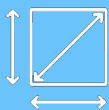


PROPERTY RIGHTS & ALLOWED USES



The Naked Value of Any
Property Lies in Its
Entitlement Rights...

This property allows
construction of up to:



14715sqft
MAX FLOOR AREA

[See More](#)

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DOWNLOADABLE MEDIA

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A

DIMENSIONS & SETBACKS

62.00' X 125.10'
LOT DIMENSIONS

7749^{sqft}
LOT AREA

R3 - Multiple Dwelling Zone
ZONING

Required minimum distance between building and property lines.

SETBACK	DISTANCE	WHAT IT MEANS
Front Yard	15 ^{ft}	Distance from street/front property line
Side Yards	5 ^{ft} Each	Distance from side neighbors (both sides)
Rear Yard	15 ^{ft}	Distance from rear property line

B

ALLOWABLE USES

Land uses permitted under the R3 zoning classification.

PERMITTED BY RIGHT (Code section in brackets)

- One-family dwelling [§12.08 A.1]
- Truck gardening; keeping of equines, poultry, rabbits and chinchillas in conjunction with residential use [§12.08 A.3]
- Two-family dwellings on lots with a side lot line adjoining a commercial or industrial zone [§12.08 A.4]
- Two-family dwelling or two single-family dwellings [§12.09 A.2]
- Apartment houses, boarding or rooming houses, or multiple dwellings on lots with a side lot line adjoining a commercial or industrial zone [§12.09 A.3]
- Group dwellings [§12.10 A.2]
- Multiple dwellings [§12.10 A.3]
- Boarding houses, rooming houses or light housekeeping rooms [§12.10 A.5]
- Senior Independent Housing [§12.10 A.11]
- Assisted Living Care Housing [§12.10 A.12]
- Apartment houses [§12.10 A.4]
- Parks, playgrounds or community centers, owned and operated by a governmental agency [§12.08 A.2]

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CONDITIONAL USE PERMIT REQUIRED (Code section in brackets)

Uses not permitted by right as discussed above may require issuance of a Conditional Use Permit by the responsible governmental agency. List may be truncated due to length. Consult Zoning Code for complete listing.

- Density Bonus for a Housing Development where the density increase exceeds the maximum permitted in §12.22 [§12.24-U.26]
- Heliport incidental to an office building, hospital or residential use [§12.24-W.23]
- Reduced on-site parking for Senior Independent Housing, Assisted Living Care Housing, and/or Housing Development Occupied By Disabled Persons [§12.24-W.38]
- Child care facilities or nursery schools [§12.24-W.51]
- Projects in Neighborhood Stabilization Overlay (NSO) Districts that create a dwelling unit with five or more habitable rooms [§12.24-W.52]
- Child care facility for 21 to 50 children [§12.24-X.24]
- Hospitals or sanitariums [§12.24-U.12]
- Motion picture and television studios and related incidental uses on a studio site [§12.24-U.15]
- Schools — public and private elementary and high schools (kindergarten through 12th grade) [§12.24-U.24]
- Churches (except rescue mission or temporary revival) [§12.24-W.9]
- Columbariums, crematories or mausoleums, other than in cemeteries [§12.24-W.12]
- Community antenna (cable television or radio) facilities franchised by the City [§12.24-W.13]
- Counseling and referral facilities [§12.24-W.14]
- Drive-in theaters [§12.24-W.16]
- Fraternity or sorority houses [§12.24-W.21]

ACCESSORY USE PERMIT REQUIRED (Code section in brackets)

Uses not permitted by right as discussed above may require issuance of a Accessory Use Permit by the responsible governmental agency.

- Accessory uses and home occupations [§12.10 A.6]
- Accessory buildings (private garages, accessory living quarters, servants quarters, recreation rooms, private stables) [§12.08 A.7]
- Backyard beekeeping [§12.08 A.10]
- Name plates and signs [§12.09 A.7]
- Accessory buildings (private garages, accessory living quarters, recreation rooms) [§12.10 A.8]

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ADU REGULATIONS

The following highlights regulations applicable to the construction of an ADU on your property. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

LOCAL ADU REGULATIONS

Accessory Dwelling Unit (ADU) Regulations in Los Angeles, Los Angeles County, CA

Code Reference: LAMC Section 12.22 A.33 (Ord. No. 186,481, Eff. 12/19/19, as amended). Local standards implement California Government Code Sections 65852.2 and 65852.22.

Allowed Zones: All zones where residential uses are permitted by right per §12.22 A.33(c)(3). Not permitted on lots in both a Very High Fire Hazard Severity Zone (VHFHSZ) and Hillside Area per §12.22 A.33(c)(4), with limited exceptions (NE LA and Silver Lake-Echo Park-Elysian Valley Community Plan Areas exempt; or with sprinklers + 1 parking space + 20 ft road frontage).

Allowed on SF Lot: 1 ADU + 1 JADU per lot per §12.22 A.33(c)(5). ADU may only be created on a lot containing a proposed or existing dwelling per §12.22 A.33(c)(6).

