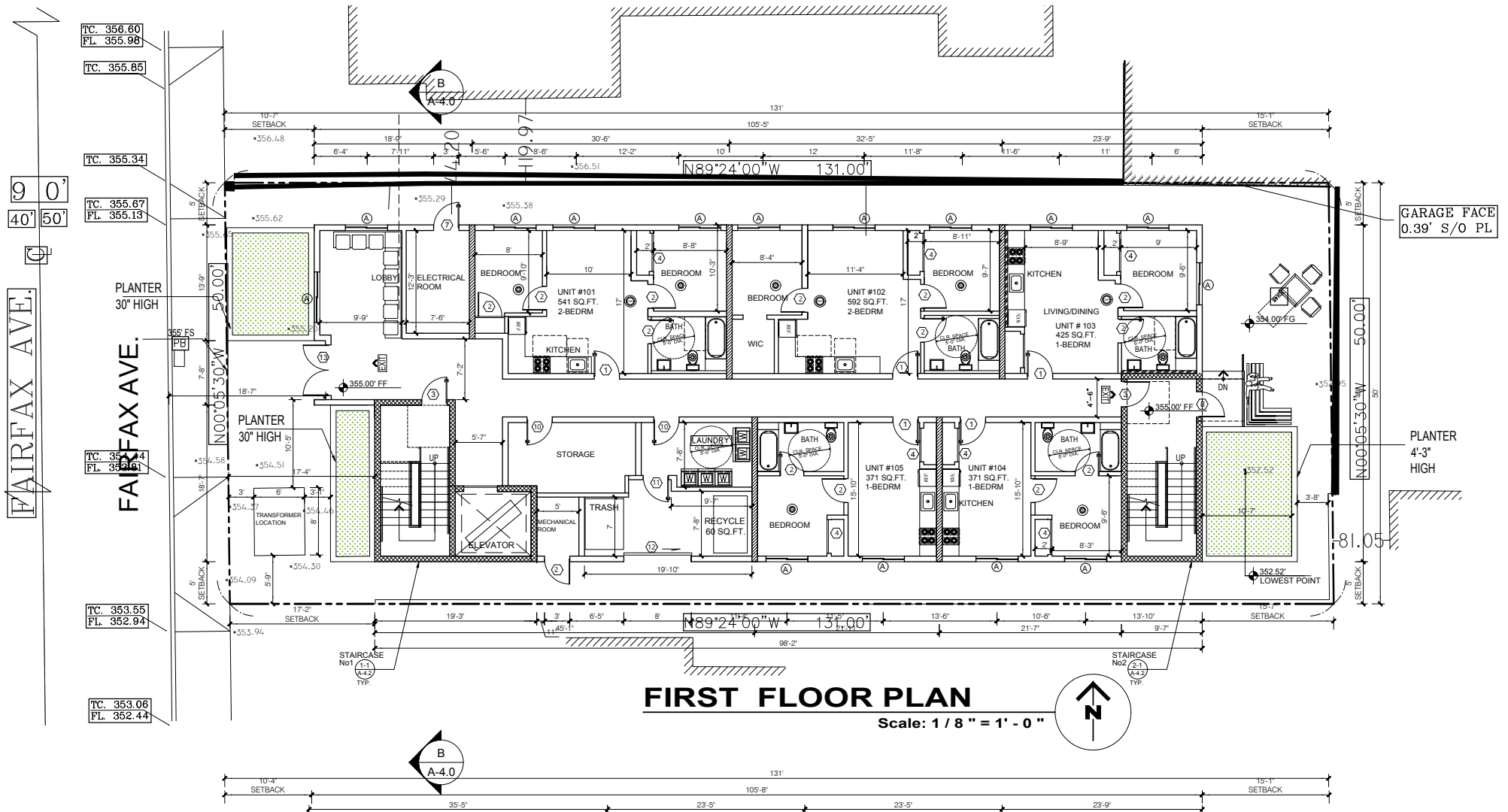
## Feasibility Study - Site Plan



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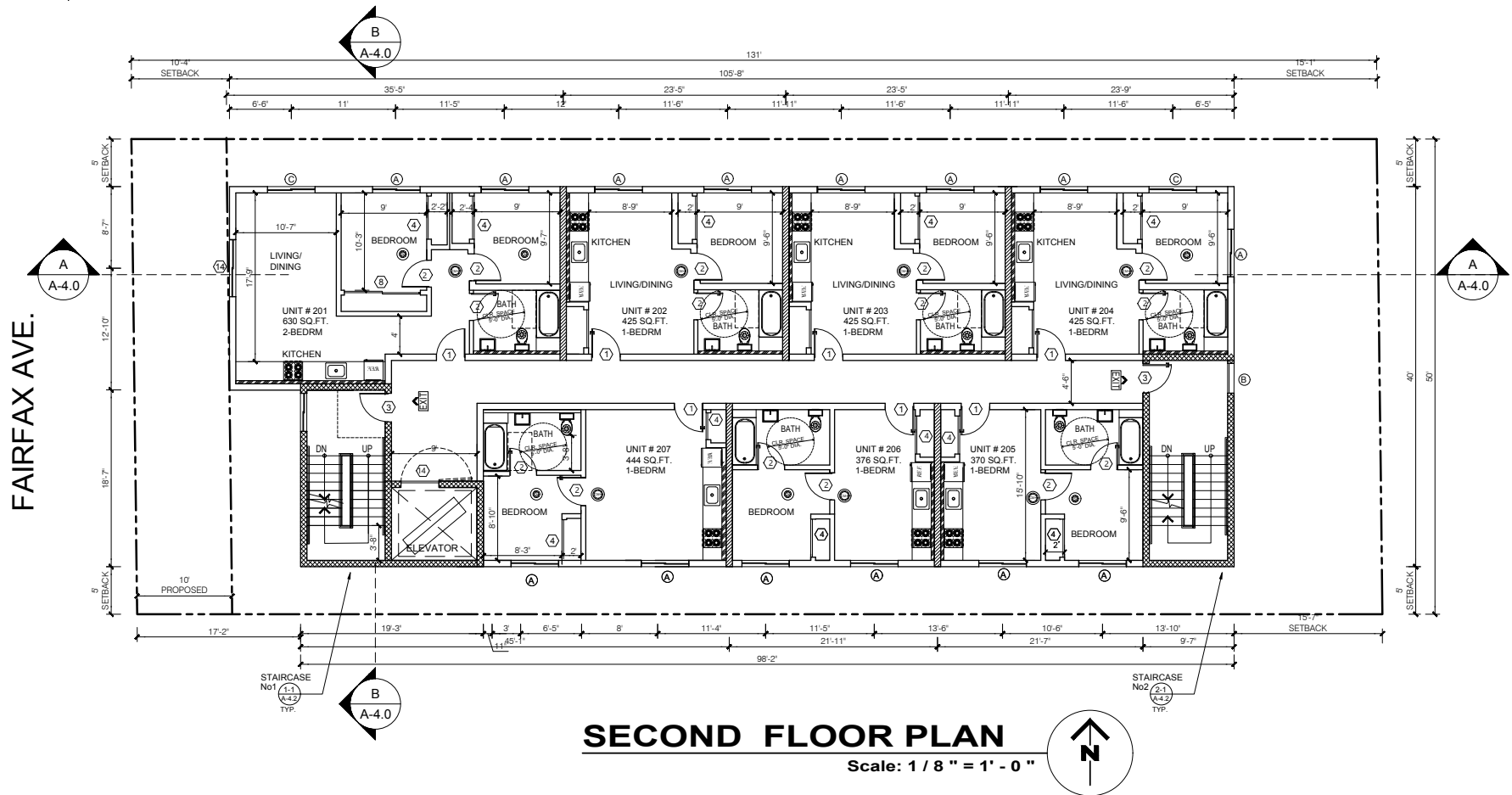
