

For Sale

Price: Submit Offers

12144 Riverside Dr. Valley Village, CA 91607



Ready to Issue Building Permit for 3 Story Apts. Building Development Project 10 Units

Project: RTI Project of 10 Apts. Stack Units, 3 Story Building Type V Construction.
Design calls for 2 floors of parking garages Subterranean & Grade Levels with 20 Parking Stalls.
Unit Mix: Eight (8), 2 Bedrooms & 2 Baths + Two (2), 1 Bedroom & 1 Baths Units.
Two floors of Rental Units encompassing 9,500 sq. ft. of Gross Rental Area.
Building will provide amenities such as Roof Deck, Elevator, Storage & City Views.
Projected Rental Rates at \$5.00 per sq. ft. upon completion of construction with Annual Increases.
Project has NO Affordable Rental Units.

Lot: 8,100+/- sq. ft. Vacant Fenced Dirt Lot with No Demo Cost & Alley Vacated by City
Zone: [Q] C2-1VL-RIO Building Height: 36 ft. **APN:** 2356-036-008

Location: Ground Zero Valley Village & a block to Gelson's Grocery, Starbucks, JITB & Wolfgang Puck
FRWY 101 ON & OFF Ramps & much more. Just Drive the Area. Excellent Demographics.
Close Proximity to Public Transportation, Retailers, Restaurants, Employment & Entertainment.

For More Information Contact:

Roobik Ovanesian, Broker, GC, CCIM CA DRE #00997117 818-683-4511 roobik.crc@sbcglobal.net
Hazar Chircorian, Broker, GC CA DRE #01026461 818-482-5635 hazar@hcreb.com

We obtained the information above from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.

Mail: P.O. Box 271 Glendale, CA 91209-0271
T: 818.550.0760 E: Roobik.crc@sbcglobal.net
California Bureau of Real Estate Corporate ID # 01338809



Project Information1:

PROJECT ADDRESS: 12144 RIVERSIDE DR, VALLEY VILLAGE, CA 91607
 SCOPE OF THIS PERMIT: NEW 3-STORY 10-UNIT APARTMENT BUILDING OVER ONE LEVEL SUBTERRANEAN PARKING AND ROOF TOP OPEN SPACE
 ZONE : [Q] C2-1VL-RIO
 CODE : LAMC, LABC 2020, CBC 2019, CGC 2019
 TYPE OF CONSTRUCTION: 3 LEVEL OF TYPE V-A OVER ONE LEVEL SUBTERRANEAN TYPE I-A FULLY SPRINKLERED NFPA 13
 OCCUPANCY : R-2 / S-2
 FIRE SPRINKLER SYSTEM : FULLY SPRINKLERED(NFPA-13)
 LOT AREA : 7,501.1 SQ/FT AREA OF 1/2 REAR ALLEY=600 SQ.FT.
 DENSITY:
 ALLOWABLE DENSITY PER [Q] CONDITION:
 (LOT AREA+1/2 REAR ALLEY):800=8,101.1:800=10.12 OR 10
 UNIT ALLOWED BY RIGHT
 PROPOSED NUMBER OF RESIDENTIAL UNITS: 10
 THIS PROJECT IS PRIVATELY FUNDED. NOT A PUBLIC HOUSING.
 BUILDING AREA TABULATION:

ALLOWABLE BUILDING AREA (ZONING):

ALLOWABLE BUILDING AREA PER ZONING: 1.5XLOT AREA=7,501.1X1.5=11,251.65 SQ.FT.
 PROPOSED BUILDING AREA(ZONING) 11,133.5 S.F. < 11,251.65 S.F. (ALLOWABLE)

PROPOSED F.A.R. 1.48:1

(AREA) ZONING CODE:

ZONING AREA	BASEMENT STORAGE	460 S.F.
	STREET LEVEL AREA LOBBY	835 S.F.
	2ND FLR AREA (RESIDENTIAL/CORRIDOR)	4,790 S.F.
	3RD FLR AREA (RESIDENTIAL/CORRIDOR)	4,730 S.F.
	PROPOSED TOTAL AREA (ZONING)	10,815 S.F.

(AREA) BUILDING CODE:

BUILDING CODE AREA	BASEMENT PARKING	S-2 OCC.	4,220 S.F.
	BASEMENT STORAGE	S-2 OCC.	460 S.F.
	STREET LEVEL LOBBY	R-2 OCC.	835 S.F.
	STREET LEVEL PARKING	S-2 OCC.	3,620 S.F.
	2ND FLR RESIDENTIAL AREA	R-2 OCC.	4,988 S.F.
	3RD FLR RESIDENTIAL AREA	R-2 OCC.	4,850 S.F.
TOTAL AREA OF RESIDENTIAL (R-2) OCCUPANCY:			10,673 S.F.
TOTAL BUILDING AREA (S-2) OCCUPANCY:			7,840 S.F.

