

Priced Reduced
to \$5,495,000

Delivered RTI



957-967 S. Arapahoe Street

Los Angeles, CA 90006

109 Unit Mixed Income Development with 93 Market Rate and 16 Affordable Units, RTI at COE
Investor may Re-entitle Utilizing ED1 or New CHIP Ordinance to Maximize the Density Potential

PARTNERSCRE
Svidler | Petito

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957-967 S. Arapahoe Street

The Offering

Partners CRE is pleased to offer a **Ready-to-Issue (RTI) Development Opportunity at 957-967 S Arapahoe Street, Los Angeles, CA**. This **25,658 square foot property**, spanning three lots in the **Wilshire Community Plan Area**, is zoned **R4-1 for High Medium Residential** use, ideal for a **Transit Oriented Communities (TOC) Tier 3** project. Notably, two of the lots currently have **existing structures**, offering additional flexibility and income in preparation for a construction project.

The approved development consists of a **five-story, 109-unit Mixed-Income Apartment Project**, with **93 market rate units** and **16 affordable units** encompassing a total of around **66,040 square feet of Residential Space**. The project includes a well-balanced **unit mix** of **63 Studios, 40 One-Bedroom units, and 6 Two-Bedroom units**, designed to accommodate a diverse range of residents, from single professionals to small families. The building is designed with **Type III-A construction** over a **Type I-A subterranean garage**.

The project benefits from **AB2097**, requiring **no mandatory parking**, but provides **60 parking spaces**, including designated **EV charging stations** and **ADA-compliant parking spaces**. The property is just under a mile to the Metro Subway Station. Residents will enjoy **3,178 square feet of rear-yard open space, a courtyard, roof decks, a fitness center (ADU possibility), and private balconies**, all contributing to a well-rounded living experience.

Situated in a **walkable, transit-rich neighborhood**, the property is close to schools, parks, retail, and public transportation. The RTI Plan Checks streamline the development process, offering a **quick ramp-up opportunity** for Developers to quickly capitalize on the growing demand for housing in Los Angeles.

At a Glance

Los Angeles

\$5,495,000

Price

R4-1

Zoning

Tier 3

Transit Oriented Communities

25,658 SF

Combined Lot Size

180' x 142'

Dimensions

Development Project

109-unit Mixed-Income Apartment Project
63 Studios • 40 One Bedrooms • 6 Two Bedrooms
60 Parking Spaces
±66,040 SF of Residential Space in Project

Fourplex, SFR and Vacant Land

Existing Property

5076-005-007, 5076-005-008, 5076-005-009

APNs

Highlights

- Ready-to-Issue Plan Check for 109-unit Mixed-Income Apart. Project
- Type III-A construction over a Type I-A subterranean garage
- No parking required under AB 2097. 60 Parking Spaces provided
- Under a mile to the Metro Subway Station

957-967 S. Arapahoe Street

Location Highlights



Koreatown

Located about a mile from S Arapahoe St, Koreatown is a lively district renowned for its vibrant Korean culture. It's a food lover's paradise, offering an array of authentic Korean restaurants, barbecue spots, and late-night eateries. The area is also famous for its energetic nightlife, featuring numerous karaoke bars, clubs, and lounges, making it a popular destination for both locals and tourists.

The Wilvern Theater

About 1.5 miles from S Arapahoe St, this historic Art Deco venue regularly hosts concerts, stand-up comedy, and other live performances. Its iconic architecture and rich history make it a Los Angeles landmark. Inside, the venue offers an intimate setting for audiences to enjoy a wide range of performances from various artists.

Crypto.com Arena (formerly Staples Center)

Approximately 2.5 miles away, this premier sports and entertainment venue is home to the LA Lakers, Clippers, and Kings. It's a bustling hotspot for sports fans, and beyond basketball and hockey, the arena also hosts concerts, award shows, and major events, drawing crowds from across the city and beyond.



The Broad Museum

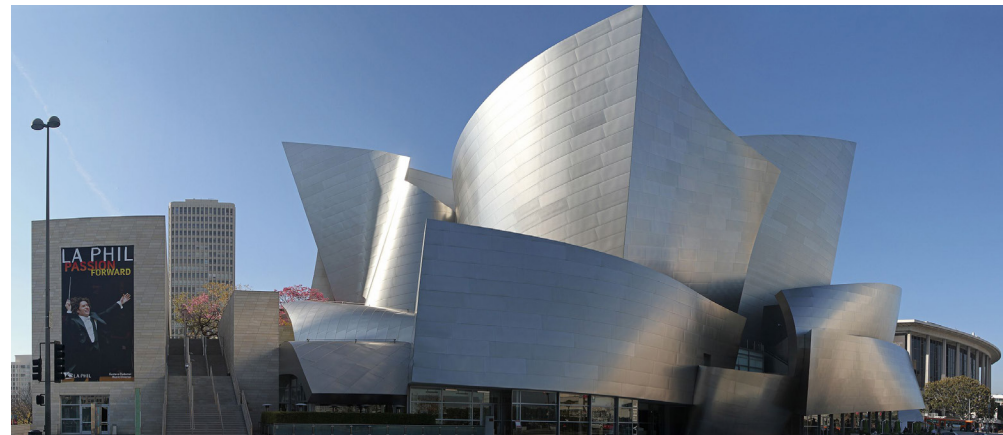
A contemporary art museum located a few miles further from S Arapahoe St, The Broad is known for its bold architecture and impressive collection of modern works. With free general admission, it's a popular spot to explore iconic pieces by artists like Jeff Koons and Cindy Sherman. The museum's striking exterior design is a significant part of downtown LA's cultural landscape.

Grammy Museum

Located about 2 miles away, the Grammy Museum offers an immersive experience into the history of the Grammy Awards and the music industry. Interactive exhibits, rare recordings, and memorabilia from famous artists provide a rich exploration of music's evolution and its cultural impact.

