

An aerial photograph of a city street intersection. A red banner in the top left corner reads "Highest TCAC, Tier 4 SAFMR". A yellow line runs horizontally across the middle of the image, labeled "TOPANGA CANYON BLVD". A red line runs diagonally from the top right towards the center, labeled "VENTURA BLVD". A yellow line runs vertically from the center towards the bottom, labeled "CLARENDON ST". A blue banner in the bottom left corner reads "Priced at \$1,695,000". A white outline of a building footprint is visible in the bottom center. The background shows a cityscape with buildings, trees, and mountains in the distance.

Highest TCAC, Tier 4 SAFMR

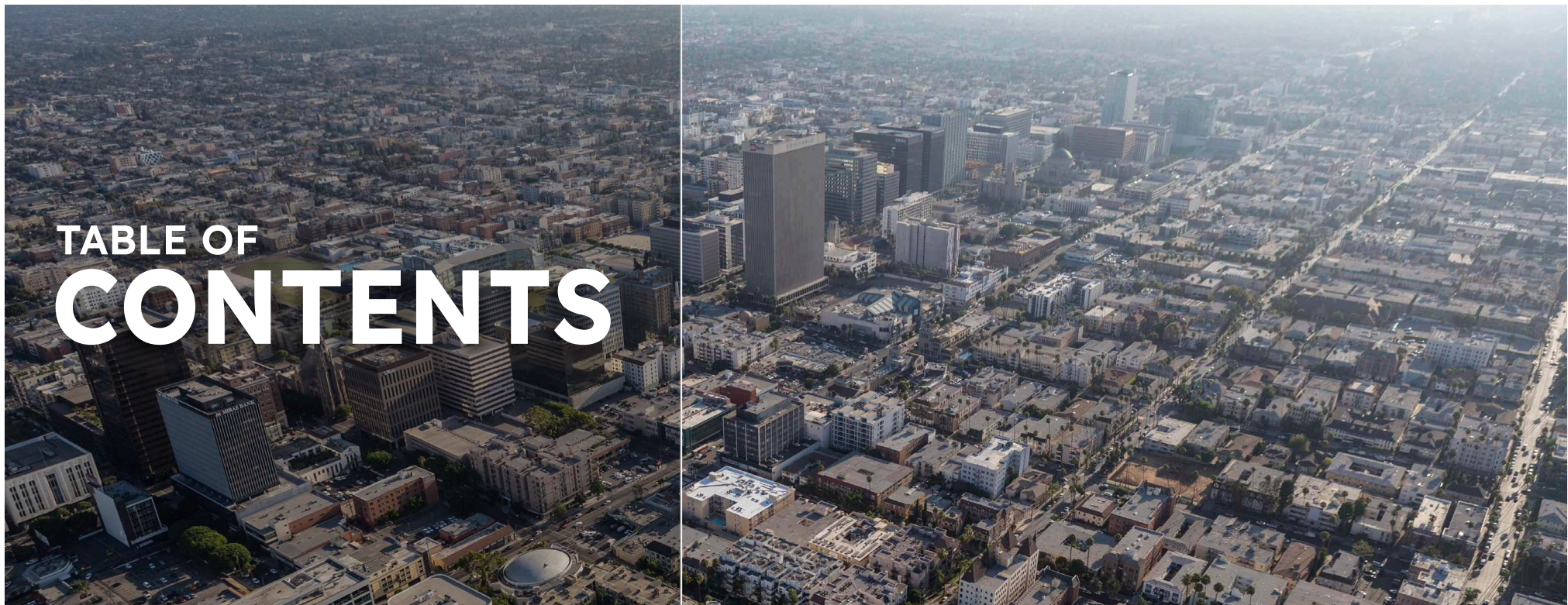
Priced at \$1,695,000

**22045 Clarendon St.**  
**Woodland Hills, CA 91367**

**PARTNERSCRE**  
**SVIDLER**

Development Opportunity Steps from Ventura & Topanga Boulevards  
SB1123 or 100% Affordable Housing Potential





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# 22045 Clarendon St.

## Property Overview

PartnersCRE is proud to present for sale a **redevelopment opportunity** in **Woodland Hills**, just off the 101, in an area that has experienced a **massive change recently**, and that is ready to accept your future tenants!

Just west of Topanga Canyon Blvd. and south of Ventura Blvd., the property sits in the **Highest TCAC Opportunity Area**, and boasts a **Tier 4 SAFMR**, the highest payment standard designation.