## Feasibility Study - First Floor



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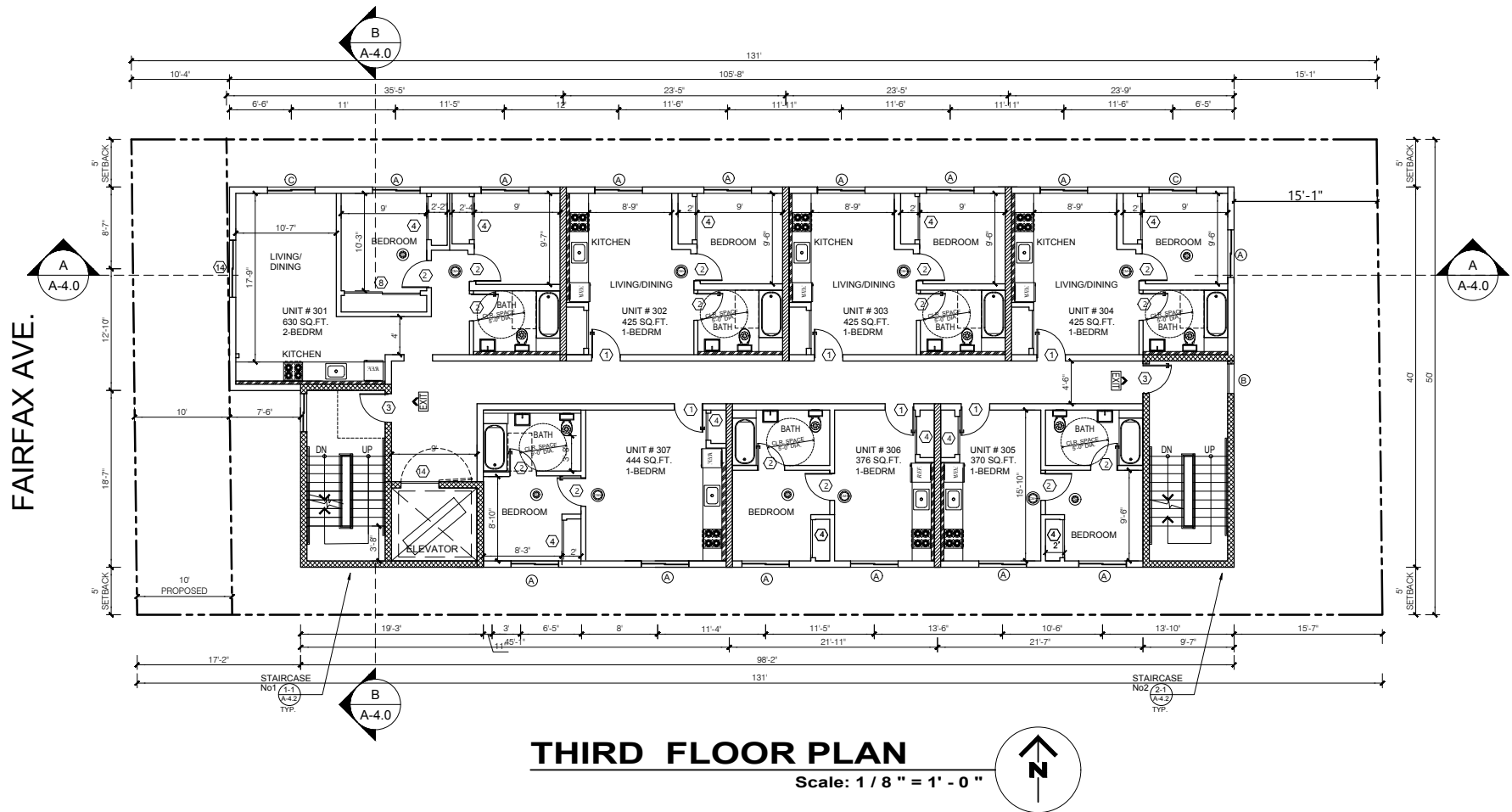
## Feasibility Study - Second Floor