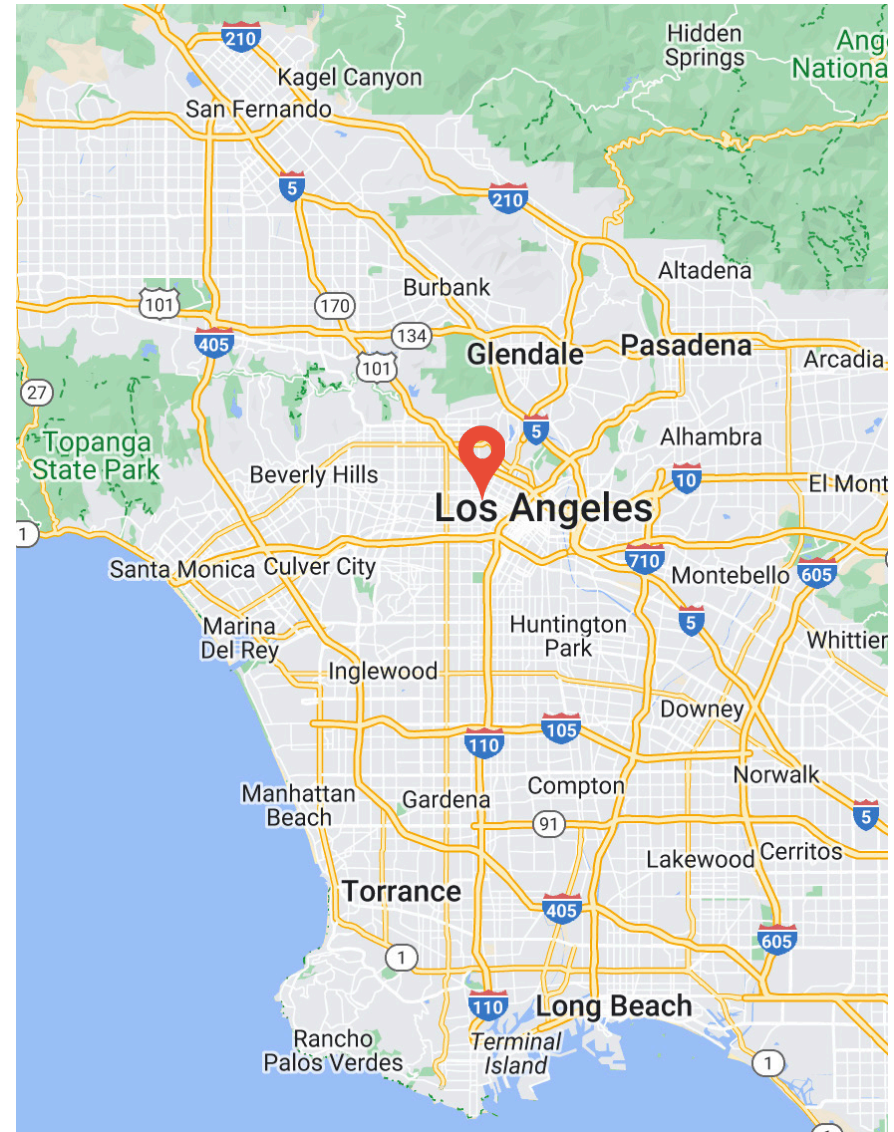
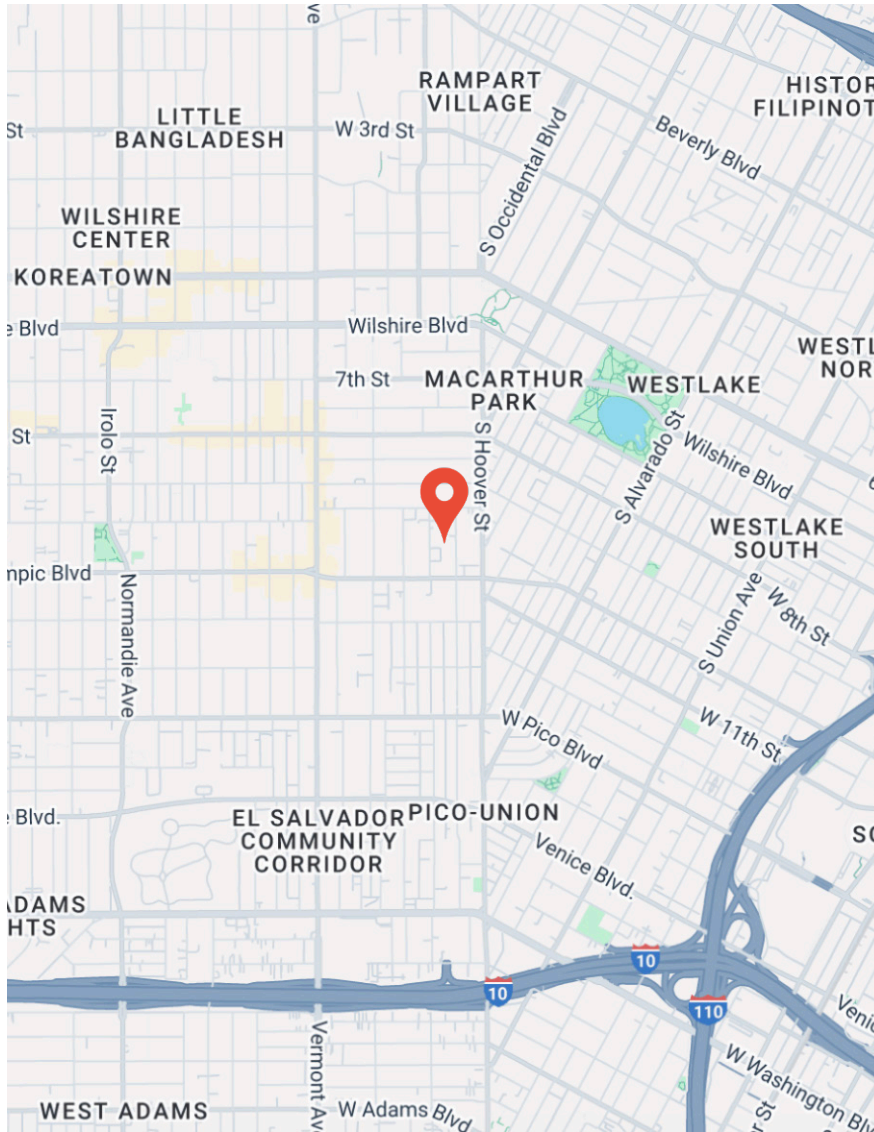
Walt Disney Concert Hall

Standing just 3.5 miles from S Arapahoe St, the Walt Disney Concert Hall is one of Los Angeles' most iconic architectural landmarks. Designed by renowned architect Frank Gehry, its stainless steel exterior and unique curves make it a visual masterpiece. Inside, world-class acoustics make it the perfect venue for performances by the LA Philharmonic and other classical music events.