With a generous **7,500 SF of already-cleared land** with **50 feet of frontage**, the property is currently an outlier-zoned R1, while being designated as **Community Commercial Land Use** by the General Plan - with the next-door property zoned CR (an R4 equivalent). The property is in the Ventura / Cahuenga Boulevard Corridor Specific Plan Area.

Utilize SB1123 to build around 10 homes on the property or **focus on 100% Affordable Housing** and take advantage of the Tier 4 SAFMR. The 335 Unit Apartment Complex next door, built in 2020, was purchased by HACLA in 2025.

The property is in a **DDA** (Difficult Development Area), which can be a benefit to LIHTC Financing.

Just a **five minute walk** to the intersection of **Topanga and Ventura**, this **Very-Walkable** area is just a stone's throw to Ralphs and Sprouts **markets**, with fast, casual and fine **dining** (from Chipotle to Casaléna), **nightlife** and much more just down the road.

## Woodland Hills Vacant Land Development Opportunity

**\$1,695,000**

Price

**R1-1VL**

Zoning

## Community Commercial

General Plan Land Use

**7,500 SF**

Lot Area

**50 x 150**

Lot Dimensions

**Highest**

TCAC Opportunity Area

**Tier 4**

SAFMR Area

**2169-025-085**

APN

## Highlights

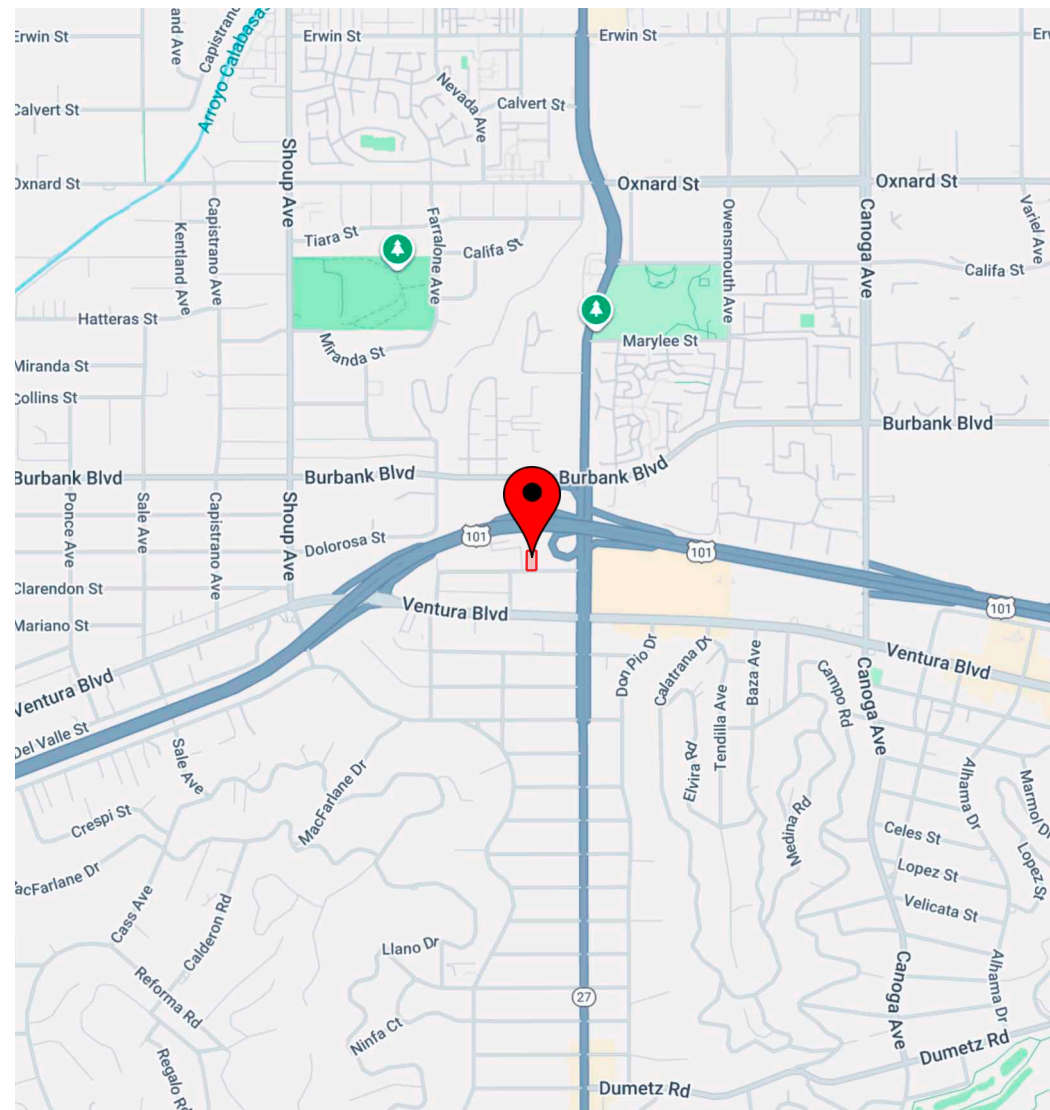
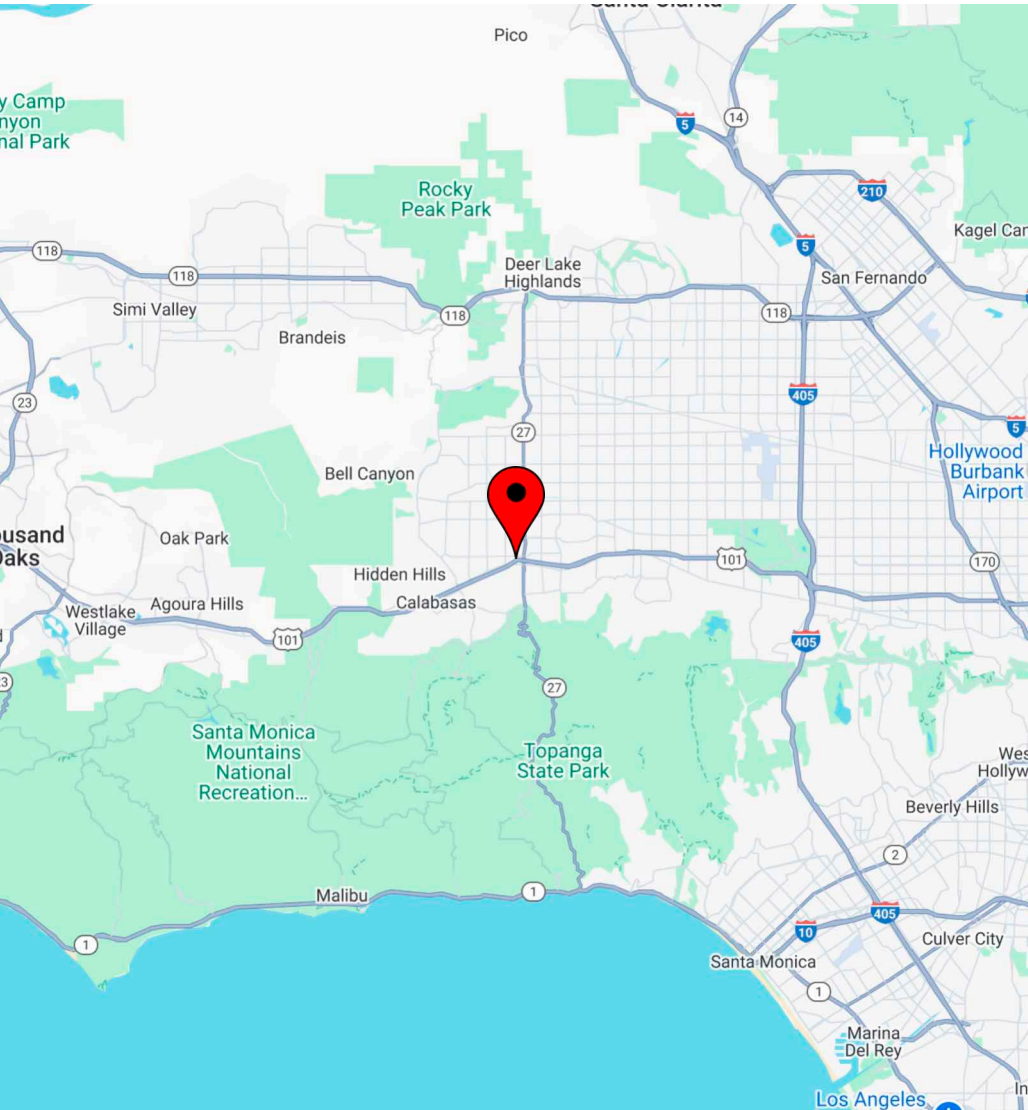
- Up to 10 homes achievable via SB 1123
- Steps from Ventura Blvd. & Topanga Canyon Blvd.
- Next door to 335 Unit Apt. Complex from 2020
- Walk to Ralphs, Sprouts, CVS, Chipotle, Container Store, and much more

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.