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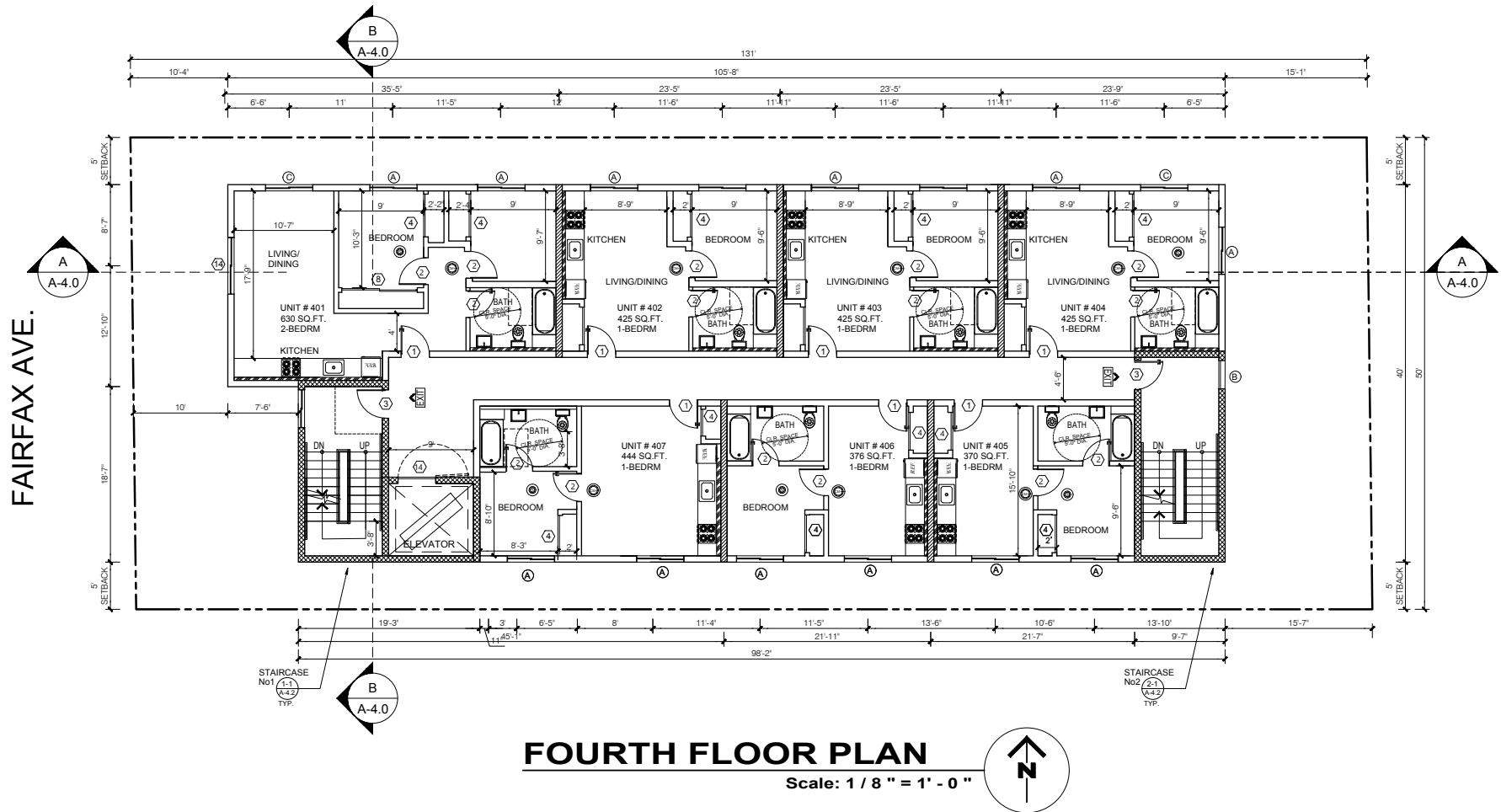
## Feasibility Study - Third Floor