957-967 S. Arapahoe Street

Location Map



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957-967 S. Arapahoe Street

Walk Score

Walk Score®

Walk Score
93

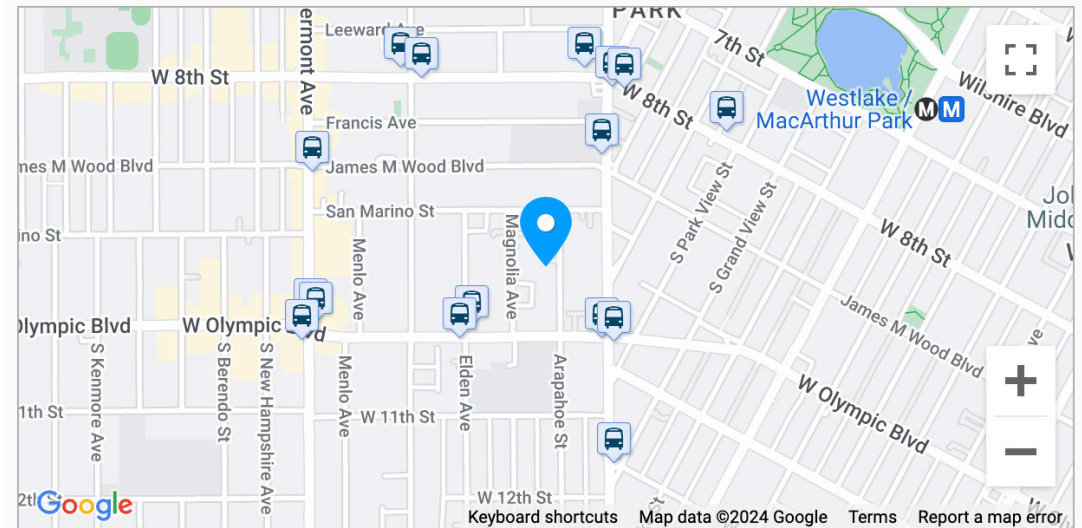
Walker's Paradise
Daily errands do not require a car.


Transit Score
80

Excellent Transit
Transit is convenient for most trips.


Bike Score
71

Very Bikeable
Biking is convenient for most trips.



 **Rail lines:**

Metro D Line (Purple)	1.1 mi	Metro E Line (Expo)	1.4 mi
Metro A Line (Blue)	1.4 mi		

 **Bus lines:**

28 Metro Local Line	0.1 mi	603 Metro Local Line	0.1 mi
66 Metro Local Line	0.3 mi	Wilshire Center/Koreatown ...	0.3 mi
204 Metro Local Line	0.4 mi	754 Metro Rapid Line	0.4 mi

About this Location

957 Arapahoe Street has a Walk Score of 93 out of 100. This location is a Walker's Paradise so daily errands do not require a car. 957 Arapahoe Street is a 18 minute walk from the Metro B Line (Red) and the Metro D Line (Purple) at the Westlake / MacArthur Park Station stop.

This location is in the MacArthur Park neighborhood in Los Angeles. Nearby parks include South Bonnie Brae Tract Historic District, MacArthur Park and Lafayette Park.

<https://www.walkscore.com/score/957-arapahoe-st-los-angeles-ca-90006>

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957-967 S. Arapahoe Street

Sample Zimas Parcel Report - 3 Parcels



City of Los Angeles Department of City Planning

9/30/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

957 S ARAPAHOE ST

ZIP CODES

90006

RECENT ACTIVITY

None

CASE NUMBERS

- CPC-1997-0051
- CPC-1986-823-GPC
- CPC-1984-1-HD
- ORD-93218
- ORD-174455-SA781
- ORD-165331-SA9135
- ORD-161116-SA38A
- DIR-2022-7885-TOC-SPR-HCA
- ENV-2022-7886-CE
- ENV-2013-3392-CE

Address/Legal Information	
PIN Number	130-5A201 18
Lot/Parcel Area (Calculated)	8,582.1 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID B3
Assessor Parcel No. (APN)	5076005007
Tract	CLARK AND BRYAN'S WESTMORELAND TRACT
Map Reference	M B 5-71
Block	None
Lot	42
Arb (Lot Cut Reference)	None
Map Sheet	130-5A201 132A201
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	MacArthur Park
Council District	CD 1 - Eunisses Hernandez
Census Tract #	2134.01
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	R4-1
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2512 Housing Element Inventory of Sites
General Plan Land Use	High Medium 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 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	20
500 Ft School Zone	Active: Hoover Street Elementary
500 Ft Park Zone	None
Assessor Information	
Assessor Parcel No. (APN)	5076005007
APN Area (Co. Public Works)*	0.196 (ac)
Use Code	010V - Residential - Single Family Residence - Vacant Land
Assessed Land Val.	\$1,240,156
Assessed Improvement Val.	\$0
Last Owner Change	11/19/2020
Last Sale Amount	\$1,600,016
Tax Rate Area	67
Deed Ref No. (City Clerk)	299243
	2-107
	196349
	187128
	1487804
	1158674-5
	0783982
Building 1	No data for building 1
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: 5076005007]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacounty.gov
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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957-967 S. Arapahoe Street

Sample Zimas Parcel Report - 3 Parcels

Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	Los Angeles
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5076005007]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Address	957 ARAPAHOE ST
Year Built	1910
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	Yes
SB 166 Units	0.62 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2058
Fire Information	
Bureau	Central
Battalion	11