# 22045 Clarendon St.

## Maps

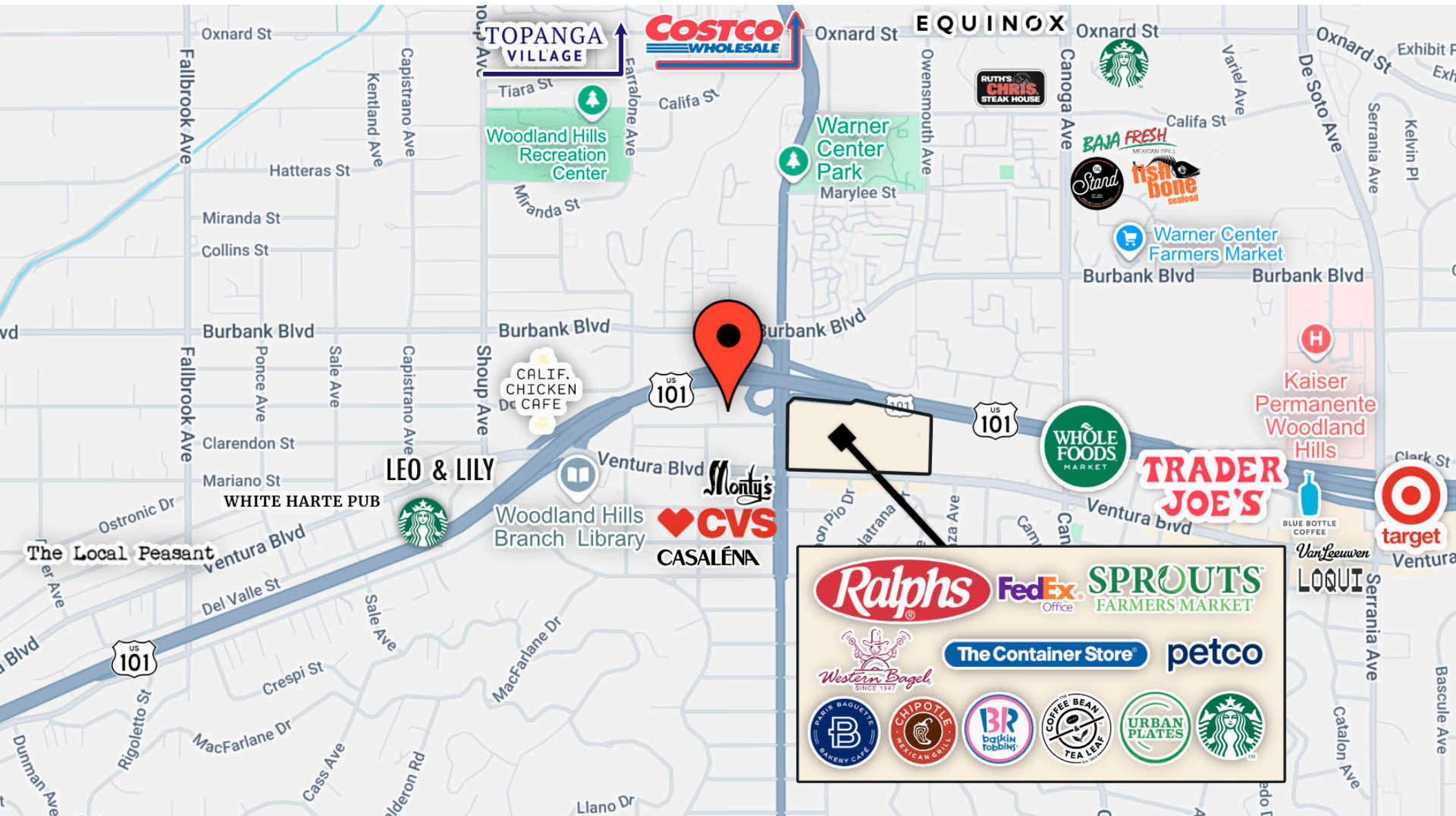


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## Area Map



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# 22045 Clarendon St.

