

OFFERING MEMORANDUM

10961-10967 W VENICE BLVD

LOS ANGELES, CA 90034 LAND DEVELOPMENT

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PROPERTY INFORMATION

10961-10967 Venice Blvd - Los Angeles, CA 90034

THE OFFERING



10961–10967 W. Venice Boulevard is a prime West Los Angeles development opportunity located in the Palms neighborhood (90034). Situated on **two contiguous parcels totaling 12,208 square feet**, the property occupies a **corner lot zoned C2-1 with frontage, side, and alley access**. The lot measures approximately **110 feet by 111 feet** and is currently improved with an auto body shop, smog shop, four residential units, and two billboards. **Both parcels are to be sold together.**

The site offers excellent development potential with multiple options: (1) **Market Rate — up to 32 units** with a FAR of 18,132 square feet; (2) **TOC Tier 3 with a 70% Density Bonus — up to 57 mixed-income units** with a FAR of 45,780 square feet; and (3) **100% TOC — up to 60 mixed-income units** with a FAR of 51,884 square feet. The property **may qualify as an ED-1 eligible site**, allowing for 100% affordable housing development.

Ideally located near major Westside employment and tech hubs, including **Amazon, Fox, Sony, Apple, HBO, and 500+ Silicon Beach companies**, the property offers easy access to dining, shopping, and entertainment such as the **Culver City Arts District, Westfield Century City, and Runway Playa Vista**, with convenient connectivity via the Palms Expo Line Station and the 10 and 405 freeways.

With its favorable zoning, strong fundamentals, and strategic location, **10961–10967 W. Venice Boulevard** represents an exceptional development opportunity in one of West LA's most dynamic neighborhoods.

Buyer to investigate & verify all information, including, but not limited to, bed/bath count, square footages, permits, rent control, ADUs, and potential uses.

PROPERTY INFORMATION

PROPERTY DETAILS

Property Address	10961-10967 Venice Blvd Los Angeles, CA 90034
Current Improvements	Auto Body Shop, Smog Shop, 4 Residential Units & 2 Billboards
Total Building Sqft.	4,446 SF
Total Lot Size	12,208 SF
Year Built	1916/1950
Zoning	C2-1
APN	4252-014-019/20
Asking Price	\$4,000,000



INVESTMENT HIGHLIGHTS

- **Prime Palms, West LA Location** – Ideal for residential and mixed-use development
- **Two Adjacent Parcels** – Totalling 12,208 SF, zoned C2-1
- **Corner Lot** – 110 ft × 111 ft with frontage, side, and alley access
- **Market Rate Development** – Approximately 32 units
- **TOC Tier 3** – Up to 70% Density Bonus, approximately 57 units
- **100% TOC Development** – Approximately 60 units
- **May Qualify as ED-1 Eligible Site** – Supports 100% affordable housing
- **Parcels Sold Together** – Both parcels must be acquired as one
- **Feasibility Study Available** – Contact broker for additional development details