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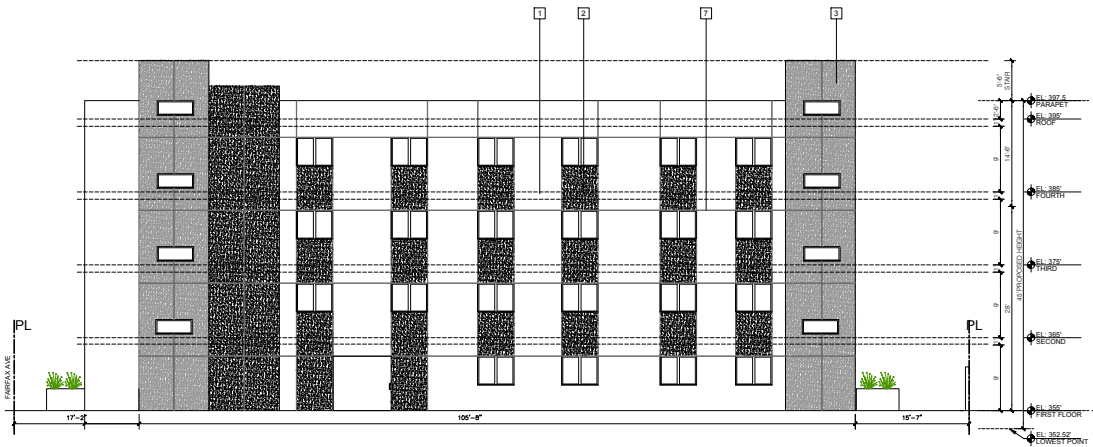
## Feasibility Study - Fourth Floor



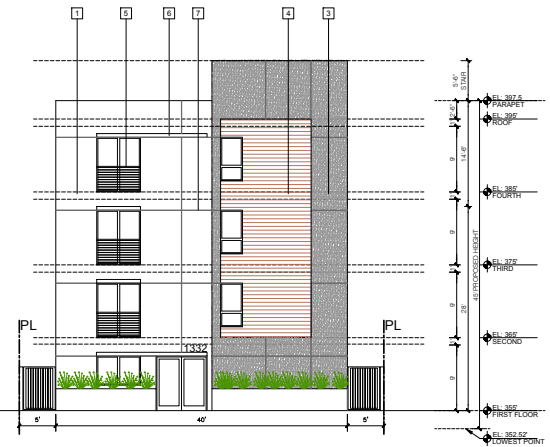
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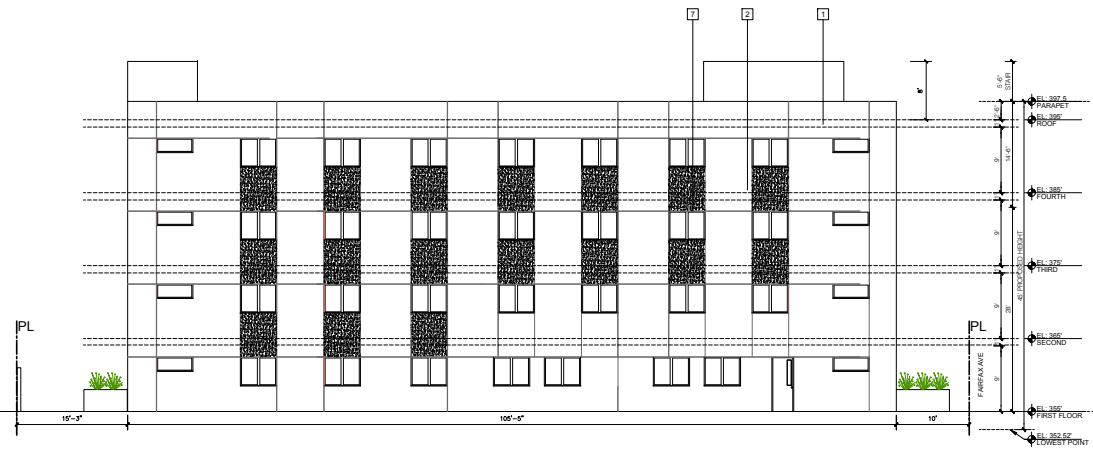
## Feasibility Study - Elevations



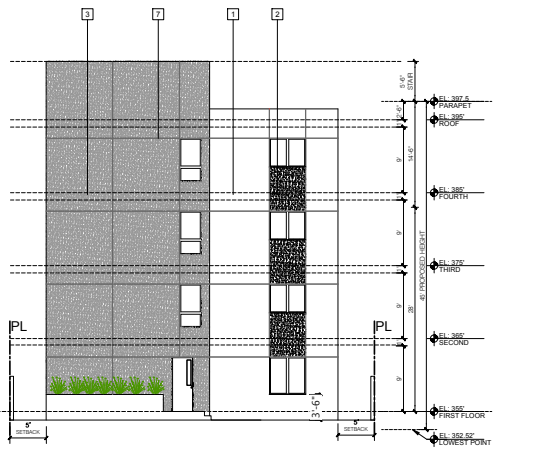
**SOUTH ELEVATION**  
Scale: 1 / 8 " = 1' - 0 "



**WEST ELEVATION**  
Scale: 1 / 8 " = 1' - 0 "



**NORTH ELEVATION**  
Scale: 1 / 8 " = 1' - 0 "



**EAST ELEVATION**  
Scale: 1 / 8 " = 1' - 0 "

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# 1332 N. Fairfax Ave.