## Walk Score



### Very Walkable

Most errands can be accomplished on foot.



### Some Transit

A few nearby public transportation options.



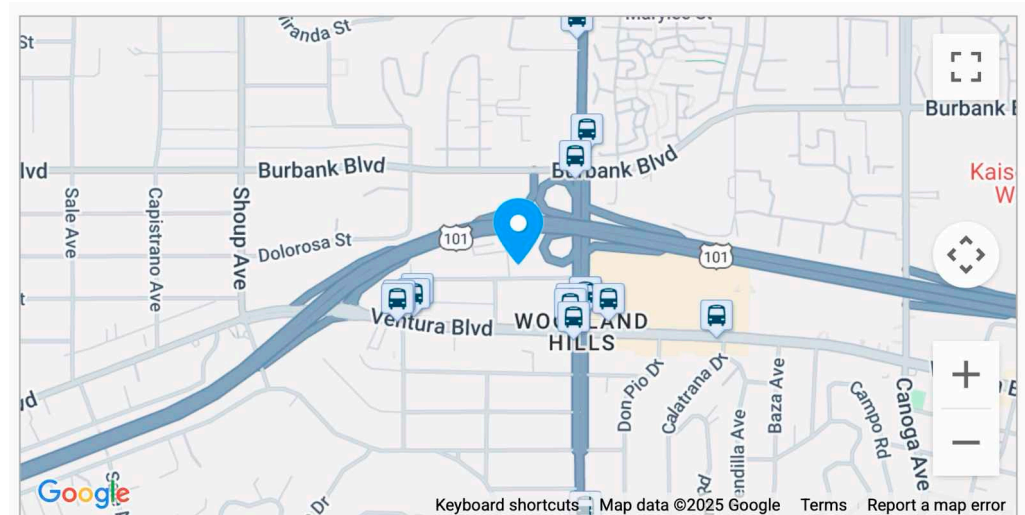
### Bikeable

Some bike infrastructure.

## About this Location

22045 Clarendon Street has a **Walk Score of 87 out of 100**. This location is Very Walkable so most errands can be accomplished on foot.

This location is in Los Angeles. Nearby parks include **Warner Ranch Park**, **Woodland Hills Recreation Center** and **Alizondo Drive Park**.



### Bus lines:

161 Metro Local Line	0.1 mi	423 CE423	0.1 mi
422 CE422	0.1 mi	169 Metro Local Line	0.1 mi
150 Metro Local Line	0.2 mi		

# Walk Score®



<https://www.walkscore.com/score/22045-clarendon-st-los-angeles-ca-91367>

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## Section 8 - SAFMR - Voucher Payment Standards



### SAFMR payment standard schedule by ZIP code

#### Effective August 1, 2025 for New Contracts

In the Housing Choice Voucher (HCV) Program, payment standards are used in the calculation of Housing Assistance Payments (HAPs) that the Housing Authority pays to the owner on behalf of the family leasing the unit.

Payment standards are the maximum monthly assistance that the Housing Authority will pay on behalf of the family.

The payment standard for a family is the lower of:

- Payment standard for the family's unit size indicated on the voucher; or
- Payment standard for the size of the unit leased by the family.

Tier	ZIP Code	Bedroom Size											
		SRO	Efficiency	1	2	3	4	5	6	7	8	9	10
4	90015, 90024, 90025, 90036, 90049, 90064, 90069, 90073, 90094, 90212, <b>90266</b> , 90272, 90291, 90292, 90293, <b>90401</b> , <b>90703</b> , <b>90746</b> , 91307, 91364, <b>91367</b> , 91436	\$2,136	\$2,849	\$3,190	\$4,026	\$5,115	\$5,676	\$6,527	\$7,378	\$8,230	\$9,081	\$9,933	\$10,784

Regardless of its location, or whether the unit is providing a reasonable accommodation, the unit's rent can never be higher than the comparable rents determined by HACLA.

The landlord's asking rent for the unit must be supported by comparable rents within the area. Regardless of the location, the rent for the unit can never be higher than the comparable rent determined by the HACLA/ third party vendor regardless of the VPS.

There are no area exception rents at this time.

**FAMILY SHARE REMINDER:** At the starting date of the initial Housing Assistance Payments (HAP) contract for a unit (lease-in-place or otherwise) if the contract rent is higher than the appropriate VPS, the family share cannot be greater than 40% of the family's adjusted monthly income. This is a statutory and regulatory requirement. There are absolutely no exceptions and HUD headquarters (D.C.) cannot grant a waiver on this matter.