PROPERTY INFORMATION
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

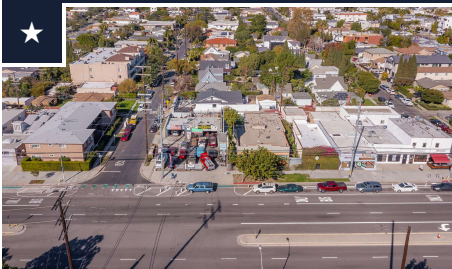


10961-10967 Venice Blvd - Los Angeles, CA 90034

SALES COMPARABLES

SALES COMPARABLES

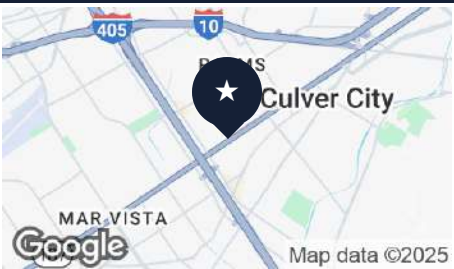
SALES COMPARABLES



10961-10967 VENICE BLVD
Los Angeles, CA 90034

Subject Property

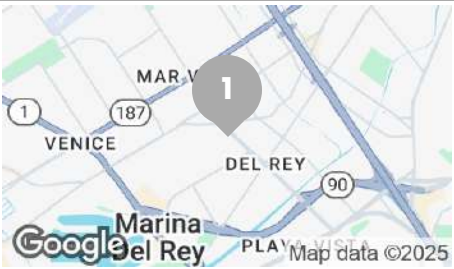
Lot Size: 12,208 SF



12461 LOUISE AVE
Los Angeles, CA 90066

Sold 6/18/2025

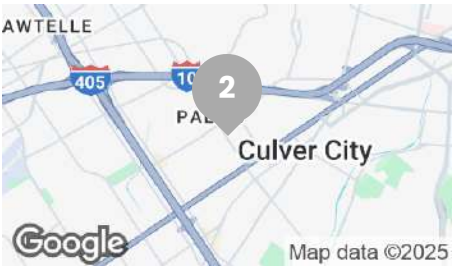
Price: \$4,200,000 Lot Size: 12,122 SF



3602 OVERLAND AVE
Los Angeles, CA 90034

Sold 3/26/2025

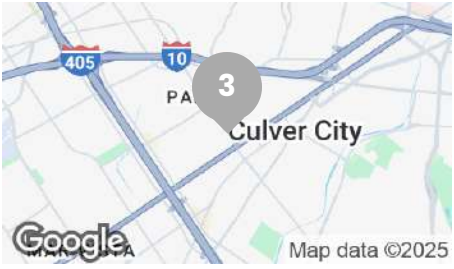
Price: \$5,000,000 Lot Size: 12,434 SF



3724-3728 OVERLAND AVE
Los Angeles, CA 90034

Sold 12/30/2024

Price: \$4,375,000 Lot Size: 8,801 SF



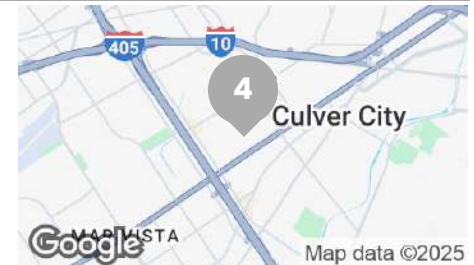
SALES COMPARABLES



3704 KELTON AVE
Los Angeles, CA 90034

Sold 5/6/2024

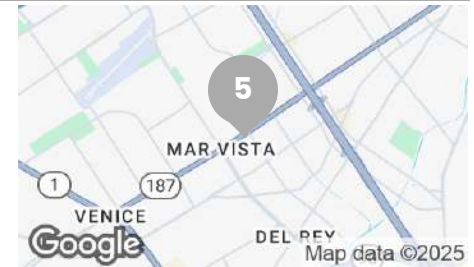
Price: \$3,100,000 Lot Size: 10,283 SF



12034 VENICE BLVD
Los Angeles, CA 90066

Sold 1/31/2023

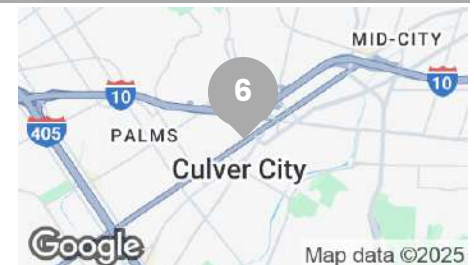
Price: \$2,350,000 Lot Size: 8,174 SF



9431 VENICE BLVD
Los Angeles, CA 90232

Sold 9/29/2022

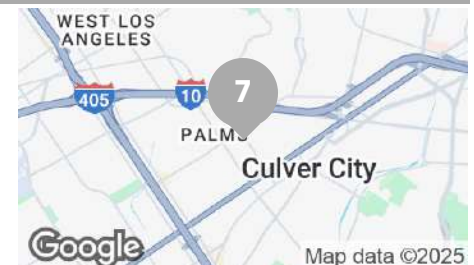
Price: \$6,337,500 Lot Size: 12,801 SF



3557 MOTOR AVE
Los Angeles, CA 90034