District / Fire Station	13
Red Flag Restricted Parking	No

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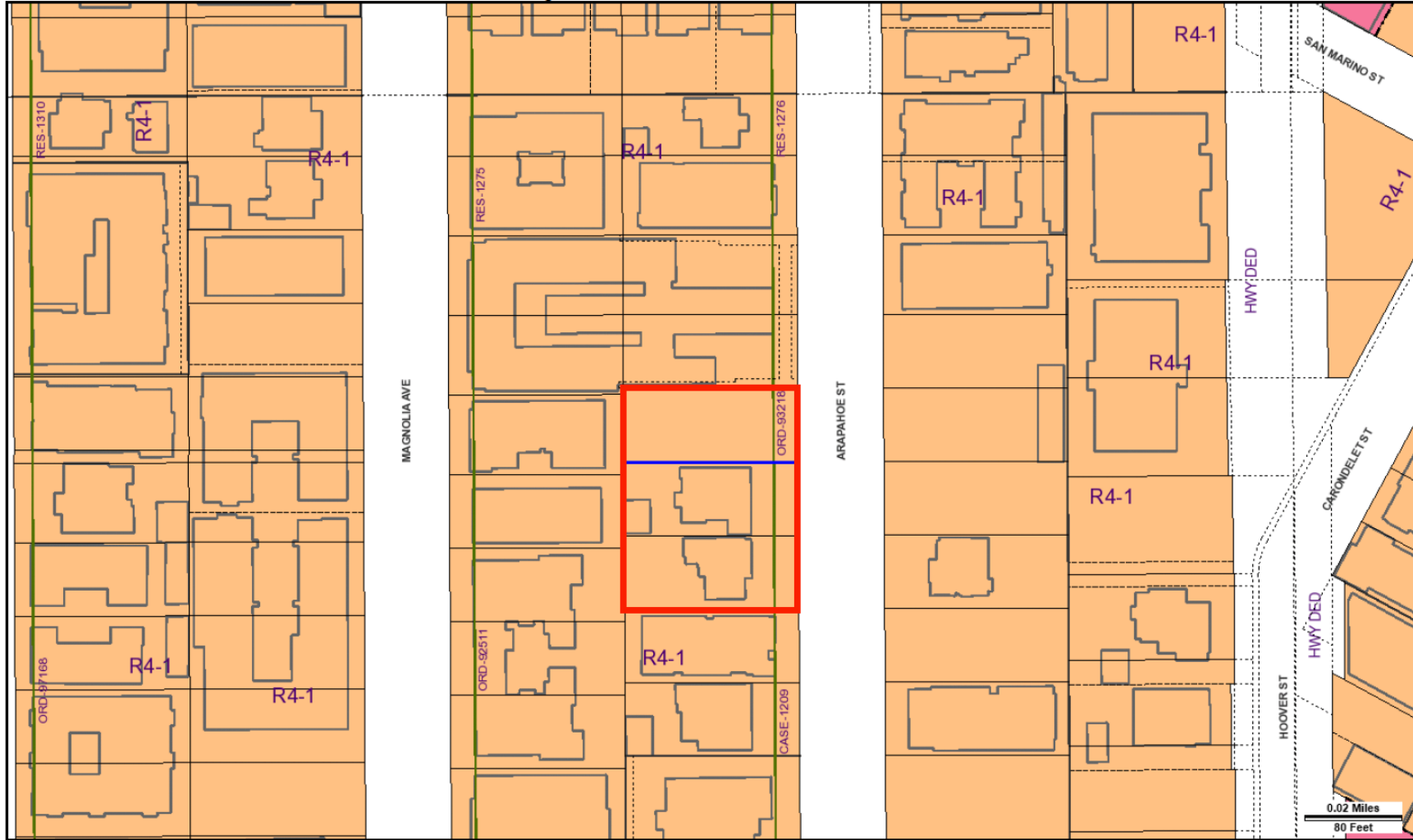
Zimas Map

ZIMAS PUBLIC

Generalized Zoning

09/30/2024

City of Los Angeles
Department of City Planning



Address: 957 S ARAPAHOE ST

Tract: CLARK AND BRYAN'S
WESTMORELAND TRACT

Zoning: R4-1

APN: 5076005007

Block: None

General Plan: High Medium Residential

PIN #: 130-5A201 18

Lot: 42

Arb: None



957-967 S. Arapahoe Street

Brickwork Report

PROPERTY REPORT

957-967 S Arapahoe St
Los Angeles, CA 90006

Pico Union R4-1 Lots,
Potential Units with
TOC/ 43 ED-1



Existing Conditions

Floor Area	6,560 sq. ft. combined
Units	5 combined
Year Constructed	1905, 1908
Assessed Improvement Value	\$1,320,565
Assessed Land Value	\$1,331,172
Zone	R4-1
Lot Area	25,658 sq. ft.
APNs	5076-005-007, 5076-005-008, 5076-005-009

Development Potential (By-Right)

Transitional Height Limitations

None required.

Required Open Space

100 sq ft per unit with less than 3 habitable rooms
125 sq ft per unit with 3 habitable rooms
175 sq ft per unit with more than 3 habitable rooms

Development Potential (By-Right)

Maximum FAR	3:1
Maximum Height	N/A
Feet	-
Stories	N/A

Minimum Setbacks

Front	20 ft.
Building line	-
Side	5 ft.
Rear	15 ft.
+1 ft for each story over 2nd, not to exceed 16 ft	
+1 ft for each story over 3rd; 20 ft max	

Development Potential - AB 1287 Density Bonus

Transitional Height Limitations

None required.

Required Open Space

Up to 20% decrease in required open space

Development Potential (By-Right)

Max Buildable Area, Footprint	17,928 sq. ft.
Max Buildable Area, Envelope	53,784 sq. ft.
Max Dwelling Units	64
Affordable Units Required	None

Parking Required

1 space per unit < 3 habitable rooms
1.5 spaces per unit with 3 habitable rooms
2 spaces per unit with > 3 habitable rooms
1 space per guest room (first 30)

Required Bicycle Parking

Long Term

1 space per unit for units 0-25
1 spaces per 1.5 units for units 26-100;
1 spaces per 2 units for units 101-200;
1 spaces per 4 units for units 201+

Short Term

1 space per 10 units for units 0-25;
1 spaces per 15 unit for units 26-100;
1 spaces per 20 units for units 101-200;
1 spaces per 40 unit for units 201+



Development Potential - TOC Tier 3

Maximum FAR	4.5:1
Maximum Height	N/A
Feet	-
Stories	N/A

Minimum Setbacks

Front	20 ft.
Building Line	-
Side	4.5 ft.
Rear	11.5 ft.
+1 ft for each story over 2nd, not to exceed 16 ft	
+1 ft for each story over 3rd; 20 ft max	

Max Buildable Area, Footprint 18,953 sq. ft.

Max Buildable Area, Envelope 85,286 sq. ft.

Max Dwelling Units 111

Development Potential - TOC Tier 3

Affordable Units Required

At least 10% for Extremely Low Income, or 14% for Very Low Income, or 23% for Low Income

Parking

No parking required with AB 2097

Required Bicycle Parking

Long Term

1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+

Short Term

1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+

Development Potential (100% affordable) ED-1

Maximum FAR	6:1 FAR
Maximum Height	N/A
Feet	-
Stories	N/A

Minimum Setbacks

Front	20 ft.
Building Line	-
Side	5 ft.
Rear	15 ft.
Off-menu incentive reducing setback.	
Eligible for reduction but requires review of existing power lines.	

Max Buildable Area, Footprint 17,928 sq. ft.

Max Buildable Area, Envelope 107,568 sq. ft.

Potential Density 215

Restrictions

Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	No
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	No
Opportunity Zone	No
Other	No

Development Potential (100% affordable) ED-1

ED-1 Notes

Space for lobby, hallways, elevator, two stairways, mechanical room (assume 20%)

- 107,568 sf x 0.20 = 21,514 sf for common areas
- Net rentable envelope: 86,054 sf / 400 sf average unit size

Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential.

Development Potential (100% affordable) ED-1

Required Bicycle Parking

Long Term

A 50% reduction in bicycle parking.