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

#### 3. Advertise

Your covenant requires you to advertise the affordable units at [lahousing.lacity.org](http://lahousing.lacity.org) to notify the public on how to apply for restricted units. For questions about advertising, email [lahd.occmonitor@lacity.org](mailto: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@ufbahc.com](mailto:LUcert@ufbahc.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

<https://www.hacla.org/en/about-section-8/payment-standards>



# 22045 Clarendon St.

## Parcel Map



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# 22045 Clarendon St.

## ZIMAS



### City of Los Angeles Department of City Planning

1/7/2026

### PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

22045 W CLARENDON ST

#### ZIP CODES

91367

#### RECENT ACTIVITY

None

#### CASE NUMBERS

APCSV-2018-3549-ZC-SPE-SPP

CPC-9708

CPC-2023-1637-SP

CPC-2019-1742-CPU

CPC-1999-1-SP

CPC-1986-609-GPC

CPC-1985-382-MOR

CPC-1985-381

ORD-185650

ORD-174052

ORD-171240

ORD-166560

ORD-165479-SA6160

ORD-165290

ORD-129279

DIR-2016-1896-DI

ENV-2023-1638-CE

ENV-2019-1743-EIR

ENV-2018-3550-EAF

ENV-2016-1897-CE

ENV-2005-8253-ND

#### Address/Legal Information

PIN Number 174B101 406  
Lot/Parcel Area (Calculated) 7,500.2 (sq ft)  
Thomas Brothers Grid PAGE 560 - GRID A2  
Assessor Parcel No. (APN) 2169025085  
Tract TR 6510  
Map Reference M B 74-81  
Block None  
Lot 88  
Arb (Lot Cut Reference) None  
Map Sheet 174B101

#### Jurisdictional Information

Community Plan Area Canoga Park - Winnetka - Woodland Hills - West Hills  
Area Planning Commission South Valley APC  
Neighborhood Council Woodland Hills-Warner Center  
Council District CD 3 - Bob Blumenfeld  
Census Tract # 1374.01000000  
LADBS District Office Van Nuys

#### Permitting and Zoning Compliance Information

Administrative Review None

#### Planning and Zoning Information

Special Notes None  
Zoning R1-1VL  
Zoning Information (ZI) ZI-1729 Specific Plan: Ventura/Cahuenga Boulevard Corridor  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2512 Housing Element Sites  
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
General Plan Land Use Community Commercial  
General Plan Note(s) Yes  
Minimum Density Requirement No  
Hillside Area (Zoning Code) No  
Specific Plan Area VENTURA / CAHUENGA BOULEVARD CORRIDOR  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
HistoricPlacesLA 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  
CPIO Historic Preservation Review No  
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  
ASP: Alcohol Sales Program No  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No  
SN: Sign District No  
AB 2334: Low Vehicle Travel Area Yes  
AB 2097: Within a half mile of a Major Transit Stop No  
Streetscape Woodland Hills  
Adaptive Reuse Incentive Area None  
Affordable Housing Linkage Fee  
Residential Market Area Medium  
Non-Residential Market Area Medium  
Inclusionary Housing No  
Local Affordable Housing Incentive No  
Targeted Planting No  
Special Lot Line No  
Transit Oriented Communities (TOC) Not Eligible  
Mixed Income Incentive Programs  
Transit Oriented Incentive Area (TOIA) Not Eligible  
Opportunity Corridors Incentive Area Not Eligible  
Corridor Transition Incentive Area Not Eligible  
TCAC Opportunity Area Highest  
High Quality Transit Corridor (within 1/2 mile) No  
ED 1 Eligibility Not Eligible  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone None  
500 Ft Park Zone None  
Zanja System 1 Mile Buffer No

#### Assessor Information

Assessor Parcel No. (APN) 2169025085  
APN Area (Co. Public Works)\* 0.172 (ac)  
Use Code 0100 - Residential - Single Family Residence  
Assessed Land Val. \$1,019,592  
Assessed Improvement Val. \$336,743  
Last Owner Change 12/17/2021  
Last Sale Amount \$1  
Tax Rate Area 37  
Deed Ref No. (City Clerk) 8-279  
4-947  
1321550  
1281822  
0636819  
0310752  
0310751  
0310750  
Building 1  
Year Built 1953  
Building Class D55A  
Number of Units 1  
Number of Bedrooms 2

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

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# 22045 Clarendon St.