Sold 5/23/2019

Price: \$6,700,000 Lot Size: 22,088 SF



SALES COMPARABLES

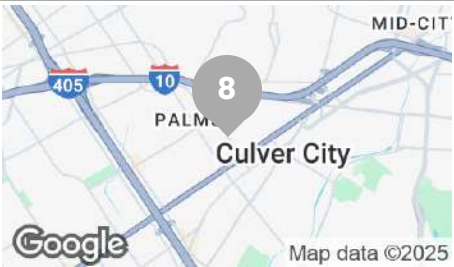
SALES COMPARABLES



3659 MOTOR AVE
Los Angeles, CA 90034

Sold 2/22/2019

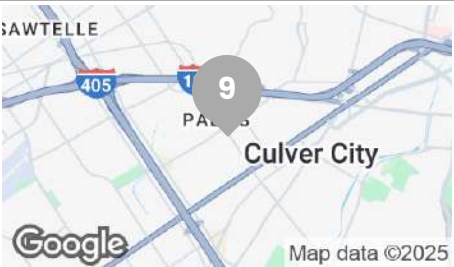
Price: \$5,750,000 Lot Size: 14,705 SF



10701 TABOR ST
Los Angeles, CA 90034

Sold 4/4/2018

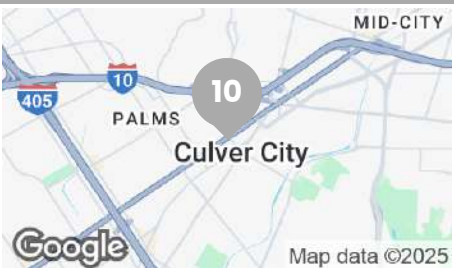
Price: \$3,030,000 Lot Size: 10,844 SF



9900 VENICE BLVD
Los Angeles, CA 90232

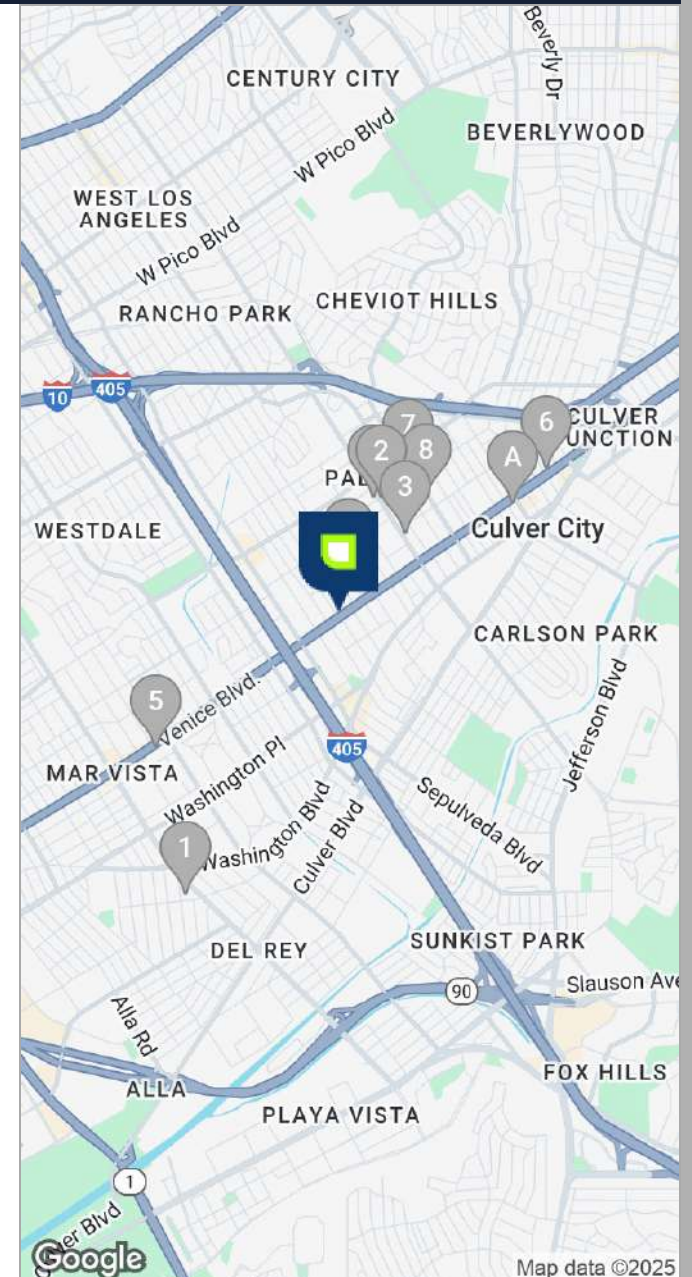
Sold 3/1/2018

Price: \$5,600,000 Lot Size: 15,893 SF



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	LOT SIZE	PRICE
★	10961-10967 Venice Blvd Los Angeles, CA	12,208 SF	-
1	12461 Louise Ave Los Angeles, CA	12,122 SF	\$4,200,000
2	3602 Overland Ave Los Angeles, CA	12,434 SF	\$5,000,000
3	3724-3728 Overland Ave Los Angeles, CA	8,801 SF	\$4,375,000
4	3704 Kelton Ave Los Angeles, CA	10,283 SF	\$3,100,000
5	12034 Venice Blvd Los Angeles, CA	8,174 SF	\$2,350,000
6	9431 Venice Blvd Los Angeles, CA	12,801 SF	\$6,337,500
7	3557 Motor Ave Los Angeles, CA	22,088 SF	\$6,700,000
8	3659 Motor Ave Los Angeles, CA	14,705 SF	\$5,750,000
9	10701 Tabor St Los Angeles, CA	10,844 SF	\$3,030,000
A	9900 Venice Blvd Los Angeles, CA	15,893 SF	\$5,600,000
AVERAGES		12,815 SF	\$4,644,250



