



Fully Entitled!

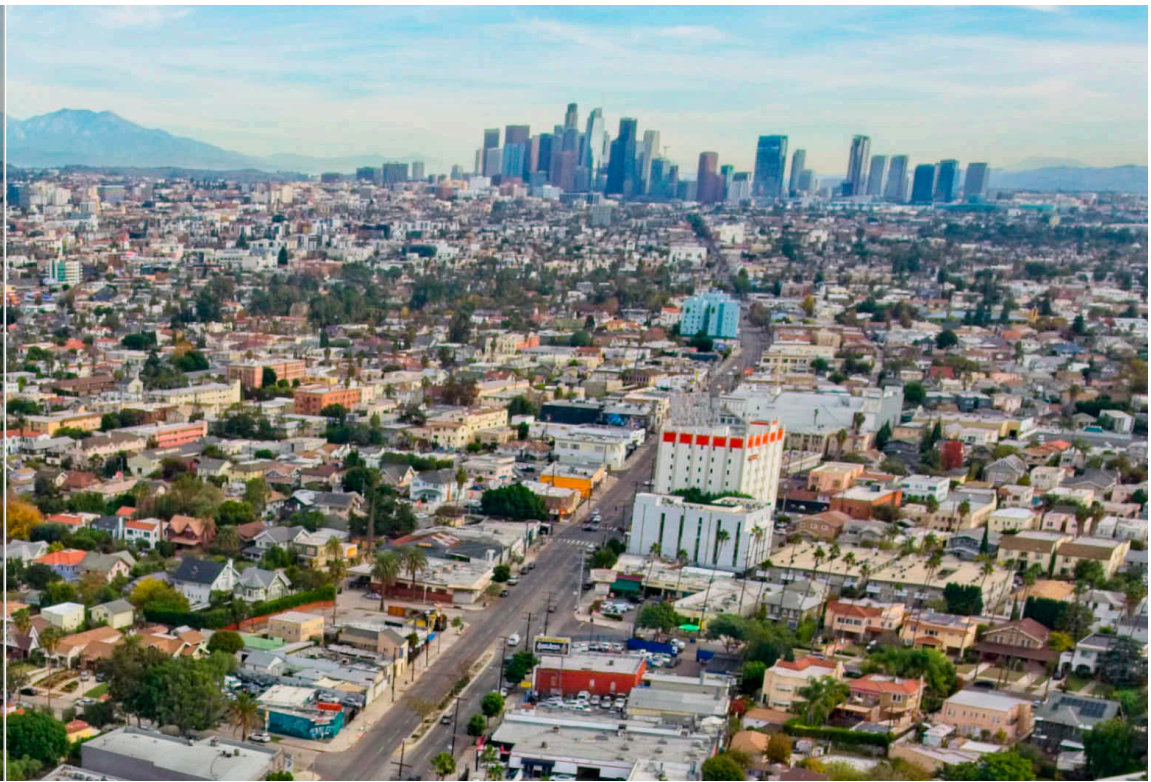
Also Available w/Planning Approval for 26 Unit Project

REDUCED to \$1,645,000

**1346 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
Executive Vice President

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svidlercre.com
DRE 01884474

1346 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 **6,550 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. 1332 N. Fairfax Ave. **three doors away is also available**, with the same attributes and possibilities.

At a Glance

Hollywood

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

6,550 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

5551-027-003

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

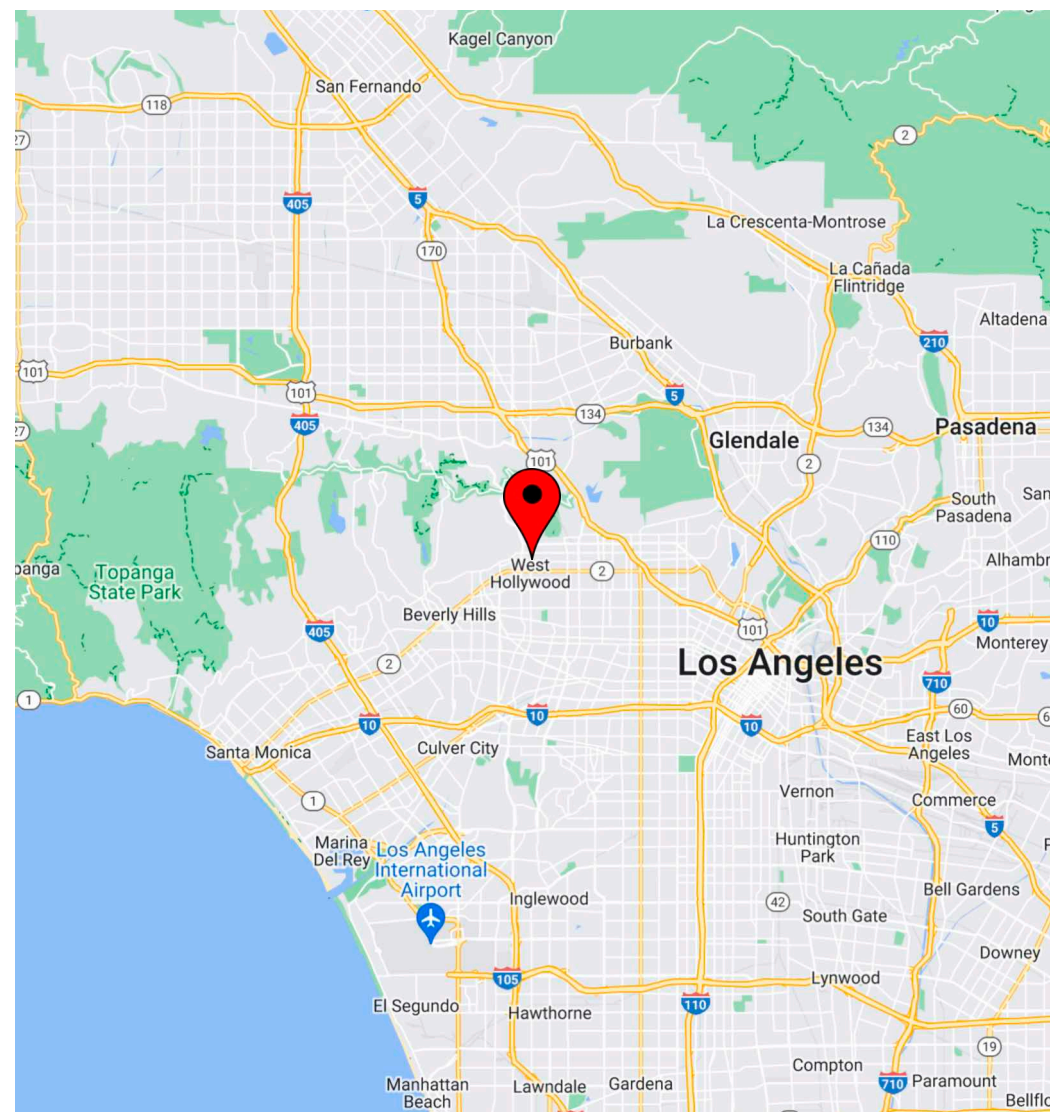
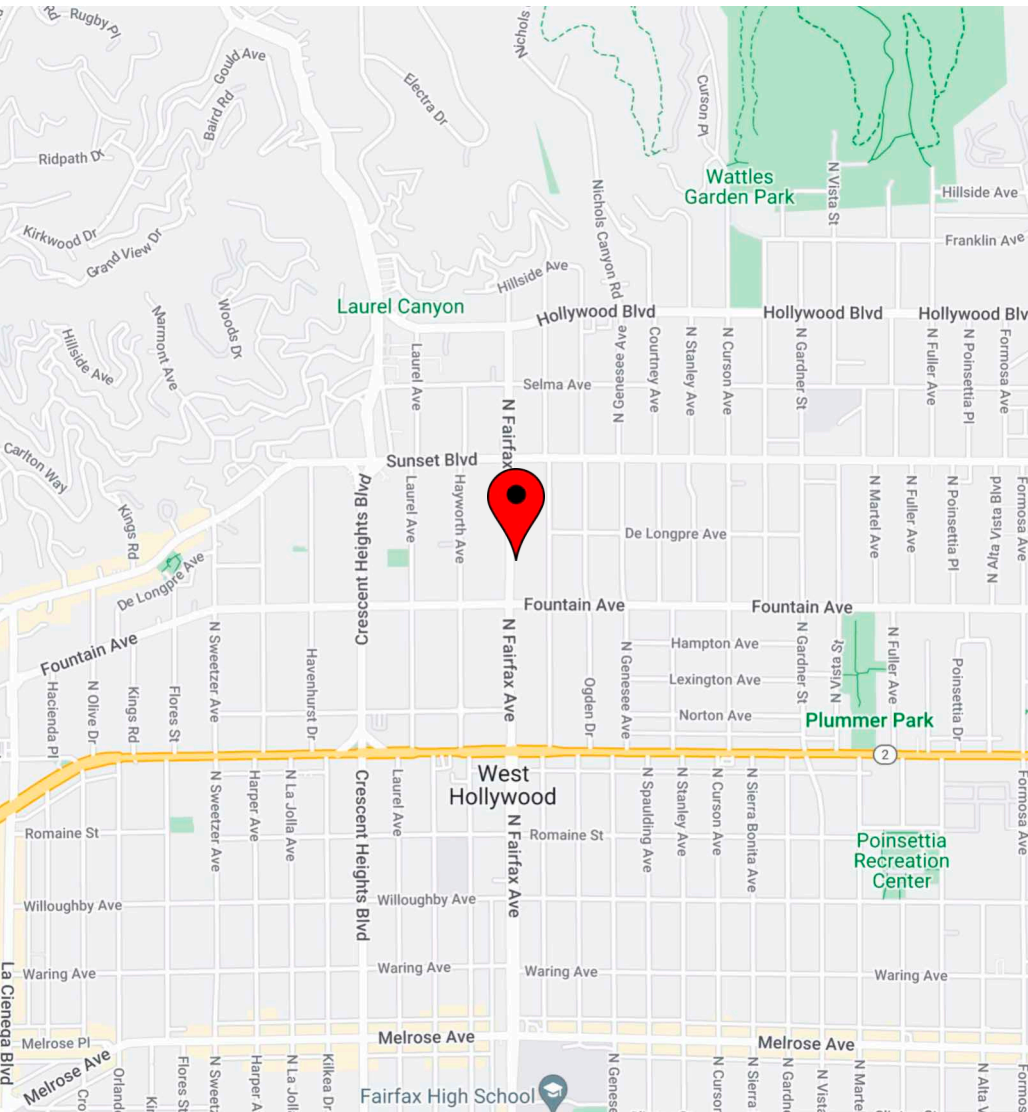
Laurel Hardware • Connie and Ted's • Traktir

