

South LA C2 Property, 71 Potential Units With MIIP, 94 Potential Units With AHIP



1637 S Vermont Ave
Los Angeles, CA 90006

C2-2D-CPIO	71, 94	12,769 SQ. FT.	T- 3 Low Opp	1
Zoning Height District	Max Unit	Lot Size	Incentive/ Opportunity Area	Lots

Development Potential (By-Right)	
Maximum FAR	1.5:1
Maximum Height	
Feet	45 ft.
Stories	3
Minimum Setbacks	
Front	0 ft. for commercial uses, 15 ft. for residential uses
Side	0 ft. for commercial uses, 5 ft. for residential uses +1 ft for each story over 2nd, not to exceed 16 ft
Rear	0 ft. for commercial uses, 15 ft. for residential uses +1 ft for each story over 3rd; 20 ft max
Max Buildable Area, Footprint	12,769 sq. ft.
Max Buildable Area, Envelope	19,154 sq. ft.
Max Dwelling Units	15
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 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+
Transitional Height Limitations	The building height must step back within a 45-degree angle as measured 15 feet above grade at the property line of the restrictive zone
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
Other Development Notes	

Development Potential with MIIP (Mixed Income Incentive Program)

Maximum FAR	4.5:1
Maximum Height	
Feet	78 ft.
Stories	6
Minimum Setbacks	
Front	0 ft. for commercial uses, 15 ft. for residential uses Eligible for decreases with the menu of incentives mentioned below
Side	0 ft. for commercial uses, 5 ft. for residential uses +1 ft for each story over 2nd, not to exceed 16 ft Eligible for decreases with the menu of incentives mentioned below
Rear	0 ft. for commercial uses, 15 ft. for residential uses +1 ft for each story over 3rd; 20 ft max Eligible for decreases with the menu of incentives mentioned below
Max Buildable Area, Footprint	12,769 sq.. ft.
Max Buildable Area, Envelope	57,461 sq. ft.
Max Dwelling Units - Estimated	71
Affordable Units Required	At least 11% Extremely Low Income, 15% Very Low Income or 23% Lower Income; Or 4% ALI + 4% ELI + 12% MI = 20% total
Parking Required	No Parking per AB 2097
Example Density Calculation For Use In Yield Study	N/A Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential. Dry Utility Consultant to confirm transformer placement and potentially not being able to reduce rear setback

Required Bicycle Parking	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+
Long Term	
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+
Transitional Height Limitations	N/A
Required Open Space	Either 15% of the lot area or 10% of the total residential floor area, whichever is greater, if it meets a minimum of 30 points under the city's Landscape and Site Design Ordinance, with at least 50% provided as outdoor common space.
Other Development Notes	If pursuing mixed affordable option, Project must provide one 3 bedroom unit

Development Potential with AHIP (Affordable Housing Incentive Program)

Maximum FAR	4.5:1
Maximum Height	
Feet	45 ft.
Stories	6
Minimum Setbacks	
Front	0 ft. for commercial uses, 15 ft. for residential uses Eligible for decreases with the menu of incentives mentioned below
Side	0 ft. for commercial uses, 5 ft. for residential uses +1 ft for each story over 2nd, not to exceed 16 ft Eligible for decreases with the menu of incentives mentioned below
Rear	0 ft. for commercial uses, 15 ft. for residential uses +1 ft for each story over 3rd; 20 ft max Eligible for decreases with the menu of incentives mentioned below
Max Buildable Area, Footprint	12,769 sq. ft.
Max Buildable Area, Envelope	57,461 sq. ft.

Max Dwelling Units - Estimated

No Max Density (See below for potential density)

Parking Required	No Parking per AB 2097
Example Density Calculation For Use In Yield Study	Space for lobby, hallways, elevator, two stairways, mechanical room (assume 15%) 57,461 sf - (12,769 sf ground floor commercial) = 44,692 sf 44,692 sf x .85 = 37,988 sf 37,988 sf / 400 sf average unit size = 94 units Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential. Dry Utility Consultant to confirm transformer placement and potentially not being able to reduce rear setback
Transitional Height Limitations	N/A
Required Open Space	Either 15% of the lot area or 10% of the total residential floor area, whichever is greater, if it meets a minimum of 30 points under the city’s Landscape and Site Design Ordinance, with at least 50% provided as outdoor common space.
Affordable Units Required	Up to 20% for moderate-income AND 80% for lower-income. (excluding mangers unit)