SALES COMPARABLES

SALES COMPS ANALYSIS

Address	Zip	Land Use	Zoning	Lot SF	Sale Price	Price/Lot SF	Sale Date
12461 Louise Ave	90066	QUAD	(Q)R3-1	12,122	\$4,200,000	\$346	6/18/25
3602 Overland Ave	90034	RSTRNT	LAC2	12,434	\$5,000,000	\$402	3/26/25
3724-3728 Overland Ave	90034	AUTO	LAC2	8,801	\$4,375,000	\$497	12/30/24
3704 Kelton Ave	90034	DUPLEX	LAR3	10,283	\$3,100,000	\$301	5/6/24
12034 Venice Blvd	90066	MIXED	LAC2	8,174	\$2,350,000	\$287	1/30/23
9431 Venice Blvd	90232	STORES	LAC2	12,801	\$6,337,500	\$495	9/29/22
3557 Motor Ave	90034	APT	LAC2	22,088	\$6,700,000	\$303	5/23/19
3659 Motor Ave	90034	APT	LAC2	14,705	\$5,750,000	\$391	2/22/19
10701 Tabor St	90034	APT	LAC2	10,844	\$3,030,000	\$279	4/4/18
9900 Venice Blvd	90232	SFR	LACR	15,893	\$5,600,000	\$352	3/1/18
AVERAGE				12,815	\$4,644,250	\$366	
10961-10967 Venice Blvd	90034	AUTO/QUAD	LAC2	12,208	\$4,000,000	\$328	N/A

LOCATION OVERVIEW

10961-10967 Venice Blvd - Los Angeles, CA 90034

LOCATION OVERVIEW

RETAILER MAP



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,530	6,261	22,106
Total Population	5,745	13,754	49,050
Average HH Income	\$121,768	\$118,989	\$132,529

LOCATION OVERVIEW

2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County’s position as one of the world’s leading cultural and economic centers.



**ECONOMIC
IMPACT**

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



**INFRASTRUCTURE
INVESTMENTS**

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



100

Over 100 colleges and universities,
including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county
economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

UCLA



USC



Caltech



LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



EXCLUSIVELY MARKETING BY

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VENICE

PALMS - MAR VISTA - DEL REY



BUILDING A BETTER DAY
UNITED STATES PATENT AND
TRADEMARK OFFICE REG. NO. 5,426,828

MOBBIL

Greetings,

We know that creative projects requires a unique combination of drive, ambition, skills and technical knowledge, at mobbil we do our best to provide a turnkey design solution for our clients that is both realistic and extraordinary!

Mobbil Inc., a California Incorporated company of registered Professional Civil Engineers (License # C79581) has prepared the preliminary project understanding, and the feasibility study for the above-referenced project. We have used a dynamic collection of information from agencies planning and zoning records to create this study. Our information is industry standard and to the best of our knowledge is accurate and complete. However, we strongly urge that your organization discuss these studies with and forward this letter, together with information regarding the project and contracts, to a project specific liability insurance consultant, and, as with all contractual matters, we recommend that you consult with legal counsel. Mobbil Inc is not an Architectural or Construction company.

Before finalizing the Project documents here, we need your instructions regarding bonds and insurance. If you have any particular bond or insurance requirements for this Project, or you have your own bond or insurance clauses, specifications, requirements, or standard provisions, please send those to us. Indicate not only the types and amounts of coverage desired, but also how you want the standard provisions of the enclosed General Conditions and Supplementary Conditions documents to be modified. Please furnish us with specific wording for our guidance in each instance.

We expressly disclaim the responsibility or liability for the purchase or sale of this subject property based on this initial feasibility study, which is not to be used as a binding document for the development choices of the site. If you have questions or comments, please contact me at 310-909-3564 , or bbozorgnia@mobbil.com.

Sincerely,

Behrouz Bozorgnia, PE, CEO
Mobbil Inc.