## Feasibility Study - Renderings



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## Feasibility Study - Renderings



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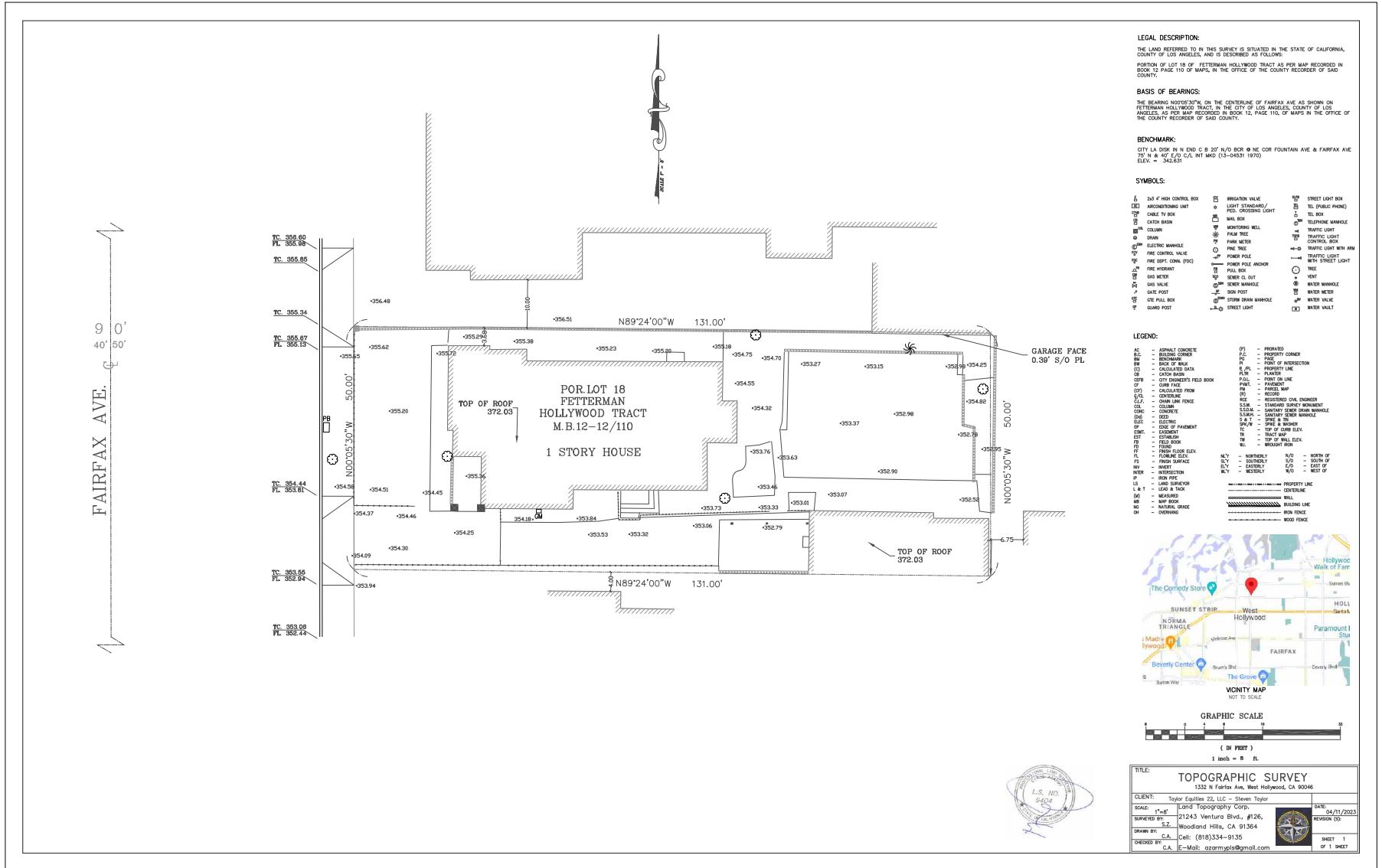
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# 1332 N. Fairfax Ave.

## Survey



# 1332 N. Fairfax Ave.

## Zimas



### City of Los Angeles Department of City Planning

#### 6/26/2024 PARCEL PROFILE REPORT

##### PROPERTY ADDRESSES

1332 N FAIRFAX AVE

##### ZIP CODES

90046

##### RECENT ACTIVITY

None

##### CASE NUMBERS

CPC-2023-5116-DB-PHP-HCA  
CPC-2016-1450-CPU  
CPC-19XX-18784  
CPC-1986-831-GPC  
CPC-10745-BL  
ORD-133548  
ORD-120459  
ENV-2023-5117-CE  
ENV-2016-1451-EIR

##### Address/Legal Information

PIN Number 147B177 1367  
Lot/Parcel Area (Calculated) 6,545.2 (sq ft)  
Thomas Brothers Grid PAGE 593 - GRID B5  
Assessor Parcel No. (APN) 5551027006  
Tract FETTERMAN HOLLYWOOD TRACT  
Map Reference M B 12-110  
Block None  
Lot FR 18  
Arb (Lot Cut Reference) None  
Map Sheet 147B177

##### Jurisdictional Information

Community Plan Area Hollywood  
Area Planning Commission Central  
Neighborhood Council Hollywood Hills West  
Council District CD 13 - Hugo Soto-Martinez  
Census Tract # 1898.01  
LADBS District Office Los Angeles Metro

##### Permitting and Zoning Compliance Information

Administrative Review None

##### Planning and Zoning Information

Special Notes None  
Zoning R1-1  
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations  
General Plan Land Use Low Medium II Residential  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area None  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area None  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No  
SN: Sign District No