Additional Incentives and Public Benefits

Additional Incentives (Choose up to 4)	Setbacks: <i>Commercial Zones</i> : May Use RAS3 setbacks. If adjacent to RD zone, then 5 ft min. <i>R zones:</i> Front yard setback reductions to match adjacent buildings. Side and rear yard reductions up to 30% Ground floor height reduction up to 20% Lot width reduction up to 25% Open space reduction: minimum of 15% of total lot area or 10% of total floor area, whichever is greater Up to 20% relief from certain development standards (excluding FAR, height, setbacks, open space, parking in front, or protections for historic resources) Transitional height: The Applicant can seek an incentive to reduce any applicable transitional height limits in lieu of a project site’s applicable zoning, Community Plan, Specific Plan, or overlay (see table below). Typically commercial zones requiring transitional height per LAMC 12.21.1 A.10 is more restrictive than table below:
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Description	Step Back Distance
Side or Rear Stepback	10 feet
4 Story Stepback	30 feet
6 Story Stepback	50 feet

Public Benefit Bonuses
(Stackable with Other
Incentives):

Projects providing the following may receive additional FAR
and height bonuses (excluding Transitional Height):

- Childcare Facility (Must include a Child Care Facility on-site,
adjacent, or part of the Housing Development
- Increase in residential floor area equal to the square
footage of the Child Care Facility, and one additional
incentive.

Multi-Bedroom Units (At least 10% of total residential units
including Density Bonus units) must be 3-bedroom units).
See table below for inentives

Total Unit Count	Additional FAR	Additional Height
0–30 units	+0.5:1	+1 story
31–50 units	+1.0:1	+1 story
51–75 units	+1.5:1	+2 stories
76+ units	+2.0:1	+2 stories

Jurisdictional

Legal Description	Lots FR 31, Buhler Tract
Land Use	Community Commercial
Area Planning Commission	South Los Angeles
Community Plan Area	N/A
Neighborhood Council	N/A
Council District	1
Council Member	Eunisses Hernandez

Restrictions	
Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	No
Q/T Conditions	No
D Limitations	Yes
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionization Ordinance	No
Special Flood Hazard Area	No
Earthquake Fault Zone	No
Very High Fire Hazard Severity Zone	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	Yes
Opportunity Zone	Yes