At the Foot of Laurel Canyon

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1346 N. Fairfax Ave.

Maps



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1346 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

LETTER OF DETERMINATION

MAILING DATE: FEBRUARY 15, 2024

Case No. CPC-2023-4983-DB-PHP-HCA
CEQA: ENV-2023-4984-CE
Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Project Site: 1346 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 14,143 square foot, 44 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 six 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 1.995:1 in lieu of the otherwise permitted 0.45:1 in the R1-1 Zone;
 - b. An Off-Menu Incentive to allow a 100 percent reduction in required Open Space;
 - 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 100 percent reduction in the required Bicycle parking requirements;
 - e. A Waiver of Development Standard 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;
 - f. A Waiver of Development Standard for a reduction in the Building Line 15 feet required to 10 feet;
 - g. A Waiver of Development Standard from an Encroachment Plane requirement pursuant to LAMC 12.08.C.5;

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CPC-2023-4983-DB-PHP-HCA

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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 Roof Deck Setback requirement pursuant 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: Noonan
Second: Lawshe
Ayes: Cabildo, Choe, Gold, Leung, Mack, Millman
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

1346 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: May 17, 2023

TO: Taylor Equities 22, LLC, A California Limited Liability Company, Owner
Jason Grant, Owner Contact
Jason Grant Company, Applicant

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

SUBJECT: **Housing Crisis Act of 2019 (ED1) (SB 8)
(DB) Replacement Unit Determination
RE: 1346 N. Fairfax Ave. West Hollywood, 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 22, LLC, a California Limited Liability Company (Owner) for the above referenced property located at 1346 N. Fairfax Ave. (APN 5551-027-003, Lot 15) (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

SB 8 Determination HIMS #23-130548

SB 8 Determination: 1346 N. Fairfax Ave.
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price control through a public entity's valid exercise of its police power within the 5 past years (3) occupied by lower 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 (DB) 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 four (4) story, one hundred (100%) percent affordable twenty-seven (27) unit apartment, per Density Bonus guidelines.

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, the Owner acquired the Property (APN 5551-027-003) on April 25, 2023.

SB 8 Determination HIMS #23-130548

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1346 N. Fairfax Ave.

SB8 Replacement Unit Determination

SB 8 Determination: 1346 N. Fairfax Ave.
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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 (CCRIS) indicate a use code of "0100 - Residential - Single Family Residence" for the Property (APN 5551-027-003). Google Earth, Google Street View, and an Internet Search confirm that the Property consists of a single family residence.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has not applied for any New Building or Demolition Permit Applications.

REPLACEMENT UNIT DETERMINATION:

Per the Los Angeles County Assessor's Portal, the single family dwelling located at 1346 N. Fairfax Ave. was owner occupied between 2018 to 2022 by the previous Owner as the homeowner's exemption on the property taxes was claimed for these years. Per the SB 8 application, the Property was left vacant at the time of application. This is confirmed by DWP records that show no water usage and no electric usage between December 2022 and May 2023. Therefore, no SB 8 affordable replacement 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.

This RUD only applies if the proposed project is a rental project and NOT condominiums. In the event the project changes to condominiums, the owner needs to request a RUD amendment to reflect 100% replacement of the units.

WARNING- A COMPLETED RUD IS SUBJECT TO REVISION:

In the event new information emerges showing past or current tenant is a Lower Income Household, a revision to this RUD may be issued.

****WARNING****

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

ISSUE:	Is a LOT TIE required for the NEW proposed housing development project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as above.
IF YES:	Owner's existing RSO replacement obligation, if any, will INCREASE 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 Patricia Alfaro at patricia.alfaro@lacity.org.

cc: Los Angeles Housing Department File
Planning.PARP@lacity.org, Department of City Planning for discretionary projects, or
LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

MAC:pa

SB 8 Determination HIMS #23-130548

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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:

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

CONTACT US

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

3. Advertise

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email 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@ufba.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