AB 2334: Very Low VMT Yes  
AB 2097: Reduced Parking Areas Yes  
Streetscape No  
Adaptive Reuse Incentive Area None  
Affordable Housing Linkage Fee  
Residential Market Area Medium-High  
Non-Residential Market Area High  
Transit Oriented Communities (TOC) Tier 2  
ED 1 Eligibility Not Eligible  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line 15  
500 Ft School Zone No  
500 Ft Park Zone No

##### Assessor Information

Assessor Parcel No. (APN) 5551027006  
APN Area (Co. Public Works)\* 0.151 (ac)  
Use Code 0100 - Residential - Single Family Residence  
Assessed Land Val. \$290,831  
Assessed Improvement Val. \$148,920  
Last Owner Change 04/25/2023  
Last Sale Amount \$1,050,010  
Tax Rate Area 324  
Deed Ref No. (City Clerk) 744133  
414883  
384378  
3125434  
2259333  
2048501-2  
19702  
1910114  
170578  
1705  
1704  
1275928  
1229  
104  
0264527

##### Building 1

Year Built 1919  
Building Class D6A  
Number of Units 1  
Number of Bedrooms 2  
Number of Bathrooms 1  
Building Square Footage 1,462.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5551027006]

##### Additional Information

Airport Hazard None  
Coastal Zone None  
Farmland Area Not Mapped

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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# 1332 N. Fairfax Ave.

## Zimas

Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.62840616
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5551027006]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5551027006
Address	1332 N FAIRFAX AVE
Year Built	1919
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.

Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	642
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	41
Red Flag Restricted Parking	No

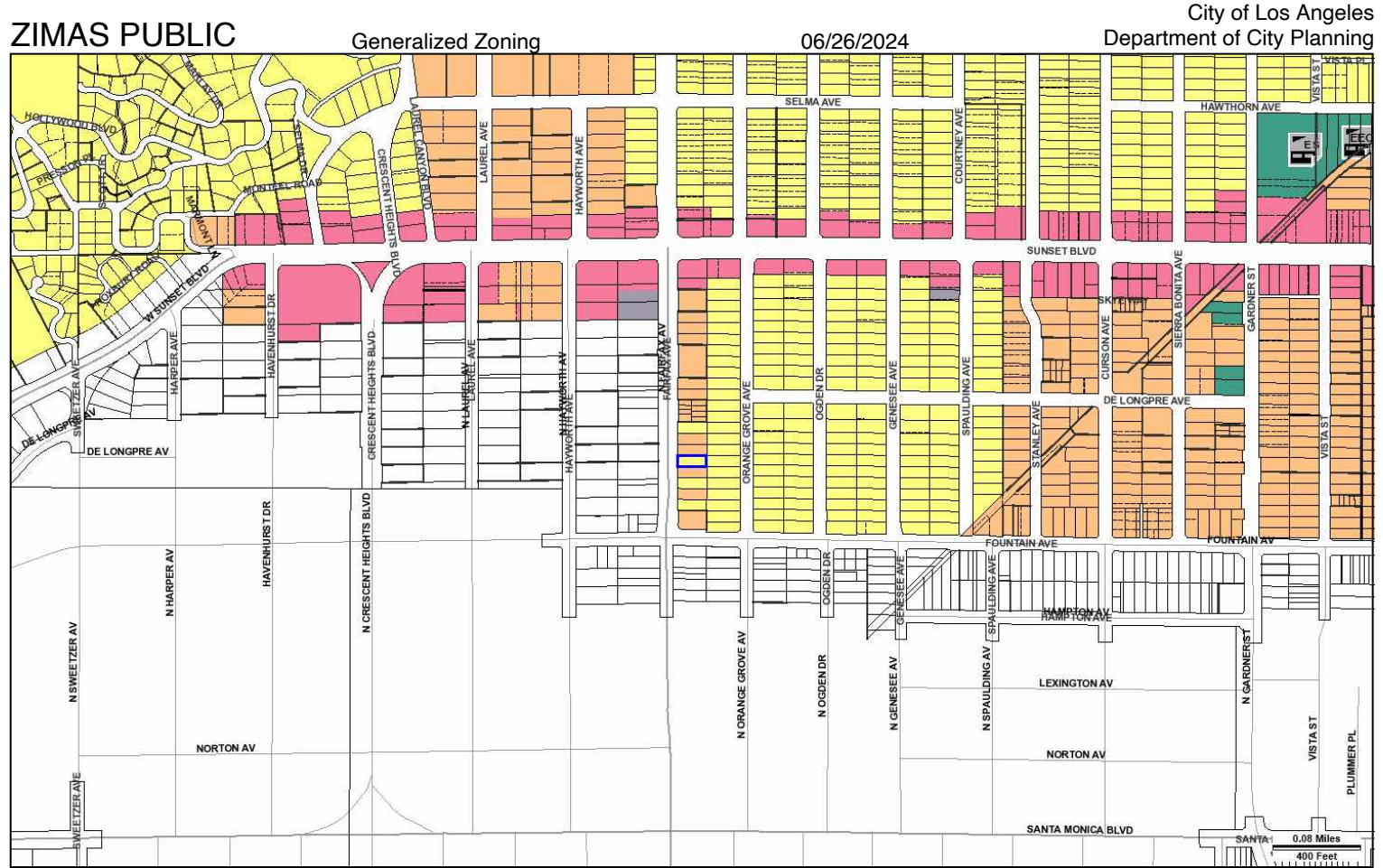
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# 1332 N. Fairfax Ave.

