

Property Development Report

906 E 23rd St, Los Angeles, CA 90011

Existing Structure: Church



Maximum Buildable Structure:

This shows what you can legally build per zoning data from LADBS (Zimas)*

By Right:

Maximum Unit Count: **4 Units (including ADUs)**

Based on the zone, 2 units are allowed, plus a 1,200 sqft ADU and a 500 sqft Junior ADU.

Maximum Build Size: **10,800 sqft**

Based on the Zone, a max build size of 10,800 sqft is allowed for all livable structures.

Height Limit: **3 Stories (33 ft)**



With TOC Bonus:

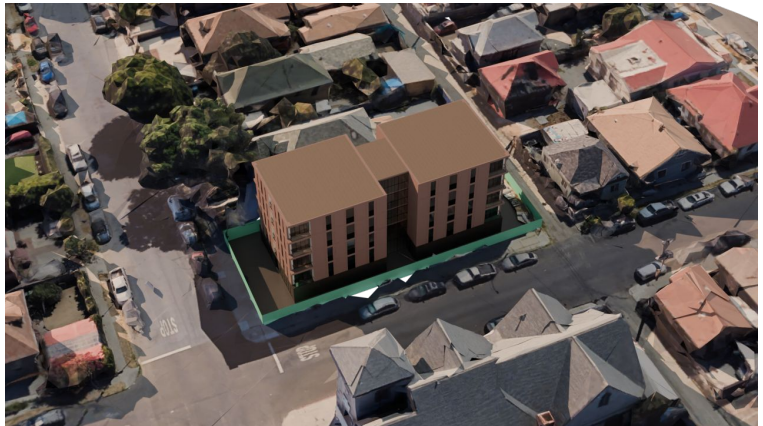
Maximum Unit Count: **5 Units (including ADUs)**

Based on the Transit Oriented Community Tier 3 Zone, 3 units are allowed, plus a 1,200 sqft ADU and a 500 sqft Junior ADU.

Maximum Build Size: **16,200 sqft**

Based on the zone, a maximum build size of 16,200 sqft is allowed for all livable structures.

Height Limit: **5 Stories (55 ft)**



Property Details:

Zone: **[Q]R4-1 treated as R2-1**

([Q] may be subject to alternate zoning per LADBS.)

TOC Zone: **Tier 3**

APN: **5131019001**

Lot Size: **6,232 sqft**

Existing Building Size: **8,648 sqft**

Year Built: **1937**

Hillside: **No**

Specific Zone: **None**

Building Plan: **None**

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