1346 N. Fairfax Ave.

Feasibility Study - Unit Mix

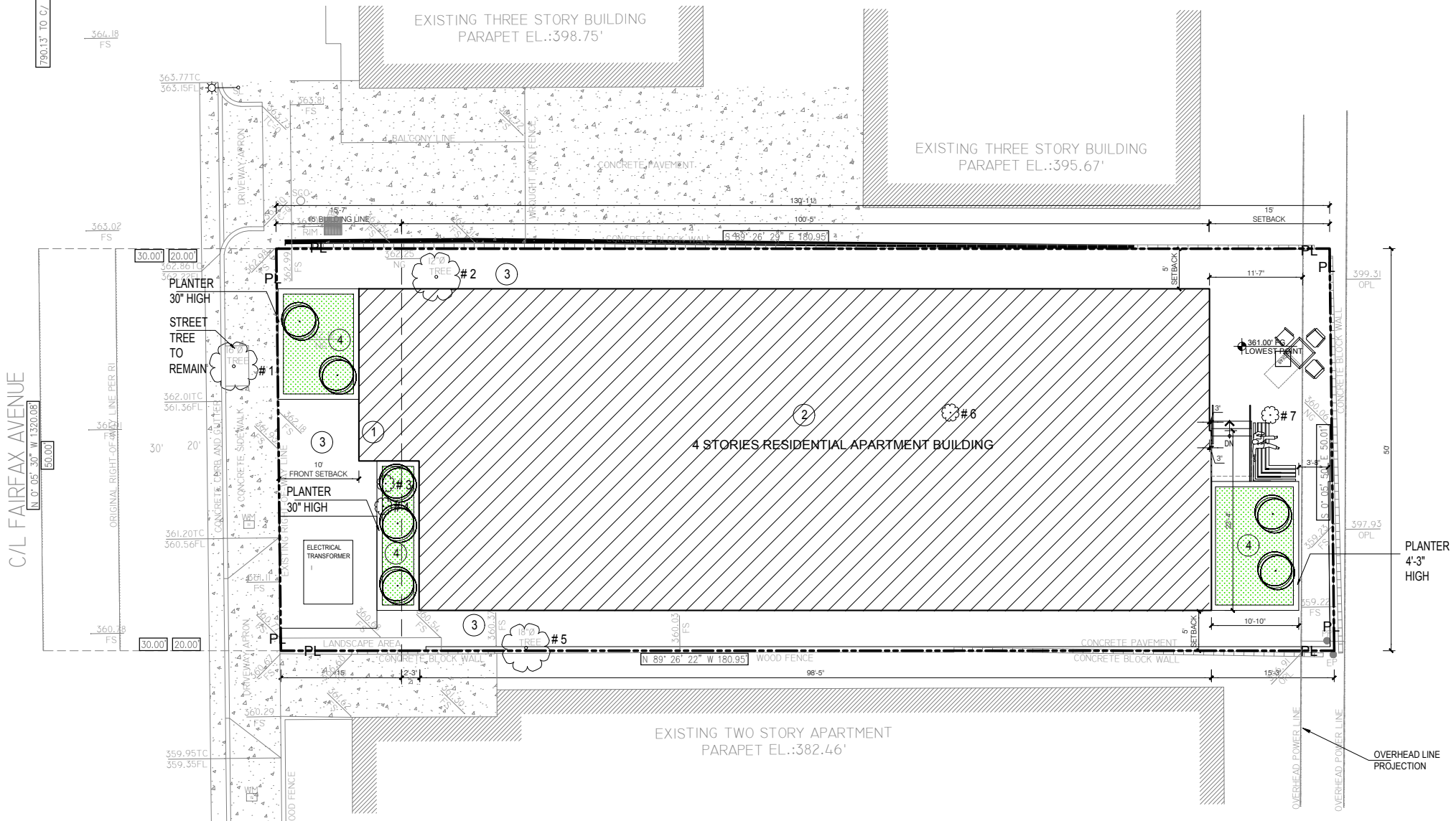
#	Unit #	Unit Type	SF
1	101	2 Bdrm / 1 Bath	541 SF
2	102	2 Bdrm / 1 Bath	592 SF
3	103	1 Bdrm / 1 Bath	425 SF
4	104	1 Bdrm / 1 Bath	379 SF
5	105	1 Bdrm / 1 Bath	379 SF
6	201	2 Bdrm / 1 Bath	684 SF
7	202	1 Bdrm / 1 Bath	425 SF
8	203	1 Bdrm / 1 Bath	425 SF
9	204	1 Bdrm / 1 Bath	408 SF
10	205	1 Bdrm / 1 Bath	379 SF
11	206	1 Bdrm / 1 Bath	379 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	379 SF
18	306	1 Bdrm / 1 Bath	379 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	379 SF
25	406	1 Bdrm / 1 Bath	379 SF
26	407	1 Bdrm / 1 Bath	444 SF
		TOTAL	11,748 SF
		Average Unit Size	452 SF
Unit Summary			
	Unit Type	Avg Unit	Count
	1 Bdrm / 1 Bath	408 SF	21
	2 Bdrm / 1 Bath	637 SF	5
Project Details			
	Lot Size:	6,682 SF	
	Height:	45'	
	Gross SF:	14,143 SF	
	Low Income: Sch-I	20 Units	
	Moderate Income: Sch-6	5 Units	
	Manager's Unit	1 Units	
	Total Units	26 Units	
	Front Yard Setback	10 Feet	
	Rear Yard Setback	15 Feet	
	Side Yards	5 Feet	

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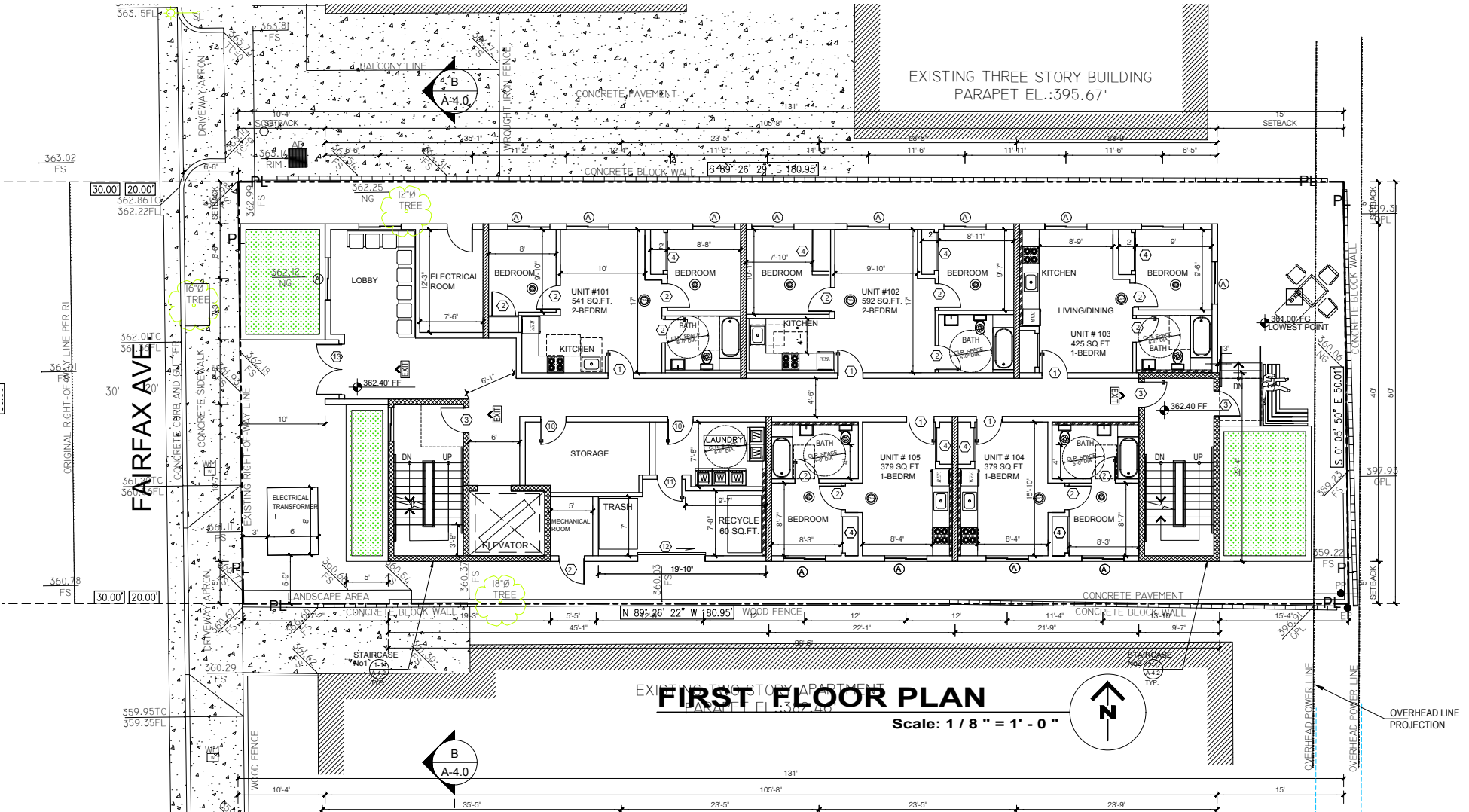
Feasibility Study - Site Plan