Zimas



Address: 1332 N FAIRFAX AVE

Tract: FETTERMAN HOLLYWOOD TRACT

Zoning: R1-1

APN: 5551027006

Block: None

General Plan: Low Medium II Residential

PIN #: 147B177 1367

Lot: FR 18

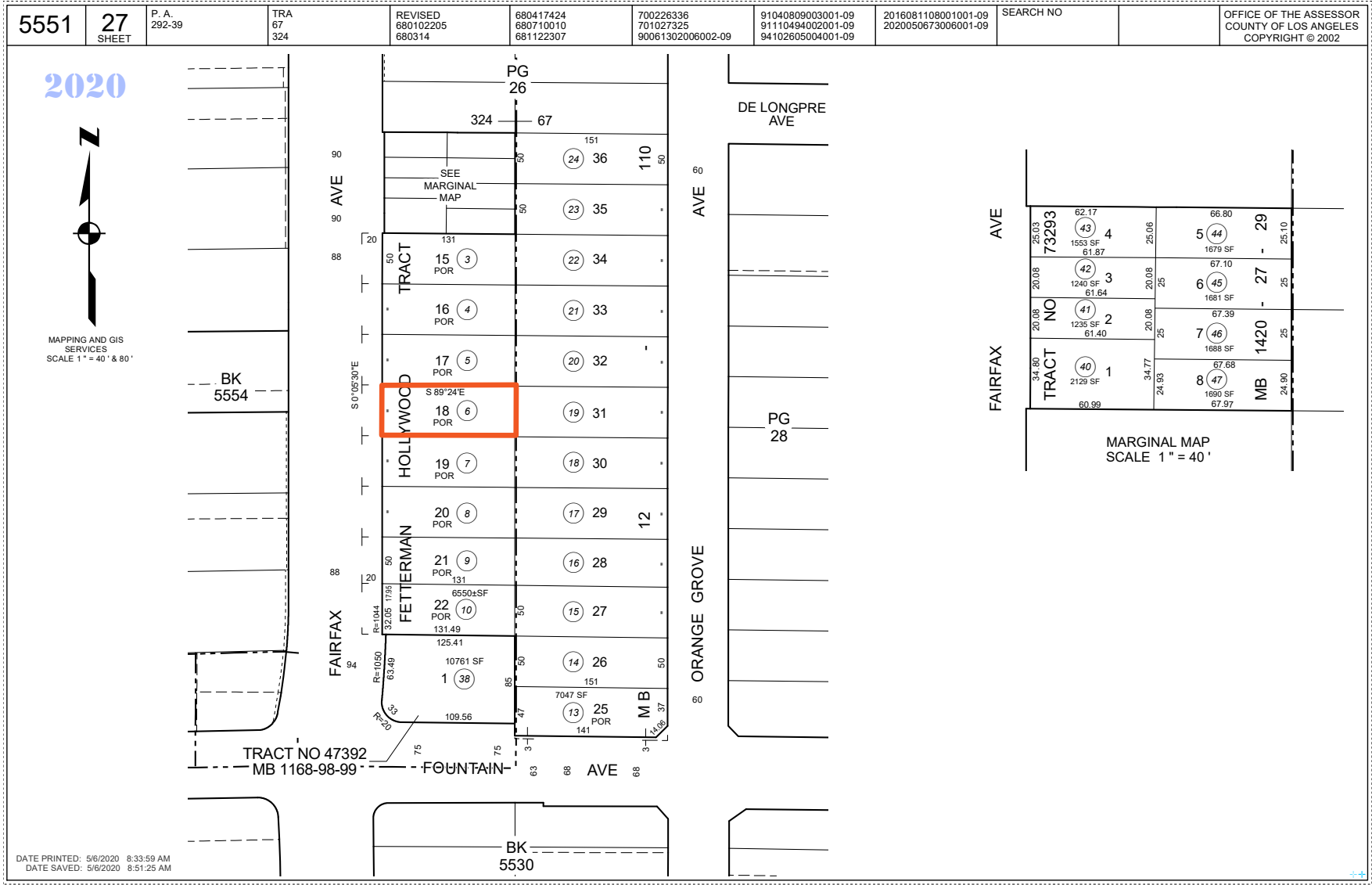
Arb: None



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# 1332 N. Fairfax Ave.