PROPERTY INFORMATION

- Owner: Bobby Sillman
- Address: 10961 - 10967 W Venice Blvd
- Lot Dimensions: 110 ft x 111 ft
- Lot Area: 12,208.2 Sq.ft.
- Property Zone: C2-1
- SP: West Los Angeles Transportation Improvement And Mitigation
- AB 2097: Yes
- TOC: Tier 3
- ED1: Review Eligible
- Historic: No records found.
- CUGU: None
- Building Line: 8 ft along Venice Blvd
- Very High Fire Hazard: No
- Fire District 1: No
- Methane Zone: None
- Hillside Grading: Yes
- Liquefaction: No
- Hwy Ded: Maybe 10 ft along Military Ave & Corner cut dedication.
- Vacated Alley: No records found.
- Substandard lot < 5000 Sf or < 50 ft: No.
- Transitional height requirements: None.
- Easement and Encroachment: No records found.
- Title Report Provided: No
- The Owner's Development Objectives:
- Opportunity Zone: No



DENSITY + FLOOR AREA + LIMITATIONS

ACTUAL NUMBER OF UNITS WILL BE DETERMINED AFTER CONCEPTUAL DESIGN

DENSITY & FAR CALCULATIONS

Property Zoned: C2-1

Density: 1 unit per 400 sq.ft.

Total Lot Area: 12,208.2 sq.ft. + (7.5 x 111) sq.ft.

Buildable Area: 12,208.2 sq.ft.

Base Floor Area Ratio: The base FAR for the subject property is 1.5:1 which allows construction of 1.5 times the buildable area of lot.

Total Floor Area Allowed by Zoning Code: 12,208.2 sq.ft. x 1.5 = 18,312 sq.ft.

MARKET RATE

Density Allowed : $13,040.7/400 \approx 32$ units

(rounddown per code)

FAR Allowed : 18,312 sq.ft.

TOC

TOC Tier 3 if Qualified: Up to 70% Density Bonus, and increase in FAR up to 3.75:1

Density Allowed (Mixed Income): $33 \times 1.7 \approx 57$ units

(roundup per the zoning code)

FAR Allowed (Mixed Income): $12,208.2 \times 3.75 = 45,780$ Sq.ft.

Density Allowed (100% TOC): $33 \times 1.8 \approx 60$ units

FAR Allowed (100% TOC): $12,208.2 \times 4.25 =$

51,884 Sq.ft. (For ED-1 Projects see next page)

AB2097 + TOC

Density Allowed (Mixed Income): 57 units

FAR Allowed (Mixed Income): 45,780 sq.ft.

No Parking Required

AB2345 (State Density)

Density Allowed (100% Affordable) : Unlimited

FAR Allowed (100% Affordable): 18,312 sq.ft.

No Parking Required

3 Story or 33 Feet Height increase

(For ED-1 Projects see next page)

LIMITATIONS

Height: Not Restricted.

(For ED-1 Projects see next page)

Setbacks:

- Front Yard Setback Required is at least 0 ft.
- Side Yard Setbacks Required at least 5 ft and additional 1 ft for every story above 2nd.
- Rear Setback Required at least 15 ft and additional 1 ft for every story above 3rd.

Required Parking:

- 1 Space Per Unit < 3 Habitable Rooms.
- 1.5 Space Per Unit = 3 Habitable Rooms.
- 2 Space Per Unit > 3 Habitable Rooms.
- If TOC TIER 3 Qualified, Required Parking at 0.5 space per unit.

***TOC incentives require city planning Approval.

Actual number of units that can be constructed on the property depends on number of parking spaces requirement, amount of open space requirement, hallways requirement, dedications, etc. and will be determined after the initial design.

EXISTING USE

Per LA County Assessor's,

10961 Venice - 4 unit residential building

10967 Venice - commercial building.

NOTES

100% AFFORDABLE HOUSING DEVELOPMENT

EXECUTIVE DIRECTIVE 1 (ED 1)

EXECUTIVE DIRECTIVE 1 (ED 1)

ED 1 applies to all Shelter projects and 100 Percent Affordable Housing Projects with an active or valid City Planning application or referral form filed with City Planning, and any ED 1 eligible projects under review by LADBS or LAHD.

A housing project with five or more units, and with all units affordable either at 80% of Area Median Income or lower (U.S. Department of Housing and Urban Development (HUD) rent levels), or at mixed income with up to 20% of units at 120% AMI (California Department of Housing and Community Development (HCD) rent levels) and the balance at 80% AMI or lower (HUD rent levels), as technically described here: A Housing Development Project, as defined in California Government Code Section (§) 65589.5, that includes 100% covenant-restricted affordable units (excluding any manager's units) for which rental or mortgage amounts are limited so as to be affordable to and occupied by Lower Income households, as defined in California Health and Safety Code §50079.5, or that meets the definition of a 100% affordable housing development in CA Government Code §65915(b)(1)(G)2, as determined by the Los Angeles Housing Department (LAHD).