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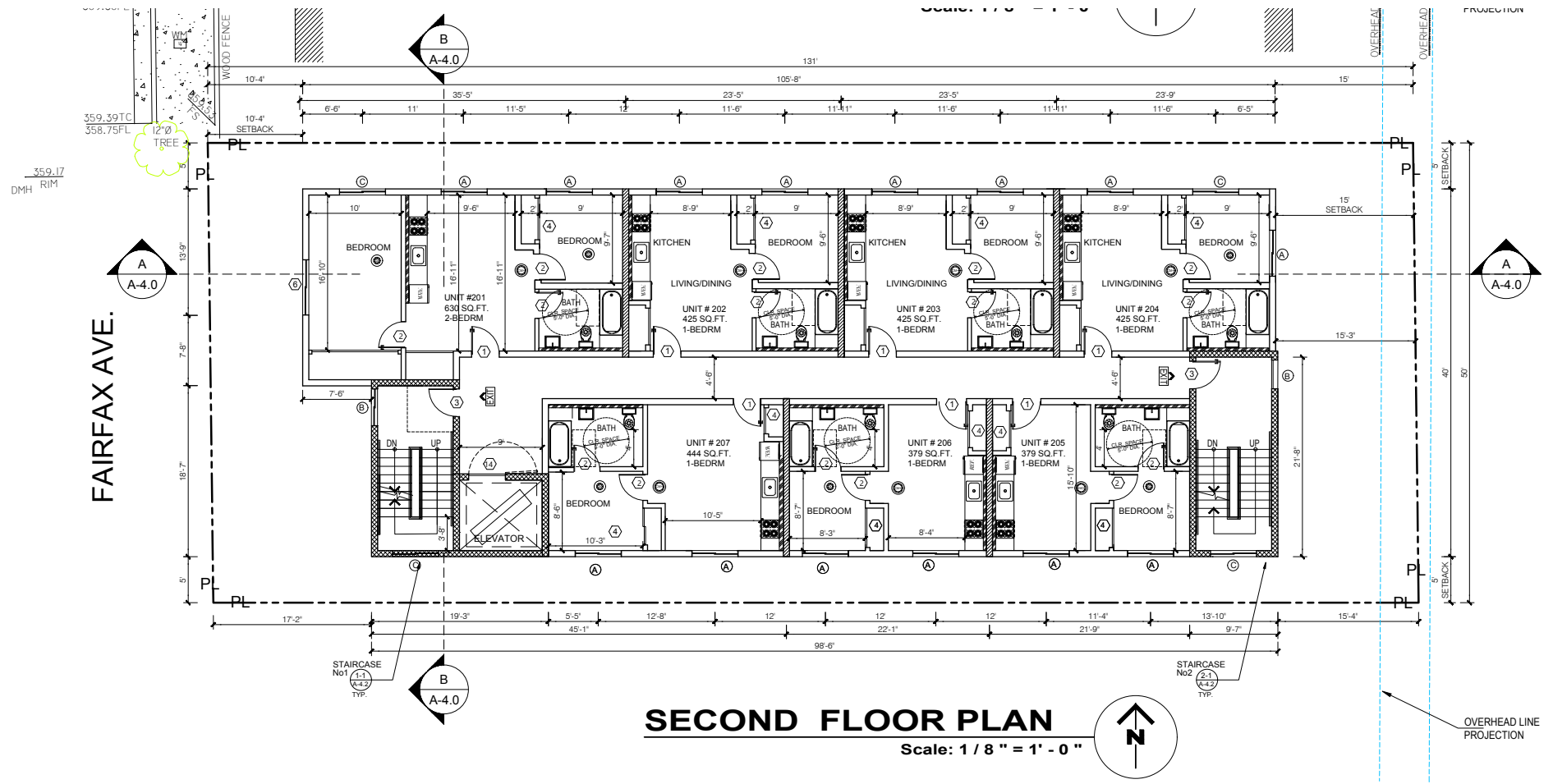
Feasibility Study - First Floor



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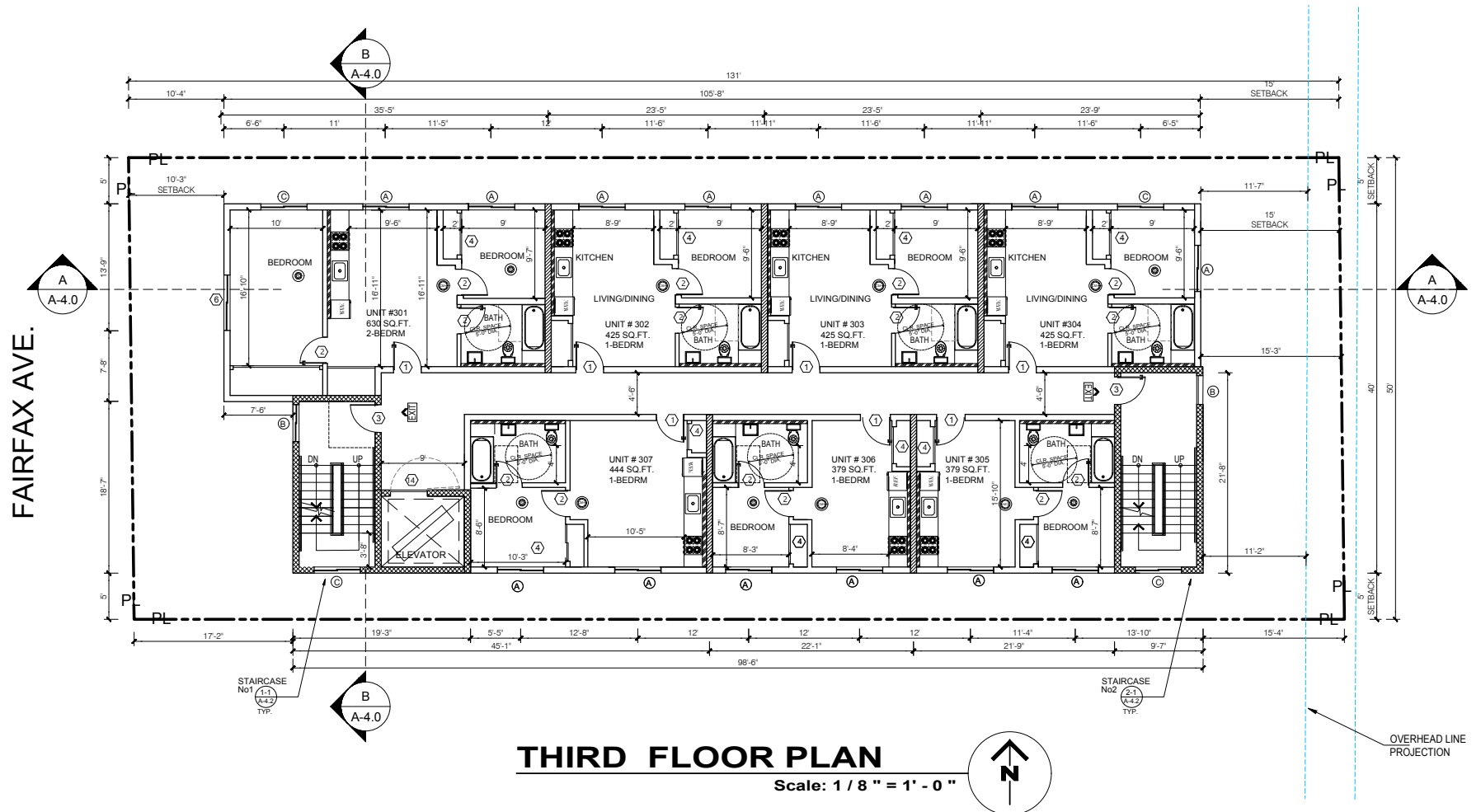
Feasibility Study - Second Floor



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1346 N. Fairfax Ave.