Red Flags

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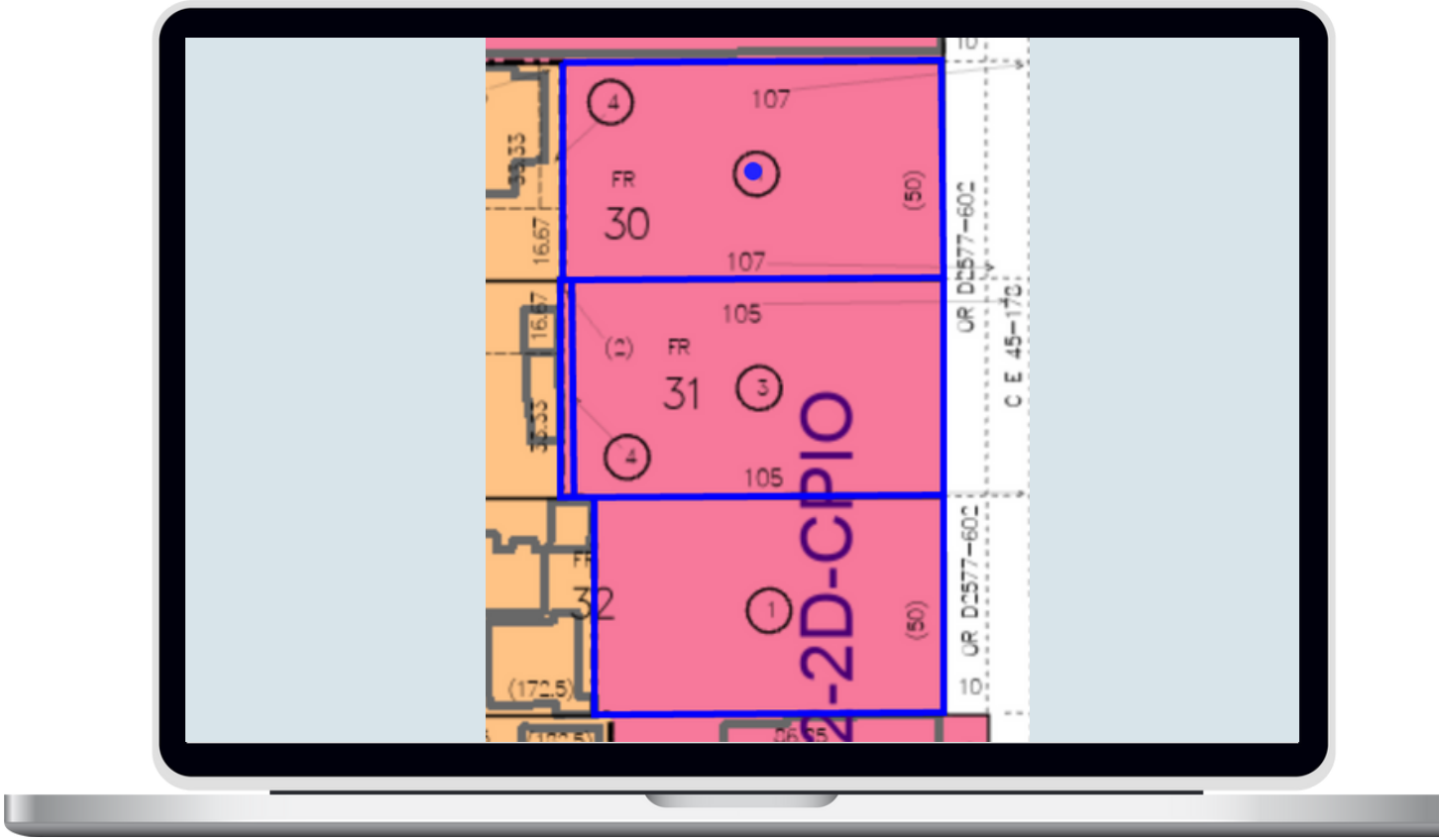
Site has been identified in the South Los Angeles TOD Low Community Plan Implementation Overlay Area. TOD Subarea E (“TOD Low”) under the South Los Angeles CPIO is intended for lower-intensity projects compatible with nearby low-density neighborhoods. Height is generally limited to 3 stories/45 ft, with a CPIO Affordable Housing Bonus up to 4 stories/60 ft; 100% commercial projects follow the same base and can reach 4 stories/60 ft with Targeted Commercial Uses. Ground floors must be at least 14 ft floor-to-structural-floor, and 11 ft floor-to-ceiling where Active Floor Area is provided.
- Transitions/step-backs apply next to residential zones: where abutting RD1.5 or more restrictive, the building must fit within a 45° plane measured from 15 ft above grade at the property line (limited to the first 25 ft of depth for CPIO Affordable, Density Bonus, or TOC projects). Where abutting R3 in Subarea O, the 45° plane is measured from 25 ft above grade.
- Density is 1/800 base, 1/300 with the CPIO Affordable bonus, and 1/400 for qualifying TOC/Density Bonus projects. FAR is 1.5:1 base, with bonuses up to 3:1 max (including all bonuses); 2:1 is reserved for CPIO mixed-income, and higher FAR typically requires TCU, UL, PAOS (or similar public/plaza features for commercial projects).
- Setbacks/massing: purely residential frontages without Active Floor Area require a 6–10 ft landscaped/pedestrian setback; mixed-use residential street frontages have no setback. Provide a 5 ft landscaped buffer + 6–8 ft masonry wall along edges abutting RD1.5+ (and similarly along freeway ROWs). Very long façades must be broken up (e.g., passageways/courtyards), and the ground floor must align with the Primary Lot Line for 75% of the frontage (may recess up to 20 ft for pedestrian amenities).
- Design: at least 50% transparent glazing on ground-floor primary frontage and 15% on other façades; frequent façade articulation; use 2+ quality materials (no rough-texture stucco). Active floor area/pedestrian amenities are required along 75% of frontage to 25 ft depth.
- Parking: no surface parking between Primary Lot Line and Primary Frontage; screen any sidewalk-adjacent parking with landscaping and a low wall/hedge. Reductions include restaurants: 1 space/500 sf, TCU (non-restaurant): 25% reduction, and CPIO Affordable options including 25% less parking project-wide.

Parcel Numbers

APN # 5075016027

Lot Dimensions: Front 150', Side 81', Side 107', Rear 150'

Half Alley:



Property Report Disclaimer

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