Short Term

A 50% reduction in bicycle parking.

Other Development Notes

- Waiver - Tree planting
- 50% reduction in open space
- 50% reduction in bicycle parking
- FAR to 6.0
- TBD
- TBD

Please consult a qualified architect, structural engineer, and dry utility consultant to verify the physical feasibility and ensure compliance with relevant building codes and standards.

Transitional Height Limitations

For projects seeking a height increase of three stories, or more than 22 feet, the top story of the project shall be stepped back 10 feet from the exterior building face fronting any public street; for buildings with 70 linear feet or greater in width along the front street frontage, the top story of the project shall be stepped back 10 feet from all exterior building faces. Any portion of a building that is already set back 10 feet or more from required front, side and rear yards shall be exempt from these requirements. Projects with any frontage on a street with a General Plan designation of Boulevard or Avenue shall be exempt from these requirements.

Required Open Space

A 50% reduction in open space.

Property Report Disclaimer

All data are obtained from government sources. No attempt has been made to verify the data's accuracy.

This report is for informational purposes only. Do not rely on this report to support real estate or investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was obtained.

By publishing this property, you represent and warrant that you have obtained the authorization from the property owner to market this property AND to take actions on behalf of the property owner.



Jurisdictional

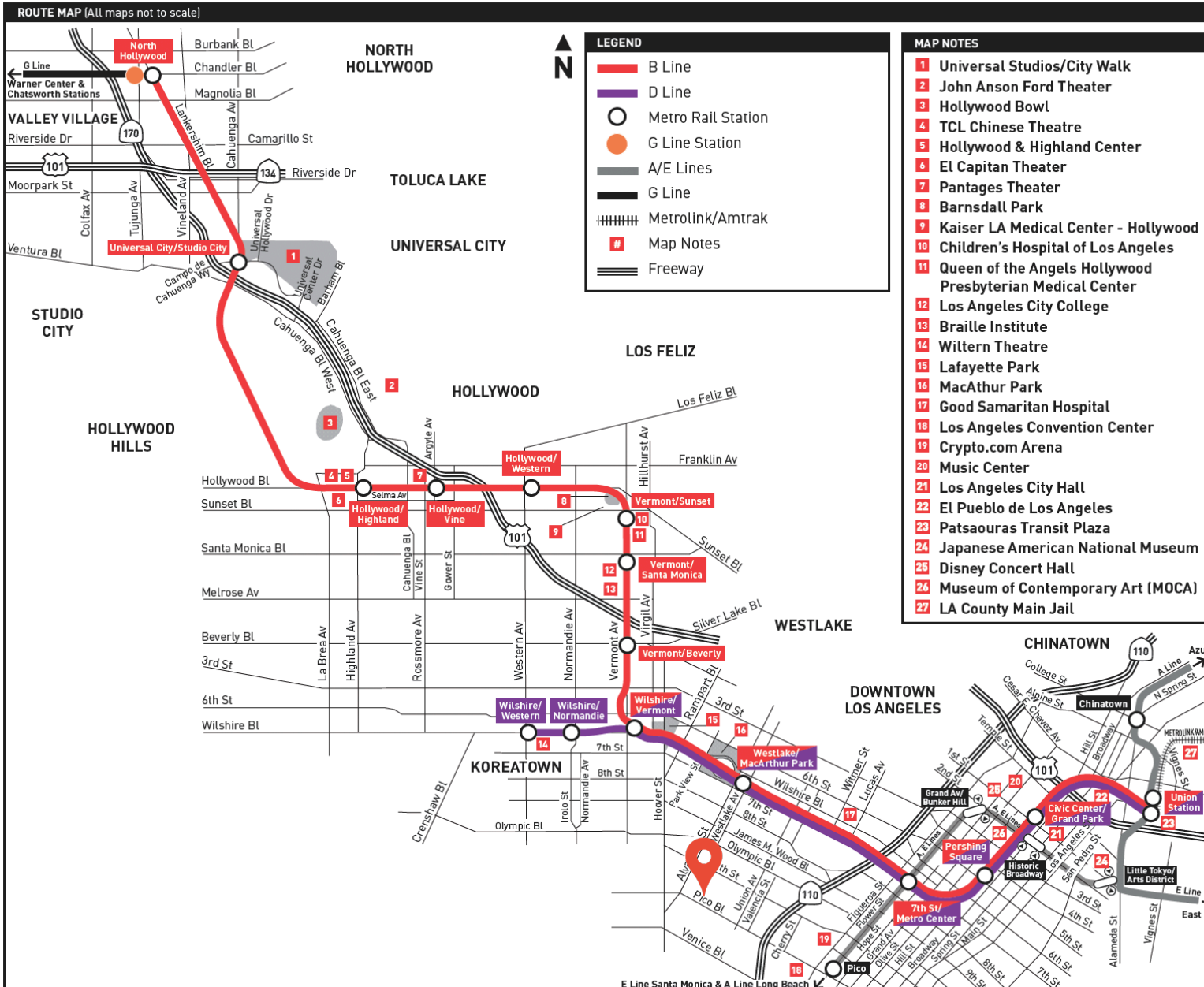
Area Planning Commission	Central
Community Plan Area	Wilshire
Neighborhood Council	MacArthur Park
Council District	1
Council Member	Eunisses Hernandez
Land Use	High Medium Residential