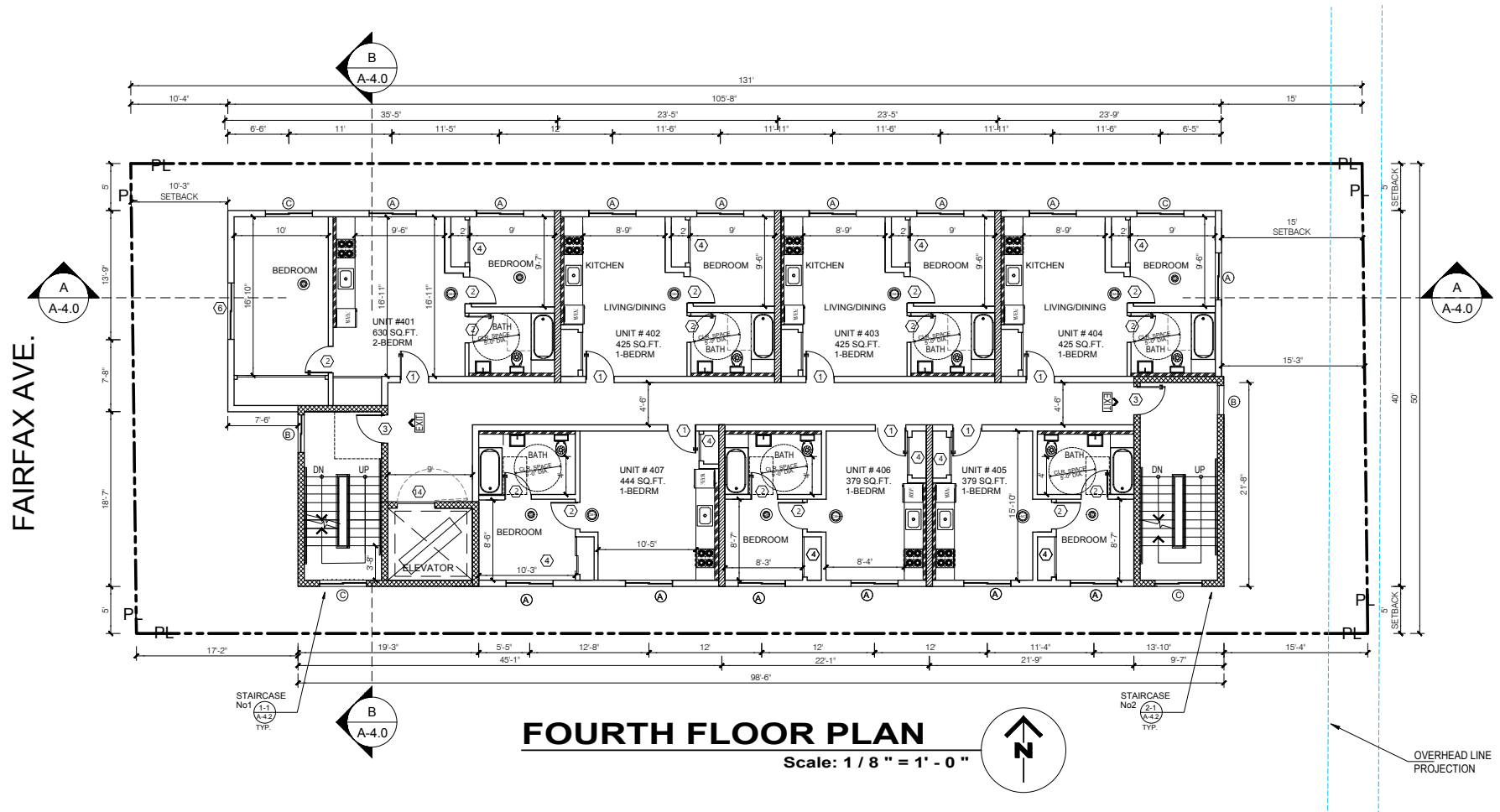
Feasibility Study - Third Floor



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1346 N. Fairfax Ave.

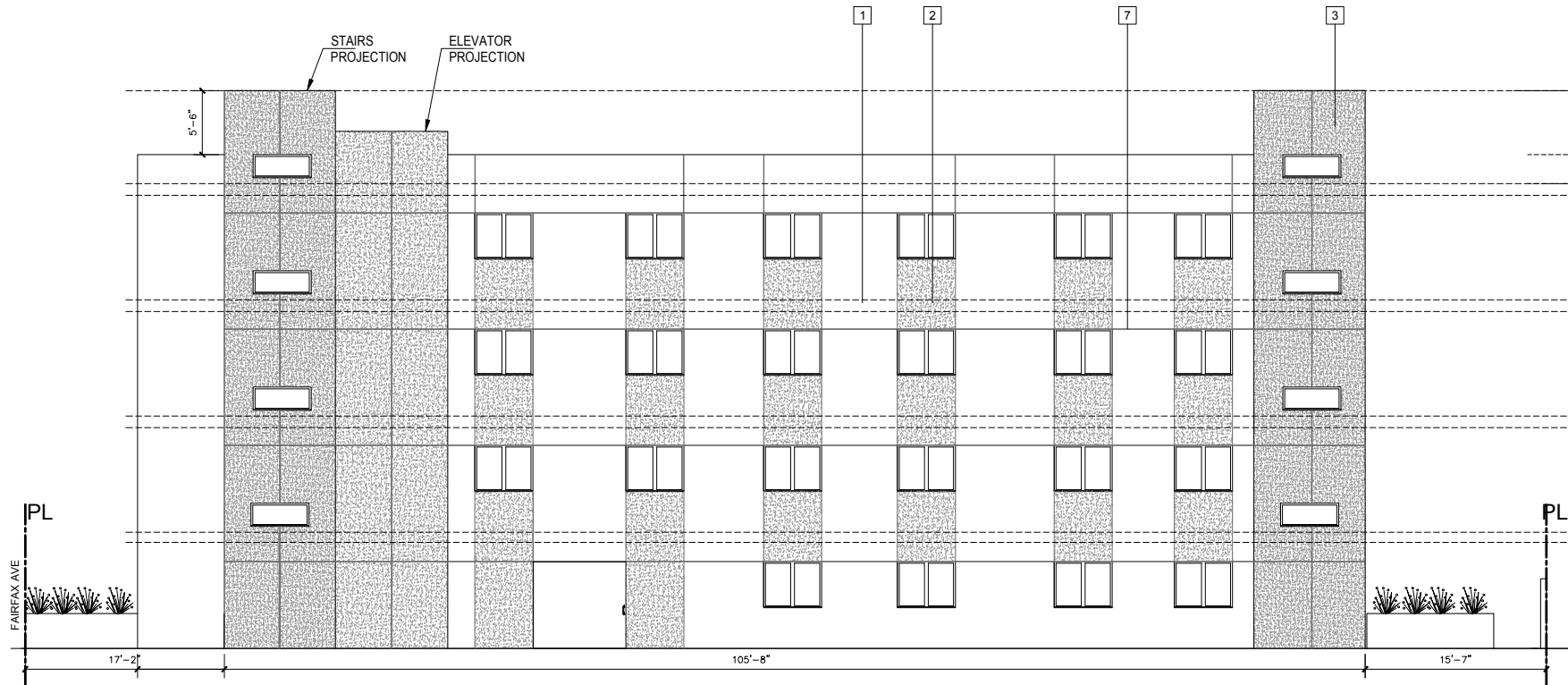
Feasibility Study - Fourth Floor



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Feasibility Study - Elevations