As stated in ED 1, projects requiring a legislative action (e.g., General Plan Amendment, Zone Change, Height District Change) or projects seeking a deviation from development standards (e.g., adjustment, variance, specific plan exception, waiver of dedication/Improvement) are ineligible for the ED 1 Ministerial Approval Process. Projects that require consideration of a Coastal Development Permit or are subject to the Subdivision Map Act are also ineligible.

Projects eligible for the ED 1 Ministerial Approval Process shall be exempt from California Environmental Quality Act (CEQA) as a ministerial project and from Site Plan Review procedures

Through the ED 1 Ministerial Approval Process, City Planning will review only the objective development standards of the Zoning Code and of any applicable Specific Plans, Redevelopment Plan, Historic Preservation Overlay Zone, Community Plan Implementation Overlay or other Zoning Overlay areas. Any requested State Density Bonus and LAMC bonuses, incentives, waivers and concessions that are allowable through the incentive programs may be used to achieve compliance with applicable objective zoning standards.

A clearance to City Planning for Site Plan Review shall not be required for ED 1 projects during the permitting process.

All plan check and inspection procedures will be expedited for review and approvals in the permitting and inspection process within the given applicable timelines of ED 1 and within the boundaries of state and local guidelines.

Menu of Incentives are as below:

1. Yard/Setback
2. Lot Coverage
3. Lot Width
4. Floor Area Ratio
5. Height
6. Open Space
7. Density Calculation
8. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access

Waiver or Modification of any Development Standard(s) Not on the Menu.

The decision-maker shall approve a Density Bonus and requested waiver or modification of any development standard

TOC PROGRAM INCENTIVES

REQUIRES CITY PLANNING VERIFICATION

Eligible Housing Development - Housing Development that includes On-Site

Restricted Affordable Units at a rate that meets or exceeds the minimum requirements to satisfy the TOC Incentives.

Housing Development - Construction of five or more residential dwelling units.

On-Site Restricted Affordable Units:

- Tier 1 - 8% ELI, or 11% VLI, or 20% LI of Total number of units.
- Tier 2 - 9% ELI, or 12% VLI, or 21% LI of Total number of units.
- Tier 3 - 10% ELI, or 14% VLI, or 23% LI of Total number of units.
- Tier 4 - 11% ELI, or 15% VLI, or 25% LI of Total number of units.

Base Incentives:

- Residential Density Bonus
 - Tier 1 – 50%
 - Tier 2 – 60%
 - Tier 3 – 70%
 - Tier 4 – 80%
 - Exception - In “RD” Zones
 - Tier 1 – 35%
 - Tier 2 – 35%
 - Tier 3 – 40%
 - Tier 4 – 45%

Floor Area Ratio (FAR):

- Tier 1 – up to 40%, or 2.75:1 FAR in commercial zones, whichever is greater.
- Tier 2 – up to 45%, or 3.25:1 FAR in commercial zones, whichever is greater.
- Tier 3 – up to 50%, or 3.75:1 FAR in commercial zones, whichever is greater.
- Tier 4 – up to 55%, or 4.25:1 FAR in commercial zones, whichever is greater.

- Exceptions
 - RD Zone or a Specific Plan or overlay district that regulates residential FAR, the maximum FAR increase shall be limited to 45%.
 - If the allowable base FAR is less than 1.25:1 then the maximum FAR allowed is limited to 2.75:1.

Automobile Parking:

- Tier 1 - not exceed 0.5 spaces per bedroom.
- Tier 2 - not required to exceed 1 space per unit.
- Tier 3 - not exceed 0.5 spaces per unit.
- Tier 4 - No required parking.

Nonresidential Parking:

- Tier 1 - Up to a 10% reduction.
- Tier 2 - Up to a 20% reduction.
- Tier 3 - Up to a 30% reduction.
- Tier 4 - Up to a 40% reduction

100% ON-SITE RESTRICTED AFFORDABLE HOUSING

On-Site Restricted Affordable Units:

- 100% On-Site Restricted Affordable units, exclusive of a building manager's unit.

TOC Affordable Housing Incentive Area Tier:

- Eligible for one increase in Tier than otherwise would be provided.

TOC ADDITIONAL INCENTIVES (DISCRETIONARY APPROVAL)

REQUIRES CITY PLANNING REVIEW / ENTITLEMENT

All Eligible Housing Developments are eligible to receive Up to three Additional Incentives based upon the affordability requirements. The affordable housing units required per this may also count towards the On-Site Restricted Affordable Units requirement.