Legal Description

Lots 42-44, Clark and Bryan's Westmoreland Tract

957-967 S. Arapahoe Street

Metro B & D Line



Effective Sep 10 2023 Revised

B D

**B Line
D Line**

Metro Rail

Union Station - North Hollywood

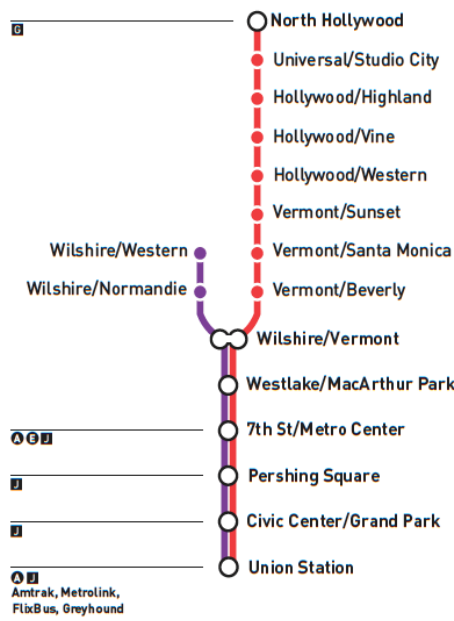
Union Station - Wilshire/Western

metro.net
323.GO.METRO

Travel Info
511

Wheelchair Hotline
800.621.7828

California Relay Service
711



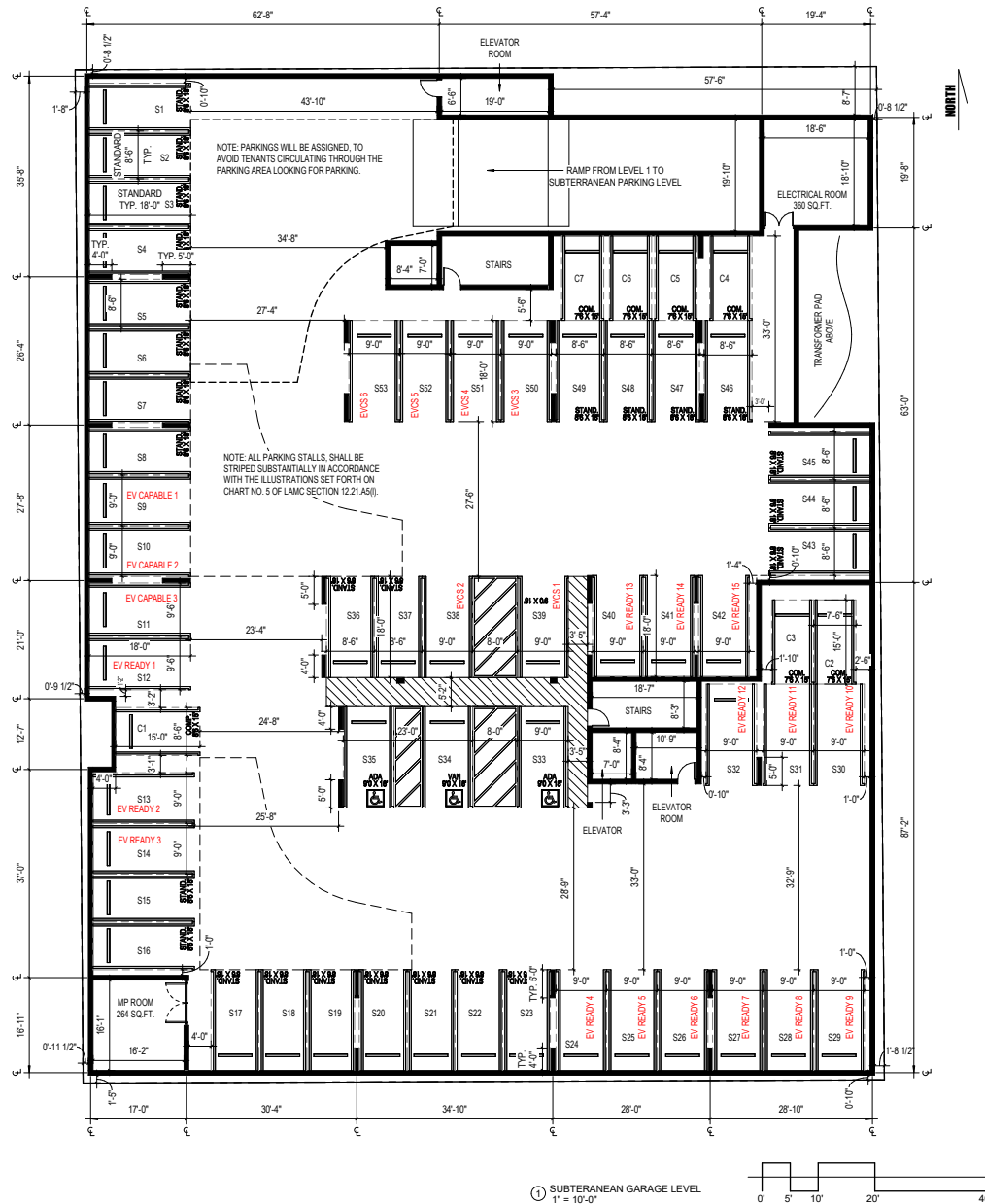
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Dario Swidler | Jordan Petito

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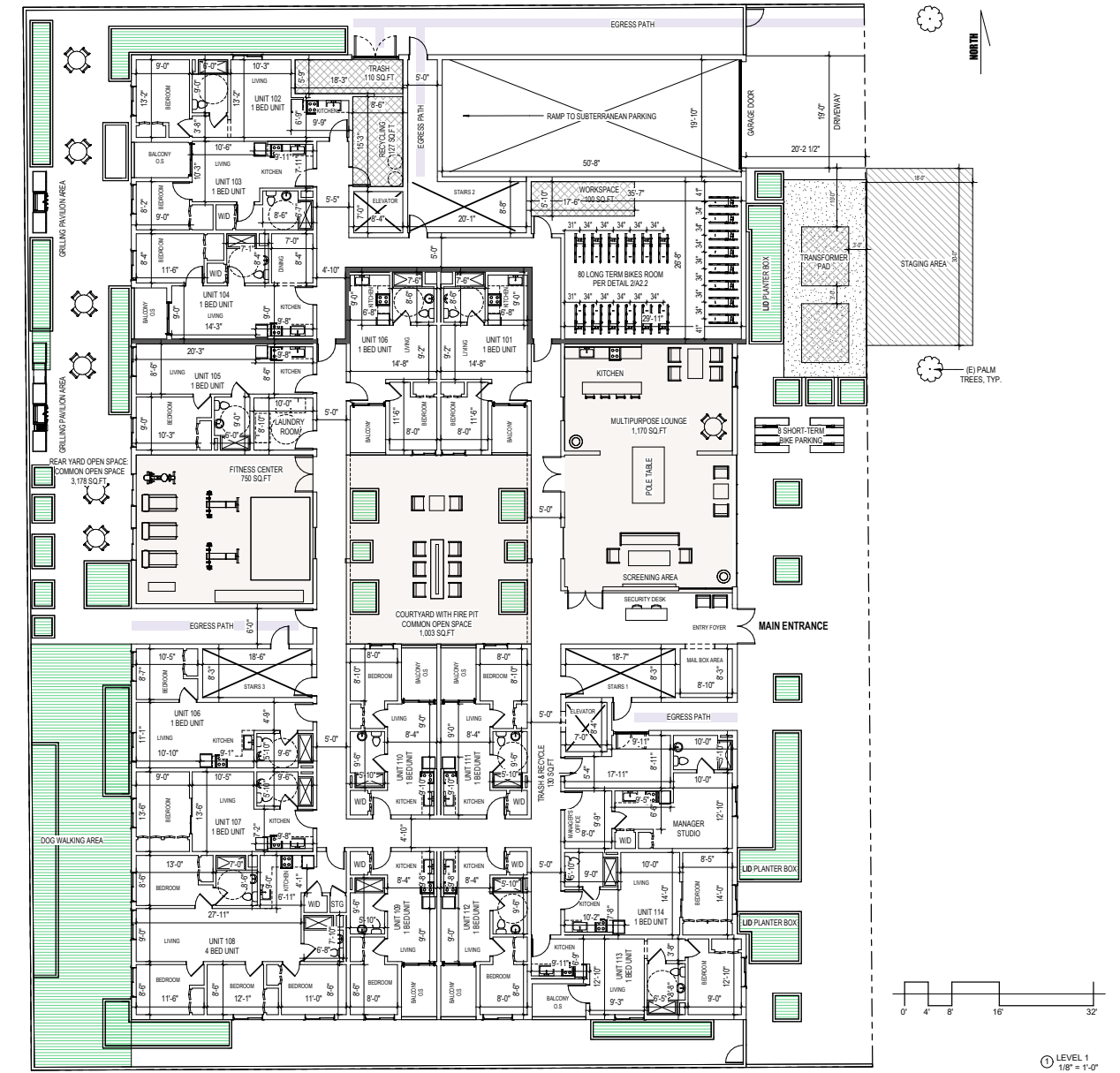
Floor Plan - Subterranean Level