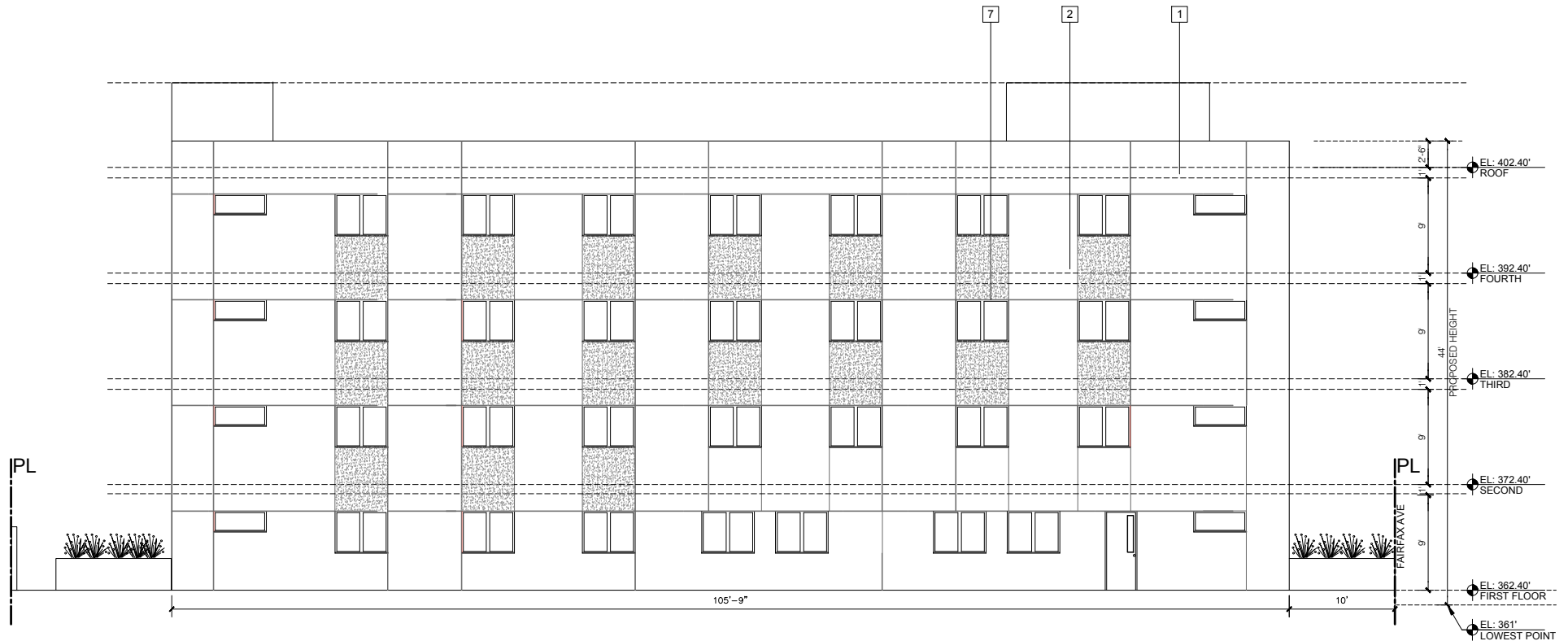
SOUTH ELEVATION

Scale: 3/16" = 1' - 0"

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Feasibility Study - Elevations



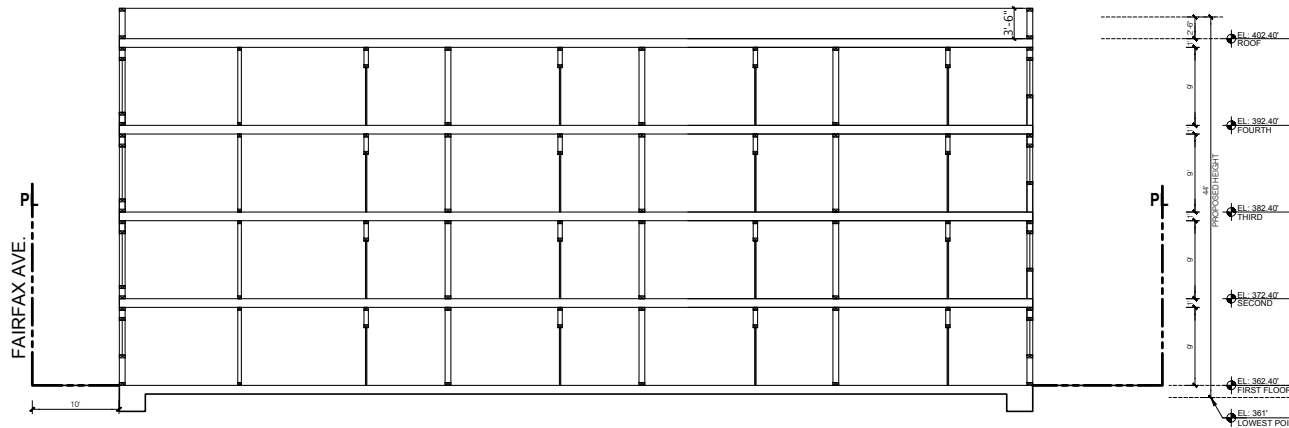
NORTH ELEVATION

Scale: 3/16"= 1' - 0"

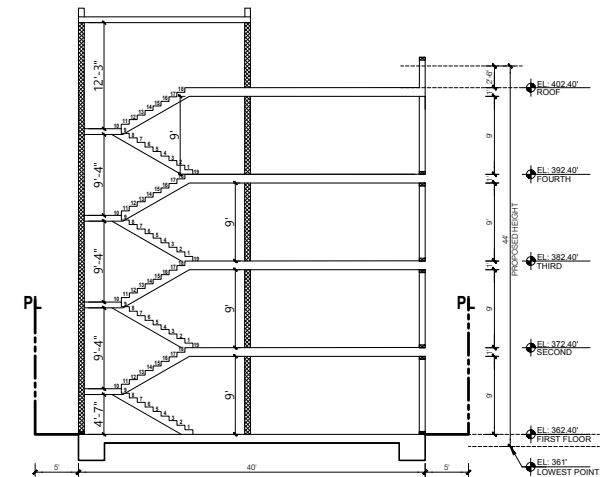
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Feasibility Study - Sections



SECTION A-A



SECTION B-B

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Feasibility Study - Renderings



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Feasibility Study - Renderings



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Feasibility Study - Renderings



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1346 N. Fairfax Ave.