## Parcel Map

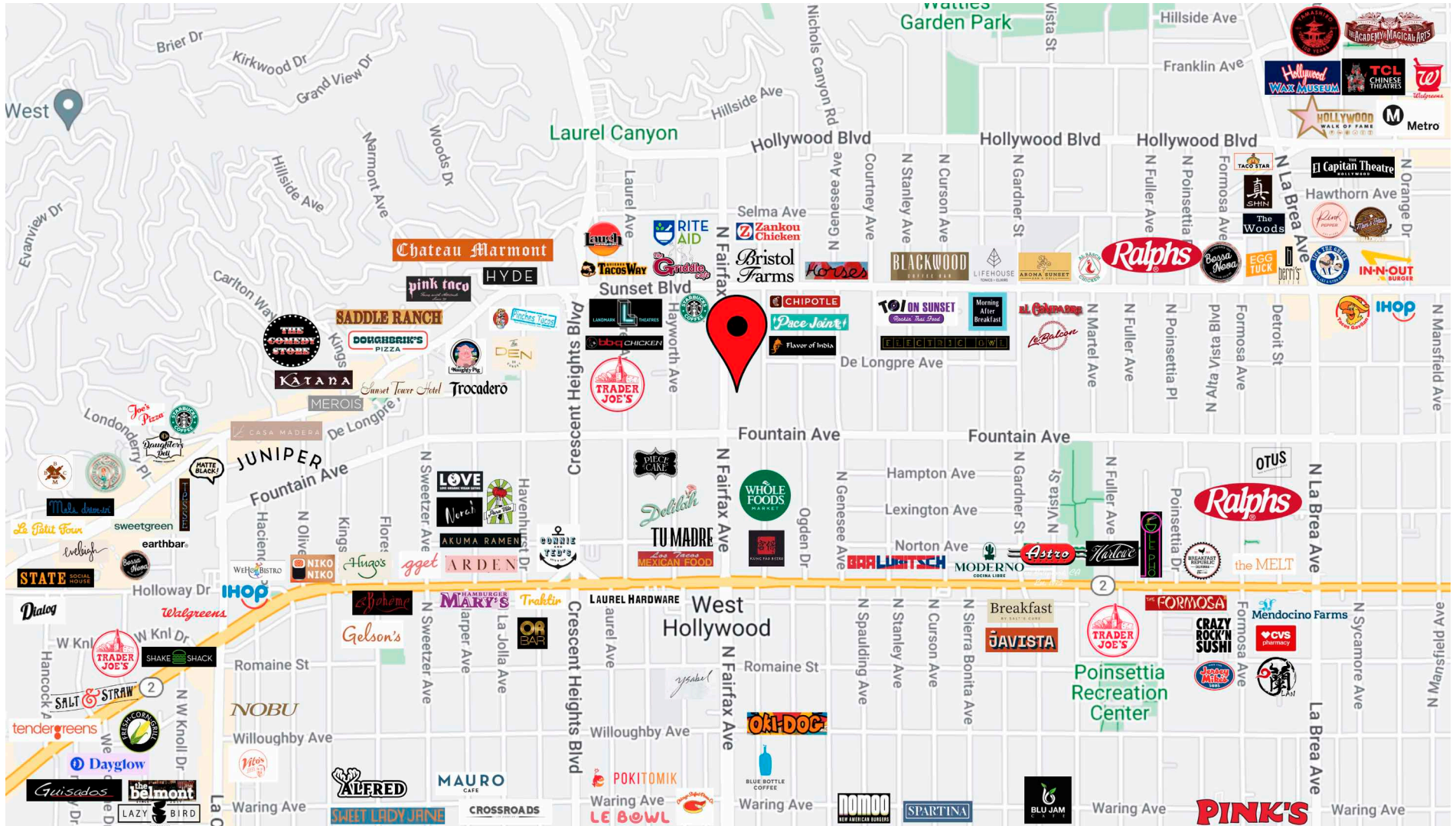


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# 1332 N. Fairfax Ave.

## Area Map



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# 1332 N. Fairfax Ave.

## Walk Score



### Walker's Paradise

Daily errands do not require a car.



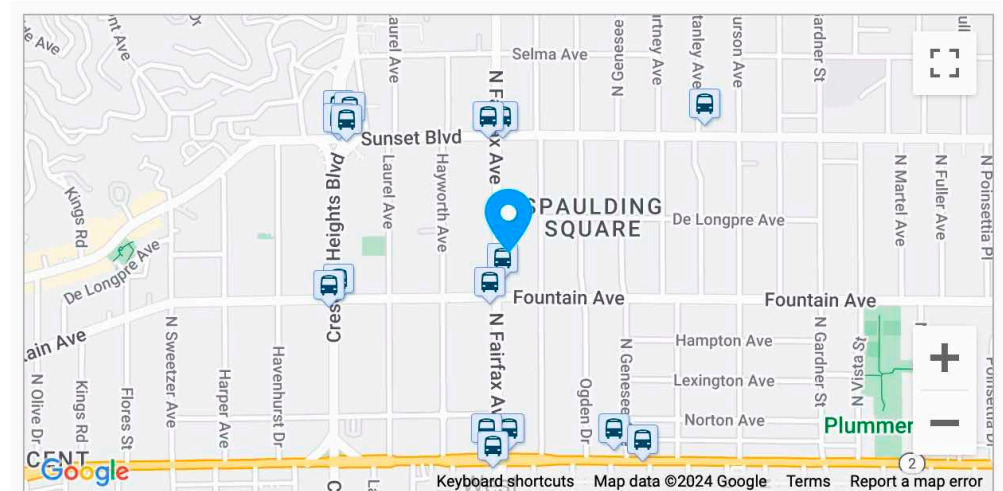
### Good Transit

Many nearby public transportation options.



### Bikeable

Some bike infrastructure.



#### Rail lines:

Metro B Line (Red) 1.4 mi

#### Bus lines:

217 Metro Local Line	0.0 mi	2 Metro Local Line	0.2 mi
218 Metro Local Line	0.3 mi	4 Metro Local Line	0.3 mi

## About this Location

1332 North Fairfax Avenue has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in the Hollywood Hills West neighborhood in Los Angeles. Nearby parks include William S. Hart Park, Plummer Park and Wattles Garden Park.



<https://www.walkscore.com/score/1332-n-fairfax-ave-w-hollywood-ca-90046>

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our exclusive sales agents:

**Dario Svidler**  
Executive Vice President

424. 600. 7633  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

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**kw**  
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