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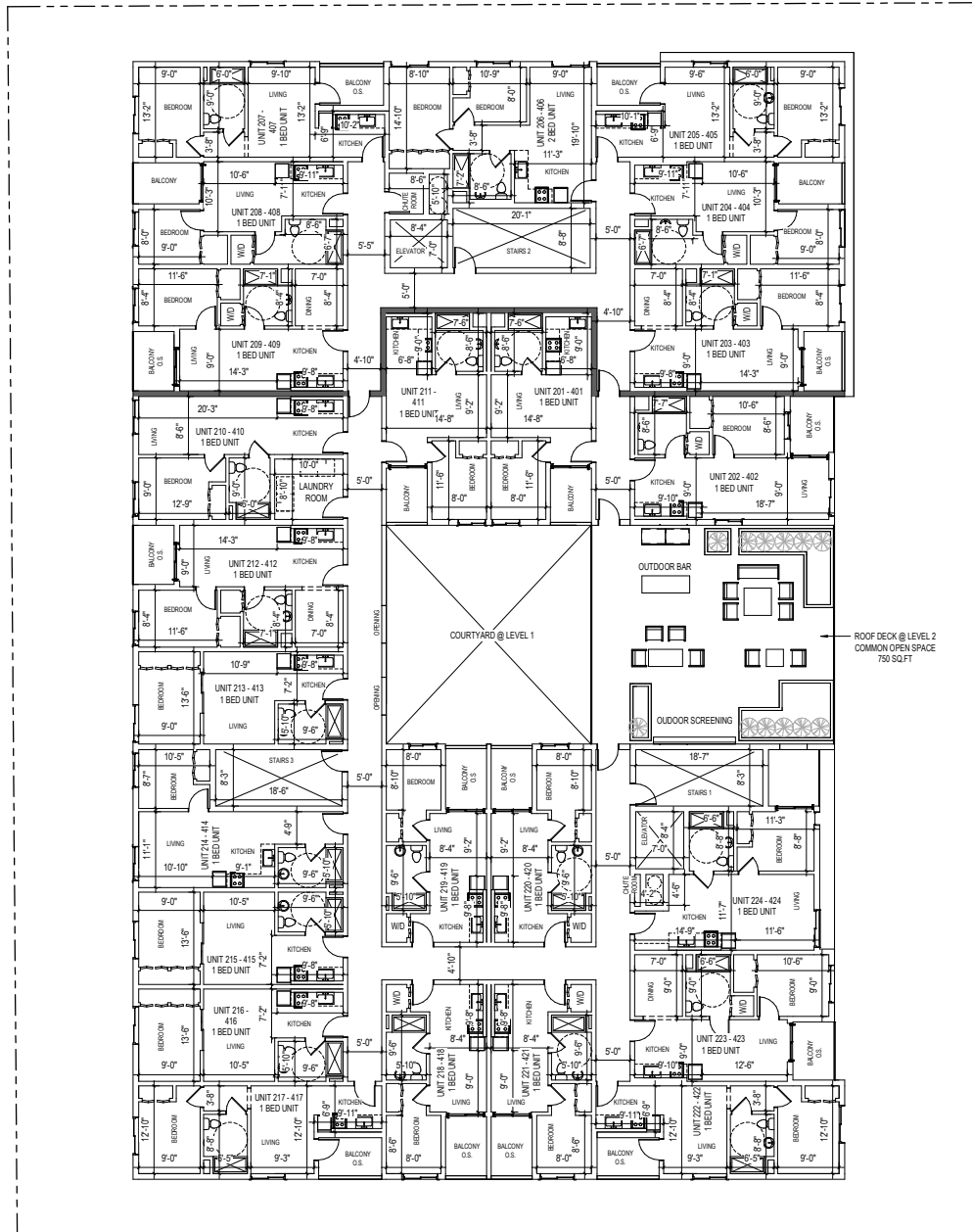
Floor Plan - Level One - 16 Units