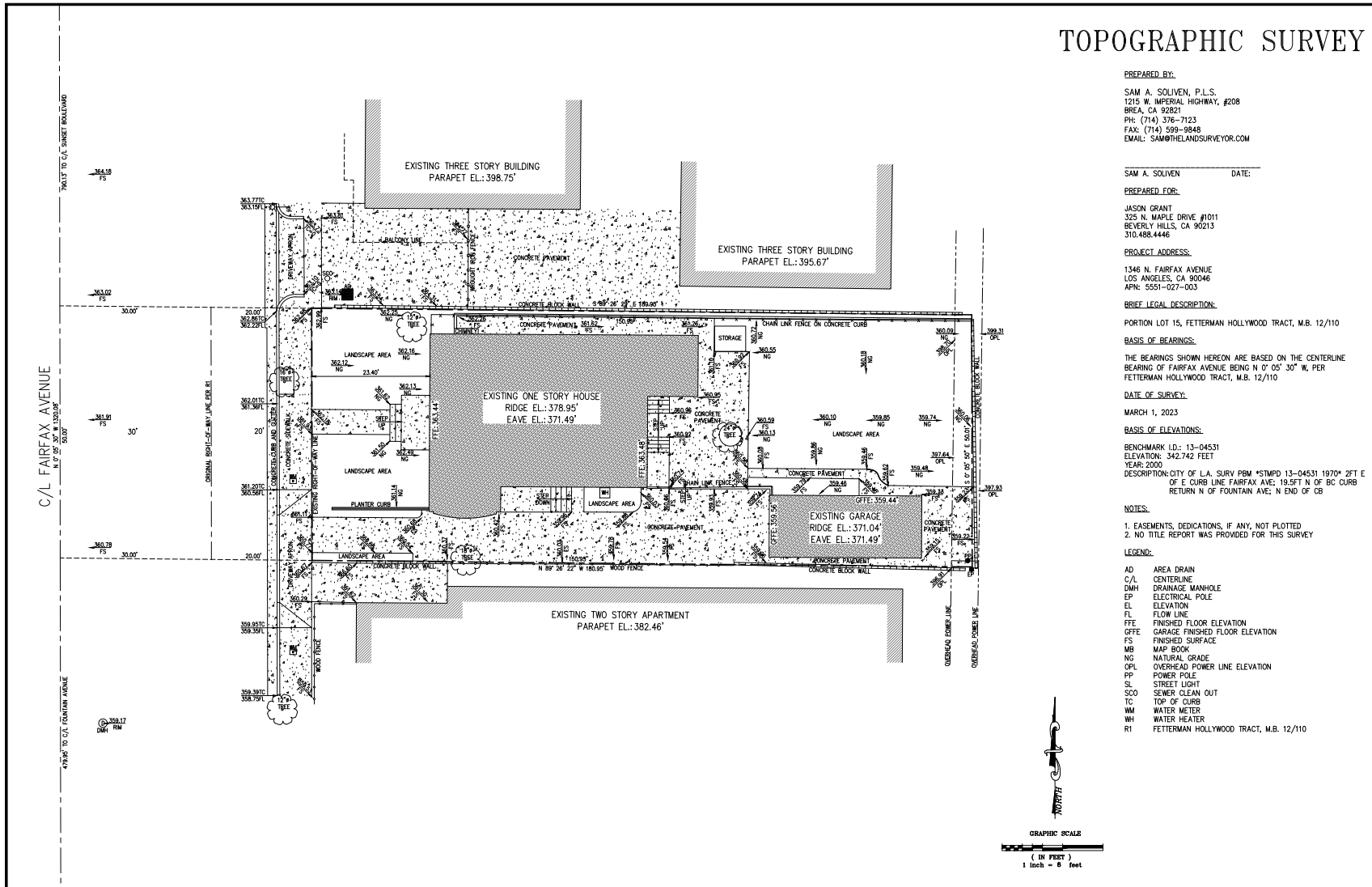
Feasibility Study - Renderings



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1346 N. Fairfax Ave.

Survey



TOPOGRAPHIC SURVEY

PREPARED BY:
 SAM A. SOLIVEN, P.L.S.
 1215 W. IMPERIAL HIGHWAY, #208
 BREA, CA 92821
 PH: (714) 376-7123
 FAX: (714) 599-9848
 EMAIL: SAM@THELANDSURVEYOR.COM

SAM A. SOLIVEN DATE: _____

PREPARED FOR:
 JASON GRANT
 325 N. MAPLE DRIVE #1011
 BEVERLY HILLS, CA 90213
 310.488.4446

PROJECT ADDRESS:
 1346 N. FAIRFAX AVENUE
 LOS ANGELES, CA 90046
 APN: 5551-027-003

BRIEF LEGAL DESCRIPTION:

PORTION LOT 15, FETTERMAN HOLLYWOOD TRACT, M.B. 12/110

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF FAIRFAX AVENUE BEING N 0° 05' 30" W, PER FETTERMAN HOLLYWOOD TRACT, M.B. 12/110

DATE OF SURVEY:

MARCH 1, 2023

BASIS OF ELEVATIONS:

BENCHMARK I.D.: 13-04531

ELEVATION: 342.742 FEET

YEAR: 2000

DESCRIPTION: CITY OF L.A. SURV FBM *STMPD 13-04531 1970* 2FT E

OF E CURB LINE FAIRFAX AVE; 19.5FT N OF BC CURB

RETURN N OF FOUNTAIN AVE; N END OF CB

NOTES:

1. EASEMENTS, DEDICATIONS, IF ANY, NOT PLOTTED

2. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY

LEGEND:

- AD AREA DRAIN
- C/L CENTERLINE
- DMH DRAINAGE MANHOLE
- EP ELECTRICAL POLE
- ELEV ELEVATION
- FL FLOW LINE
- FFE FINISHED FLOOR ELEVATION
- OFFE GARAGE FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE
- MB MAP BOOK
- NG NATURAL GRADE
- OPL OVERHEAD POWER LINE ELEVATION
- PP POWER POLE
- SL STREET LIGHT
- SCO SEWER CLEAN OUT
- TC TOP OF CURB
- WM WATER METER
- WH WATER HEATER
- R1 FETTERMAN HOLLYWOOD TRACT, M.B. 12/110



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1346 N. Fairfax Ave.

Zimas



City of Los Angeles
Department of City Planning

6/26/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1346 N FAIRFAX AVE

ZIP CODES

90046

RECENT ACTIVITY

CPC-2023-4983-DB-PHP-HCA

CASE NUMBERS

CPC-2016-1450-CPU

CPC-19XX-18784

CPC-1986-831-GPC

CPC-10745-BL

ORD-133548

ORD-120459

ENV-2016-1451-EIR

Address/Legal Information

PIN Number	147B177 1307
Lot/Parcel Area (Calculated)	6,681.9 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B5
Assessor Parcel No. (APN)	5551027003
Tract	FETTERMAN HOLLYWOOD TRACT
Map Reference	M B 12-110
Block	None
Lot	FR 15
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 #	1888.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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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

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

AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	None
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)	5551027003
APN Area (Co. Public Works)*	0.151 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$56,916
Assessed Improvement Val.	\$5,100
Last Owner Change	04/25/2023
Last Sale Amount	\$1,025,010
Tax Rate Area	324
Deed Ref No. (City Clerk)	3111016
	1872
	0836022
	0264529

Building 1	
Year Built	1919
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,492.0 (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: 5551027003]

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
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

Environmental

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1346 N. Fairfax Ave.

Zimas

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.58378344
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
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5551027003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5551027003
Address	1346 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
Public Safety	
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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1346 N. Fairfax Ave.