## ZIMAS

Number of Bathrooms	1
Building Square Footage	996.0 (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: 2169025085]

<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	11.7661944
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
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

<b>Housing</b>	
Rent Stabilization Ordinance (RSO)	No [APN: 2169025085]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2169025085
Address	22045 CLARENDON ST
Year Built	1953
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.

Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
<b>Housing Element Sites</b>	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.3 9
Housing Use within Prior 5 Years	Yes

<b>Public Safety</b>	
<b>Police Information</b>	
Bureau	Valley
Division / Station	Topanga
Reporting District	2185
<b>Fire Information</b>	
Bureau	Valley
Battalion	17
District / Fire Station	84
Red Flag Restricted Parking	No

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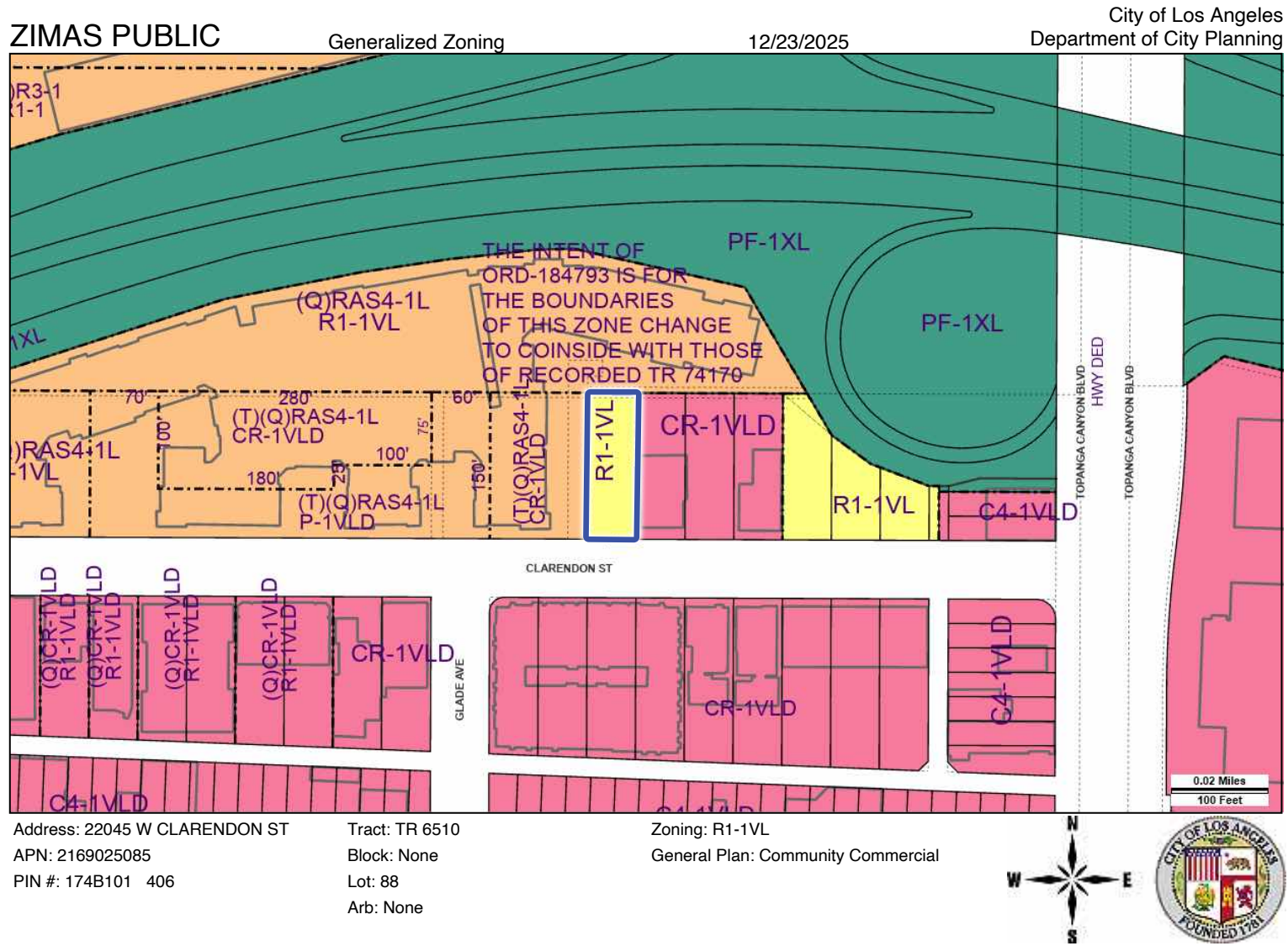
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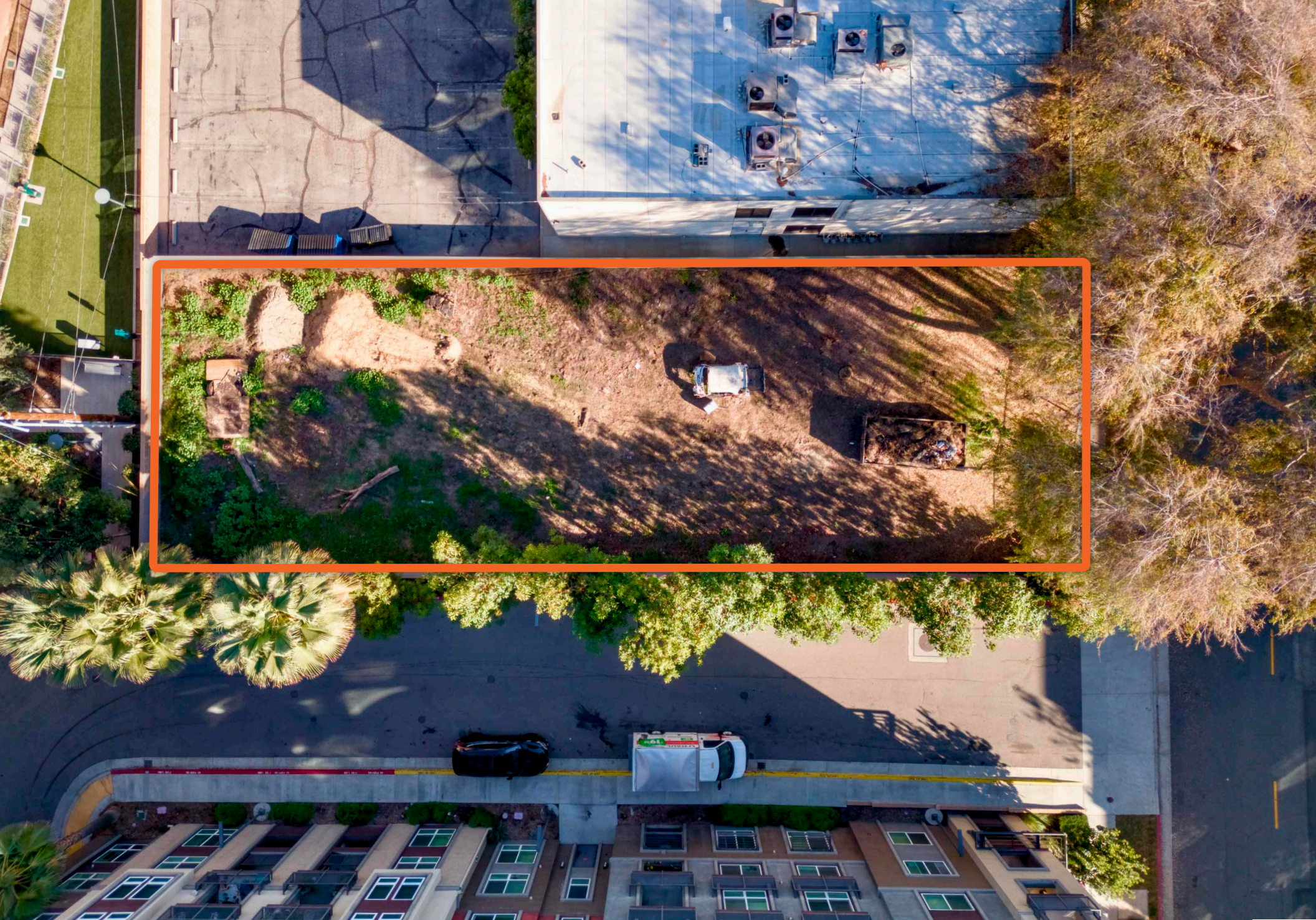














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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



# PARTNERSCRE

**For more information please contact  
our exclusive sales agents:**

**DARIO SVIDLER**  
Executive Vice President

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DRE 01884474

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**kW**  
BEVERLY HILLS