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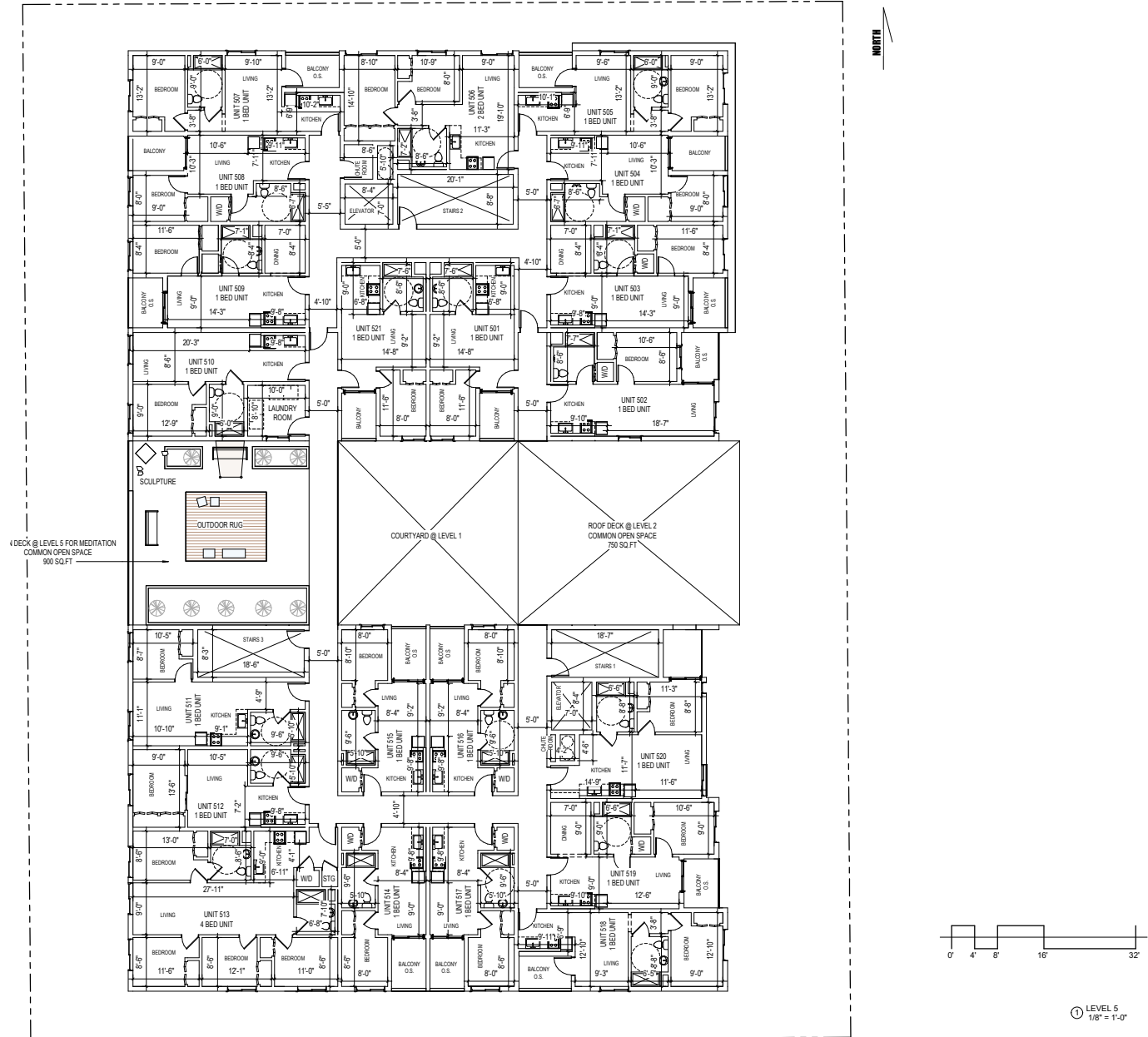
Floor Plan - Level Two to Four - 24 Units x3



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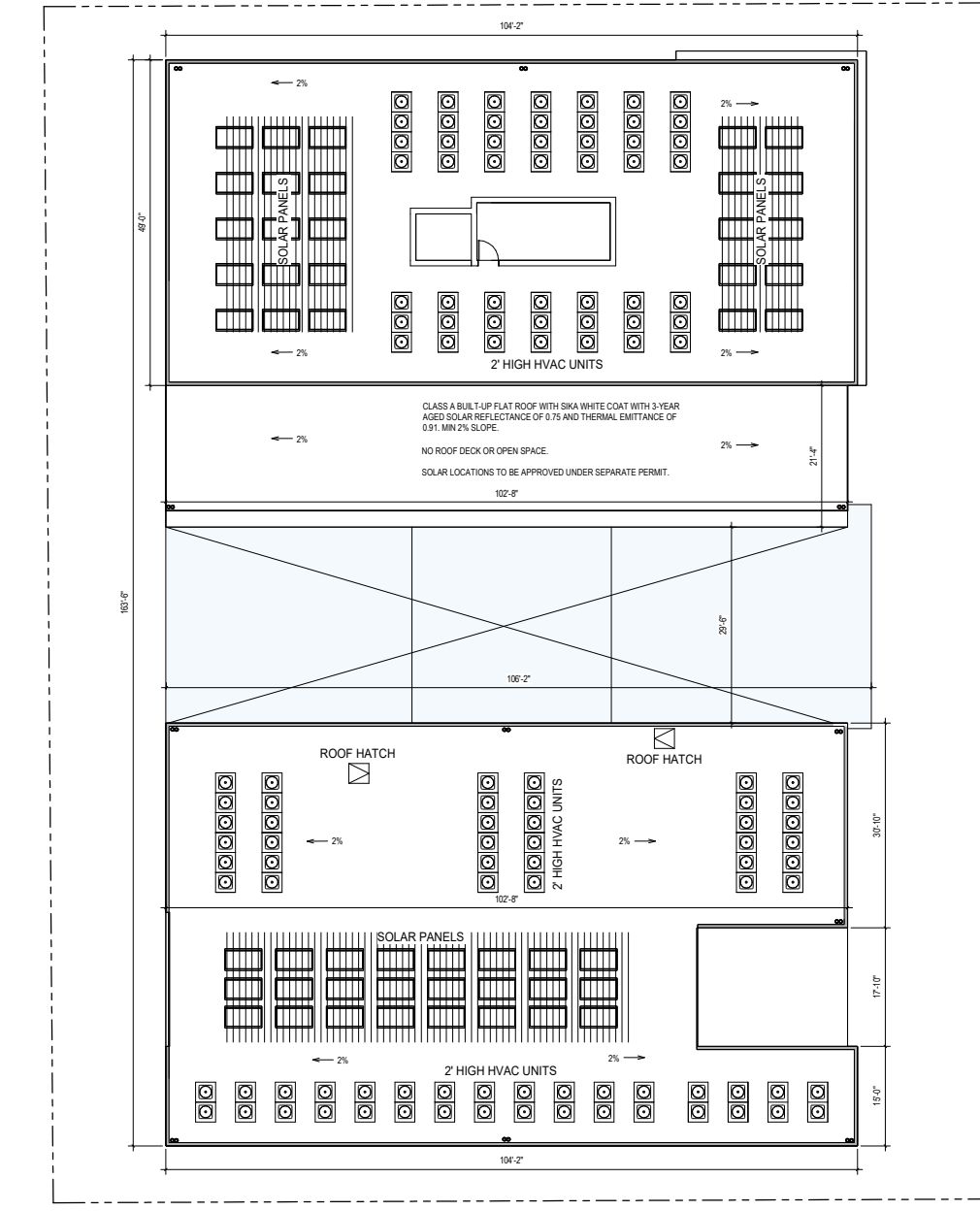
Floor Plan - Level Five - 21 Units



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957-967 S. Arapahoe Street

Floor Plan - Roof



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