UNIT AREAS AND DATA

UNIT	NUMBER OF BED RM(S)	AREA (GROSS)	AREA OF BALCONY	UNIT	NUMBER OF BED RM(S)	AREA (GROSS)	AREA OF BALCONY
201	2	840	75	301	2	840	75
202	2	895	82	302	2	895	82
203	2	785	30	303	2	785	30
204	2	730	0	304	1	586	0
205	2	960	30	305	2	960	30

We obtained the information above from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.



Project Information2:

PARKING TABULATIONS:

REQUIRED PARKING STALLS	ONE BED RM	1X1.5=1.5	1	
	TWO BED RM	9X2=18	18	
GUEST PARKING (PER VALLEY VILLAGE SPECIFIC PLAN)		10X1/4=2.5	2	
TOTAL REQUIRED PARKING STALLS			21	
PROPOSED PARKING STALLS	RESIDENT PARKING		GUEST PARKING	
	STANDARD	9	STANDARD	1
	ACCESSIBLE	1	ACCESSIBLE	1
	COMPACT	8	COMPACT	-
AVAILABLE BICYCLE PARKING CREDIT (10% OF REQ'D PARKING SPACES)		19X10%=1.9	1	
TOTAL PROVIDED PARKING STALLS			20+1(BIKE CREDIT)=21	

E. V. PARKING

REQUIRED EVSE/EVCS STALLS (30% RATIO) 20X30%=6 6
 REQUIRED EVCS STALLS (10% RATIO) 20X10%= 2 2
 PROVIDED 4 STANDARD (EVSE) + 2 STANDARD (EVCS) 6 STANDARD

BICYCLE SPACE

REQ'D: TOTAL OF 16 (10 LONG TERM AND 2 SHORT TERM)
 +4 ADDITIONAL LONG TERM FOR 1 USED BIKE CREDIT FOR PARKING
 PROVIDED: 16 (14 LONG TERM AND 2 SHORT TERM)

OPEN SPACE: (PER VALLEY VILLAGE SPECIFIC PLAN)

REQUIRED: 100 SQ.FT. PER DWELLING UNITSX10=1,000 SQ.FT.
 PROVIDED: 925 SF ABOVE ROOF+4X50 SF (PRIVATE BALCONIES)
 AT UNIT #201,202,301,302

TOTAL PROVIDED OPEN SPACE AREA:1,125 SF

HEIGHT (ZONING):

HEIGHT LIMIT: 36' (PER VALLEY VILLAGE SPECIFIC PLAN)

ALLOWABLE HEIGHT PER ZONING: 36' FROM LOWEST GRADE WITHIN 5' OF BUILDING FOOTPRINT
 PROPOSED BUILDING HEIGHT: 36 FEET+10 ADDITIONAL 10 FEET FOR STAIRS/ELEVATOR SHAFTS

(ALLOWABLE HEIGHT, AREA, STORY): BUILDING CODE:

(TABLE 504.4 AND 506.2 CBC 2019)
 ALLOWABLE HEIGHT AND STORY/AREA : R2 OCC.
 36,000 S.F. (TYPE V-A, R-2, 4-STORY AND 60 FT)
 FROM GRADE PLANE 10,602 S.F. < 36,000 S.F. ✓

TYPE V-A FULLY SPRINKLERED NFPA 13

PROPOSED HEIGHT:

36'-0" MAX. ABOVE LOWEST GRADE WITHIN 5' FROM PROPOSED BUILDING FOOTPRINT+10' FOR STAIRS/

ELEVATOR SHAFT(INCLUDING TRANSITIONAL HEIGHT)

BUILDING SETBACKS

FRONT:

REQUIRED: 0
 PROVIDED : 7'
 REAR:

REQUIRED: 15' FROM CENTER LINE OF REAR ALLEY
 PROVIDED: 15' FROM CENTER LINE OF REAR ALLEY
 SIDES - NORTH AND SOUTH :

REQUIRED : 6' FOR 3-STORY BUILDING
 PROVIDED: 6' @ BOTH SIDE

LEGAL DESCRIPTION:

LOT 13, TRACT TR 11351, BLOCK NONE,
 MAP SHEET 168B165, MAP REFERENCE MB 207-15/16
 CITY OF LOS ANGELES, STATE OF CALIFORNIA



This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

By: EDDIE GARIN Total of 1 of 27 Sheets
 Date: 04/26/2024

21010-10000-02789



Los Angeles Fire Department
 Fire Development Services



LAOBS Permit Approval Only
(Fire/Life Safety Plan review)
APPROVED PLANS

By: WILLIAM JOHNS Date: 05/10/2024
 Transaction ID Number: 021-02229
 Subject to field inspection. Extend or modify Fire/Life Safety systems required.
 The approval of these plans and/or specifications does not exempt them from strict compliance with all other pertinent sections of the Municipal Code and other laws and regulations.

We obtained the information above from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.

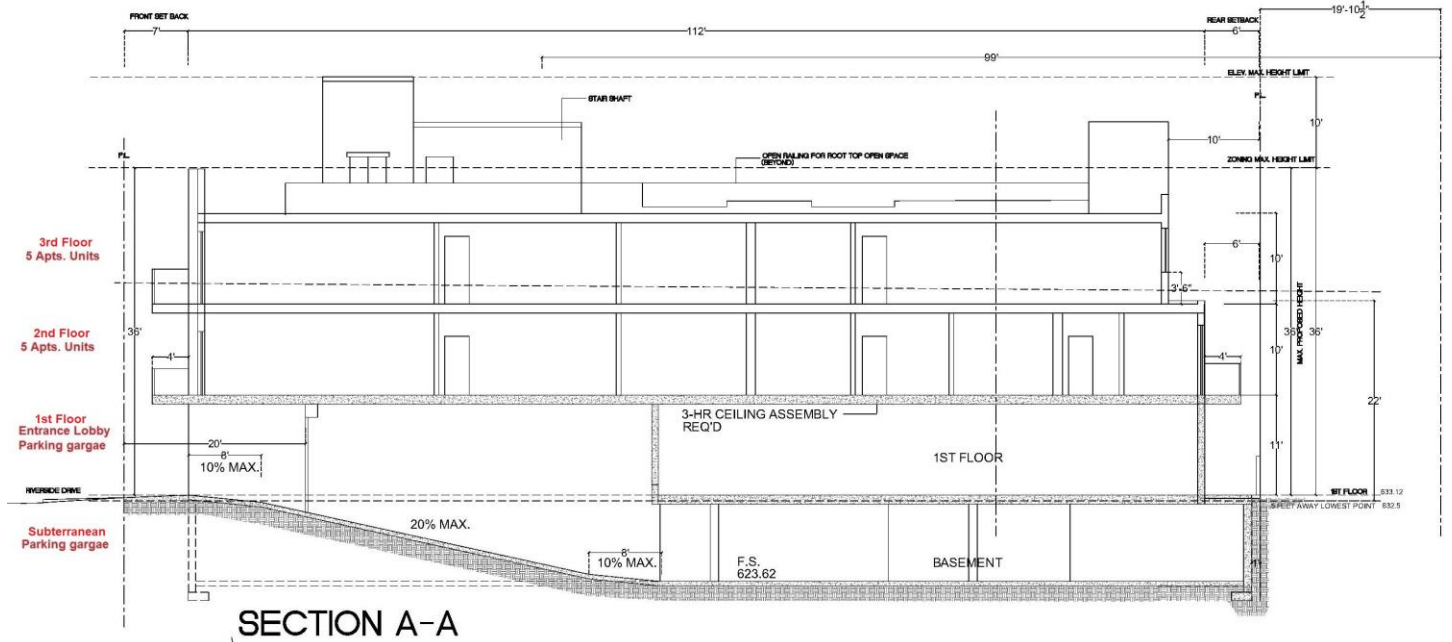



**Approved Project Design Elevations 10 Market Rate Units:
Stack Units design for Cost Efficiency in a Type V Construction.**



We obtained the information above from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties, or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, or financing, or withdrawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.