On-Site Restricted Affordable Units:

- 1 Additional Incentive - 4% ELI, or 5% VLI, or 10% LI of Base number of units.
- 2 Additional Incentives - 7% ELI, or 10% VLI, or 20% LI of Base number of units.
- 3 Additional Incentives - 11% ELI, or 15% VLI, or 30% LI of Base number of units.

Additional Incentives:

- Yard/Setback
 - Commercial Zones - Utilize yard requirements for the RAS3 zone.
 - Residential Zones -
 - Side and Rear Yards:
 - Tier 1 - Up to a 25% decrease one individual yard or setback.
 - Tier 2 - Up to a 30% decrease one individual yard or setback.
 - Tier 3 - Up to a 30% decrease two individual yards or setbacks.
 - Tier 4 - Up to a 35% decrease two individual yards or setbacks.
 - Exception. Yard reductions may not be applied along any property line that abuts an R1 or more restrictive residential zoned property.

Open Space:

- Tiers 1 & 2 - Up to a 20% decrease in required open space.
- Tiers 3 & 4 - Up to a 25% decrease in required open space.

Lot Coverage:

- Tiers 1 & 2 - Up to a 25% increase in maximum lot coverage
- Tiers 3 & 4 - Up to a 35% increase in maximum lot coverage

Lot Width:

- All Tiers - Up to a 25% decrease in required minimum lot width

Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.

Height:

- Total Height - When height or number of stories is limited, this height increase shall permit a maximum of:
 - Tier 1 and 2 – One additional story up to 11 additional feet
 - Tier 3 – Two additional stories up to 22 additional feet
 - Tier 4 – Three additional stories up to 33 additional feet
 - Exception - When height limit of 45 feet or less, or located within a Specific Plan or overlay district that regulates height, any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.
- Transitional Height:
 - Tiers 1 and 2 - Height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive residential zone or Specific Plan subarea.
 - Tier 3 – The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or Specific Plan subarea.
 - Tier 4 – Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone or Specific Plan subarea.

RENT SCHEDULE (NON-HCID-FUNDED PROJECTS)

ACTUAL RENT SCHEDULE DETERMINATIONS ARE MADE ON AN INDIVIDUAL PROPERTY BASIS, DEPENDING ON THE TYPE OF ENTITLEMENTS.

LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPARTMENT

- TOC/Density Bonus Only (no parking reduction) – HCD Net Schedule 6
- TOC/Density Bonus and/or incentives (no parking reduction) – HCD Net Schedule 6
- TOC/Density Bonus and/or incentives with Parking Reduction 1 – HCD Net Schedule 6
- 100% TOC/Density Bonus and/or incentives with Parking Reduction 2 – HCD Net SCH 6 (DB units) & HUD SCH 1 (remainder of units)
- Parking Reduction 1 (no DB increase) – HCD Net Schedule 6
- Discretionary, Parking Reduction 2 (no DB increase) – HUD Schedule 1
- Discretionary with Planning Ltr reference to CA Health & Safety Code – HCD Net Schedule 6
- Unpermitted Dwelling Units – HCD Schedule 8

LOS ANGELES HOUSING DEPARTMENT

2023 Income and Rent Limit - Land Use Schedule I

Effective Date: August 1, 2023

2022 Area Median Income (AMI) \$91,100
2023 Area Median Income (AMI) \$98,200 Change in AMI from 2022 = 7.79%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size								
	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
Extremely Low (30%)	\$26,500	\$30,300	\$34,100	\$37,850	\$40,900	\$43,950	\$46,950	\$50,560	\$55,700
Very Low (50%)	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250	\$88,300
Low (80%)	\$70,650	\$80,750	\$90,850	\$100,900	\$109,000	\$117,050	\$125,150	\$133,200	\$141,300
Moderate (120%)	\$105,950	\$121,100	\$136,200	\$151,300	\$163,450	\$175,550	\$187,700	\$199,800	\$211,800
Workforce (150%)	\$132,450	\$151,350	\$170,250	\$189,150	\$204,300	\$219,450	\$234,600	\$249,750	\$264,800

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size								
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR	8-BR
Extremely Low (30%)	\$663	\$758	\$853	\$946	\$1,023	\$1,099	\$1,174	\$1,264	\$1,393
Very Low (50%)	\$1,104	\$1,261	\$1,419	\$1,576	\$1,703	\$1,829	\$1,955	\$2,081	\$2,208
Low (80%)	\$1,766	\$2,019	\$2,271	\$2,523	\$2,725	\$2,926	\$3,129	\$3,330	\$3,533
Moderate (120%)	\$2,649	\$3,028	\$3,405	\$3,783	\$4,086	\$4,389	\$4,693	\$4,995	\$5,295
Workforce (150%)	\$3,311	\$3,784	\$4,256	\$4,729	\$5,108	\$5,486	\$5,865	\$6,244	\$6,620