Zimas



Address: 1346 N FAIRFAX AVE

Tract: FETTERMAN HOLLYWOOD TRACT

Zoning: R1-1

APN: 5551027003

Block: None

General Plan: Low Medium II Residential

PIN #: 147B177 1307

Lot: FR 15

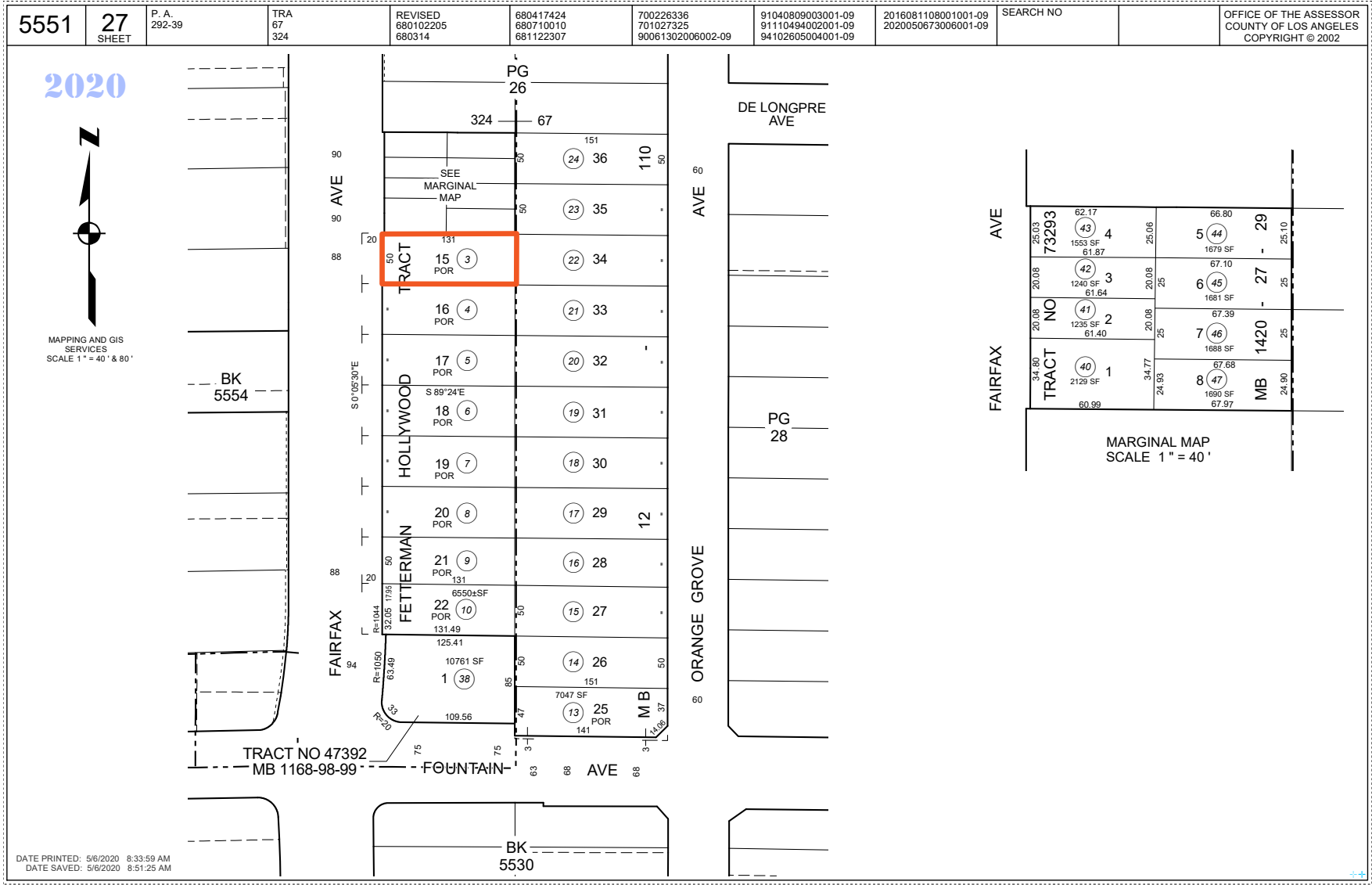
Arb: None



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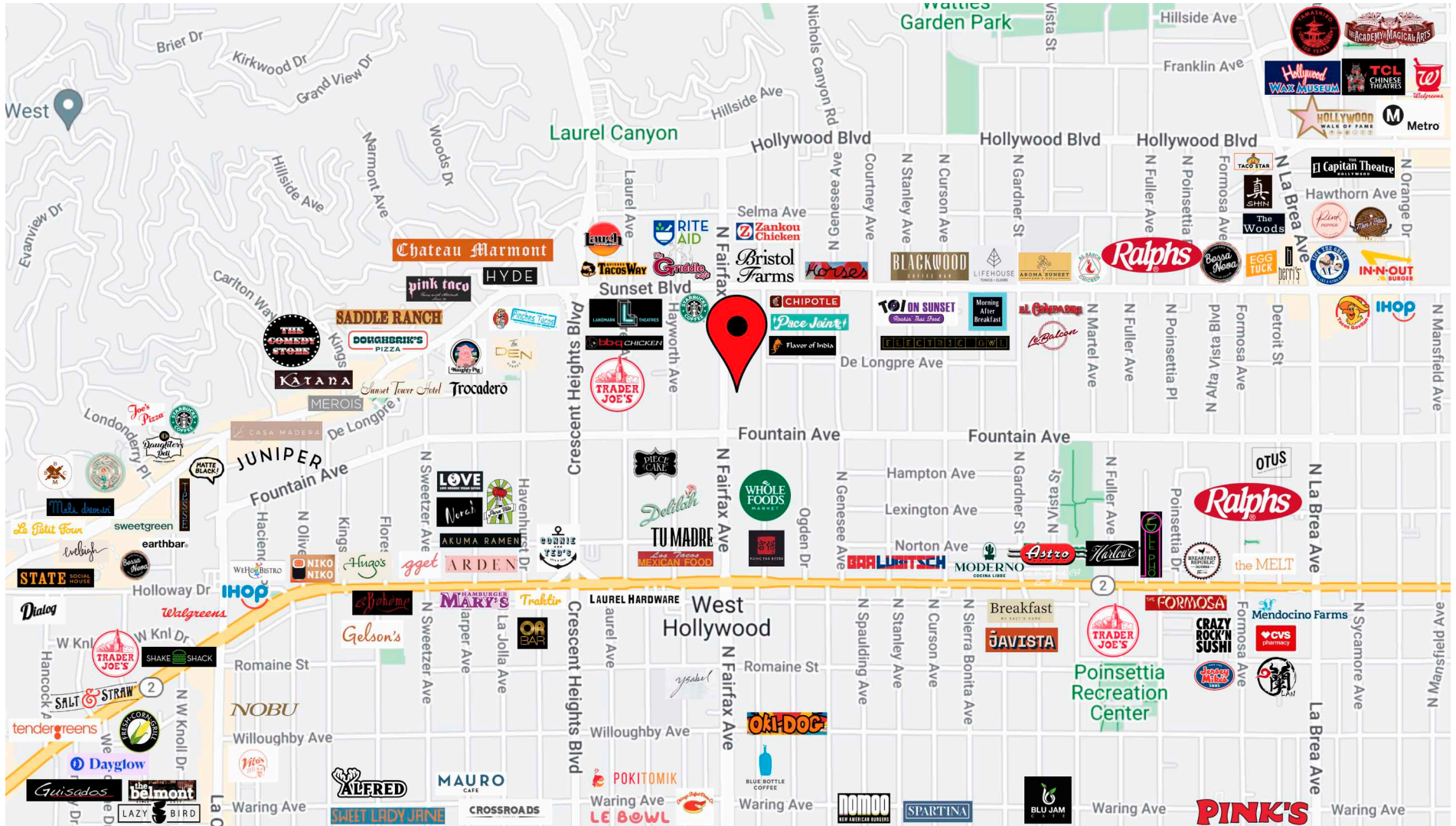
Parcel Map



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1346 N. Fairfax Ave.

Area Map



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1346 N. Fairfax Ave.

Walk Score

Walk Score
94

Walker's Paradise

Daily errands do not require a car.

Transit Score
55

Good Transit

Many nearby public transportation options.

Bike Score
62

Bikeable

Some bike infrastructure.



Rail lines:

Metro B Line (Red) 1.4 mi

Bus lines:

217 Metro Local Line	0.1 mi	2 Metro Local Line	0.1 mi
218 Metro Local Line	0.3 mi	4 Metro Local Line	0.3 mi

About this Location

1346 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/1346-n-fairfax-ave-w-hollywood-ca-90046>

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