Approved Project Section & Floor Levels:



<p>NEW 3 STORY 10 UNIT APARTMENT BUILDING PROJECT ADDRESS: 12144 RIVERSIDE DR, VALLEY VILLAGE, CA 91607 DEVELOPER: 12144 RIVERSIDE DRIVE LLC 12144 RIVERSIDE DR, VALLEY VILLAGE, CA 91607</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE	1				2				3				4				5				<p>CONFIDENTIALITY STATEMENT: ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY A DATE AND AUTHORITY.</p>	<p style="text-align: center;">  CALIFORNIA DEVELOPMENT AND DESIGN INC. 11048 SANTA MONICA BLVD, SUITE 400 LOS ANGELES, CA 90025 TEL: 310-408-0888 FAX: 310-407-2448 EMAIL: CALDEV@CDDINC.COM WWW.CDDINC.COM </p>	<p>DESIGNED BY: B.BARDI CHECKED BY: DRAWN BY: E.SANAJOU DATE DRAWN: JOB NUMBER: CDD-1413 SCALE:</p>
NO.	DESCRIPTION	BY	DATE																									
1																												
2																												
3																												
4																												
5																												

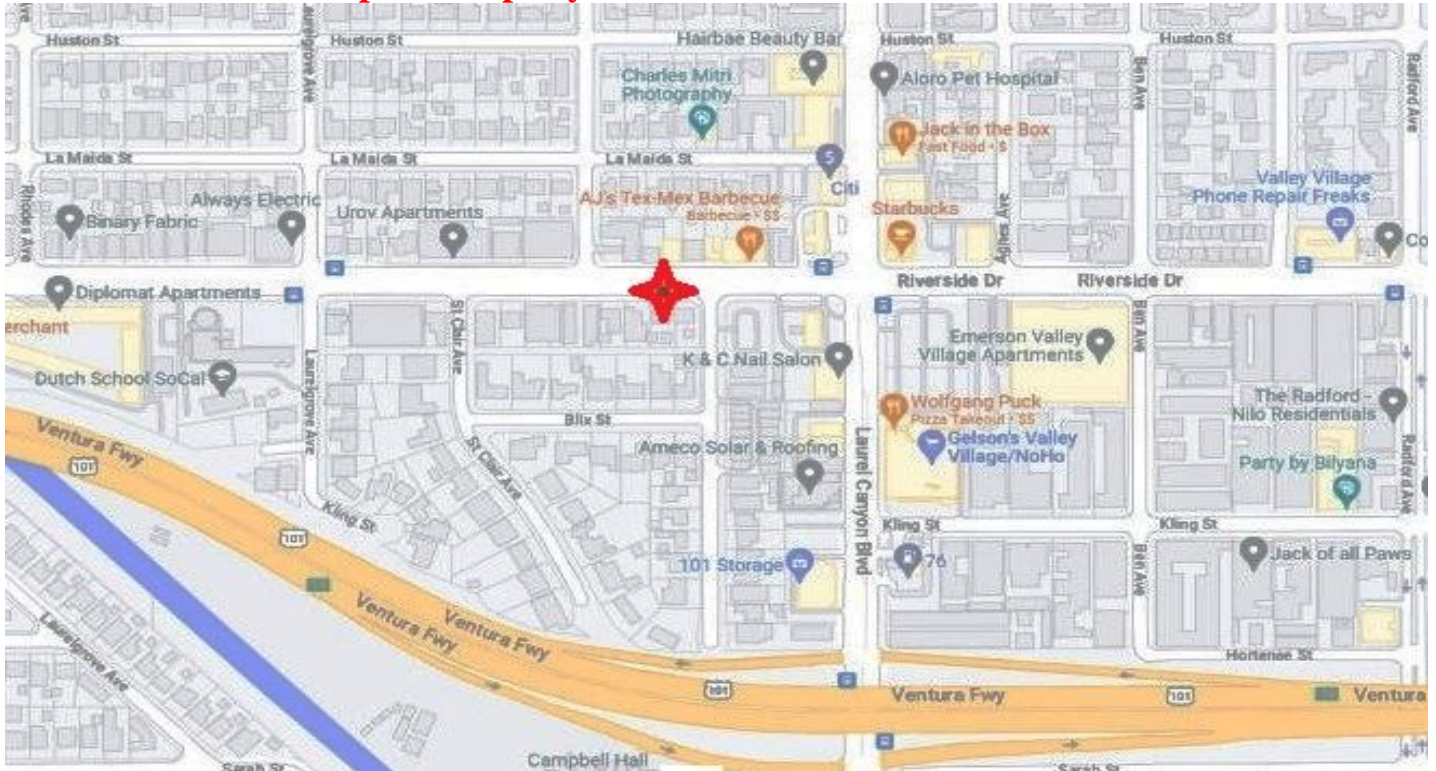


FRWY 101 ON & Off Ramps East & West

We obtained the information above from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties, or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, or financing, or withdrawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.



Location & Aerial Maps of Property:



We obtained the information above from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.