LOS ANGELES HOUSING DEPARTMENT

2023 Income and Rent Limit - Land Use Schedule VI

Effective Date: August 1, 2023

AMI Net AMI
2022 Area Median Income (AMI) \$91,100 \$87,750 Change in AMI from 2022 = 7.79%
2023 Area Median Income (AMI) \$98,200 \$92,500 Change in Net AMI from 2022 = 5.41%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$26,500	\$30,300	\$34,100	\$37,850	\$40,900	\$43,950	\$46,950	\$50,560
Very Low (50%)	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250
Low (80%)	\$70,650	\$80,750	\$90,850	\$100,900	\$109,000	\$117,050	\$125,150	\$133,200
Moderate (120%)	\$82,500	\$94,300	\$106,050	\$117,850	\$127,300	\$136,700	\$146,150	\$155,550

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Extremely Low (30%)	\$486	\$555	\$624	\$694	\$749	\$805	\$860	\$916
Very Low (50%)	\$809	\$925	\$1,041	\$1,156	\$1,249	\$1,341	\$1,434	\$1,526
Low (60%)	\$971	\$1,110	\$1,249	\$1,388	\$1,499	\$1,610	\$1,721	\$1,832
Moderate (110%)	\$1,781	\$2,035	\$2,289	\$2,544	\$2,747	\$2,951	\$3,154	\$3,358

DEFINITIONS

Lot: A Parcel Of Land Occupied Or To Be Occupied By A Use, Building Or Unit Group Of Buildings And Accessory Buildings And Uses, Together With The Yards, Open Spaces, Lot Width And Lot Area As Are Required By This Chapter And Fronting For A Distance Of At Least 20 Feet Upon A Street As Defined Here, Or Upon A Private Street As Defined In Article 8 Of This Chapter. The Width Of An Access-strip Portion Of A Lot Shall Not Be Less Than 20 Feet At Any Point. In A Residential Planned Development Or An Approved Small Lot Subdivision A Lot Need Have Only The Street Frontage Or Access As Is Provided On The Recorded Subdivision Tract Or Parcel Map For The Development.

Lot Area: The Total Horizontal Area Within The Lot Lines Of A Lot.

Residential Building: A Building Or Portion Thereof Designed Or Used For Human Habitation.

Floor Area Ratio (Far): A Ratio Establishing Relationship Between A Property And The Amount Of Development Permitted For That Property, And Is Expressed As A Percentage Or A Ratio Of The Buildable Area Or Lot Size.

Height Of Building Or Structure: Is The Vertical Distance Above Grade Measured To The Highest Point Of The Roof, Structure, Or The Parapet Wall, Whichever Is Highest. Retaining Walls Shall Not Be Used For The Purpose Of Raising The Effective Elevation Of The Finished Grade For Purposes Of Measuring The Height Of A Building Or Structure.

Yard: An Open Space Other Than A Court, On A Lot, Unoccupied And Unobstructed From The Ground Upward.

Yard, Front: A Yard Extending Across The Full Width Of A Lot, The Depth Of Which Is The Minimum Horizontal Distance Between The Front Lot Line And A Line Parallel Thereto On The Lot.

Yard, Rear: A Yard Extending Across The Full Width Of The Lot, The Depth Of Which Is The Minimum Horizontal Distance Between The Rear Lot Line And A Line Parallel Thereto On The Lot.

Yard, Side: A Yard More Than Six (6) Inches In Width Between A Main Building And The Side Lot Line, Extending From The Front Yard Or The Front Lot Line Where No Front Yard Is Required, To The Rear Yard. The Width Of The Required Side Yard Shall Be Measured Horizontally From The Nearest Point Of The Side Lot Line Toward The Nearest Part Of The Main Building.

Open Space: Open Space Shall Mean An Area Which Is Designed And Intended To Be Used For Active Or Passive Recreation.

Each Lot In A Toc Affordable Housing Incentive Area Shall Be Determined To Be In A Specific Tier (1-4) Based On The Shortest Distance Between Any Point On The Lot And A Qualified Major Transit Stop.

Qualified Major Transit Stop - Major Transit Stop Is A Site Containing A Rail Station Or The Intersection Of Two Or More Bus Routes With A Service Interval Of 15 Minutes Or Less During The Morning And Afternoon Peak Commute Periods. The Stations Or Bus Routes May Be Existing, Under Construction Or Included In The Most Recent Southern California Association Of Governments (Scag) Regional Transportation Plan (Rtp).