Allowed on MF Lot: Conversion of non-livable space (storage, boiler rooms, attics, basements, garages) in existing multifamily structures, up to 25% of existing units but at least 1. Up to 2 detached ADUs on lots with existing multifamily dwellings per §12.22 A.33(g). Must also comply with applicable local standards in §12.22 A.33(c), (d), and (e).

Maximum Size (Detached): 1,200 sq ft per §12.22 A.33(d)(1). Limits on Floor Area on the lot apply separately and may further reduce allowable size.

Maximum Size (Attached): 50% of existing primary dwelling per §12.22 A.33(e)(1), but an attached ADU of up to 850 sq ft (or 1,000 sq ft if more than one bedroom) can never be prohibited per §12.22 A.33(e)(3). Limits on Floor Area on the lot apply separately and may further reduce allowable size per §12.22 A.33(e)(2). No 1,200 sq ft cap applies to attached ADUs — that cap is for detached only.

Maximum JADU Size: Governed by California Gov. Code §65852.22 (adopted by reference per LAMC §12.22 A.33(b)(4)); LAMC states no local maximum JADU size.

Height Limit: Detached ADUs shall not exceed 2 stories per §12.22 A.33(d)(2). No local standard may prohibit an ADU of at least 16 ft in height with 4 ft side and rear setbacks per §12.22 A.33(c)(1)(iii). Actual height limit depends on the underlying zone and height district. Up to 18 ft for detached ADUs, and up to 25 ft within 1/2 mile of transit for 2-story ADUs per §12.22 A.33(j).

Setbacks: 4 ft from side and rear lot lines for new construction ADUs per §12.22 A.33(c)(8). No additional setbacks required for conversion of existing living area or accessory structures, or new structures built in the same location and same dimensions as an existing structure per §12.22 A.33(c)(8). No minimum lot size requirement per §12.22 A.33(c)(1)(i). No passageway or space between buildings required per §12.22 A.33(c)(7); Building Code separation requirements still apply.

Parking Requirements: 1 off-street parking space required per ADU per §12.22 A.33(c)(12)(i). No parking required if the ADU is: (a) within 1/2 mile walking distance of public transit (bus stop, train station, etc.); (b) within 1 block of a car share pick-up/drop-off location; (c) in an architecturally/historically significant district (National Register, California Register, or City HPOZ); or (d) part of the proposed or existing primary residence or accessory structure per §12.22 A.33(c)(12)(i). Parking may be tandem or in any yard area or passageway per §12.22 A.33(c)(12)(ii). No replacement parking required when a garage, carport, or covered parking structure is demolished or converted to an ADU per §12.22 A.33(c)(12)(iii). Exception: ADUs in VHFHSZ + Hillside Area require 1 parking space per §12.22 A.33(c)(4)(ii)(b).

Approval Type: Ministerial and administrative review only; no discretionary planning approval required per §12.22 A.33(c)(2). Application must be acted upon within 60 days from completed application for lots with existing single-family or multifamily dwellings per §12.22 A.33(c)(2). If submitted with a new single-family dwelling permit, the City may delay until the primary dwelling permit is acted upon. Applicants are not required to correct nonconforming zoning conditions per §12.22 A.33(h)(4).

CALIFORNIA STATE ADU LAW

California Government Code §66310 et seq. (formerly §65852.2) establishes statewide minimum standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Local jurisdictions may not impose requirements more restrictive than state law.

Size Limits

- Detached ADU: Up to 1,200 sq ft (state minimum allowance)
- Attached ADU: Up to 1,200 sq ft or 50% of primary dwelling living area, whichever is less
- Local agencies must allow at least an 800 sq ft ADU regardless of lot size or FAR limits
- JADU: Maximum 500 sq ft, must be within existing or proposed single-family dwelling

Setback Requirements

- Detached ADU: 4 ft side and rear setbacks (state maximum local agencies can require)
- ADU above garage: 4 ft side and rear setbacks
- Garage conversion: No setback required for existing legally permitted structure
- ADU within existing footprint: No additional setbacks required

Height Limits

- Detached ADU: 16 ft minimum allowance (local agencies must permit)
- ADU above garage: 18 ft minimum allowance
- Within 1/2 mile of major transit: 18 ft minimum (2 stories if detached)
- Attached ADU: 25 ft or zone maximum, whichever is lower

Parking Requirements

- No parking required if within 1/2 mile of public transit stop
- No parking required if within 1 block of car share vehicle
- No parking required for ADU conversions of existing space
- No replacement parking required when converting garage to ADU
- Otherwise: Maximum 1 space per ADU (may be tandem, in setbacks)

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Number Allowed

- Single-family lot: 1 ADU + 1 JADU (both permitted by right)
- Multi-family lot: Up to 25% of existing units as conversions (minimum 1) + 2 detached ADUs
- SB 9 lots: ADUs may be combined with lot split provisions

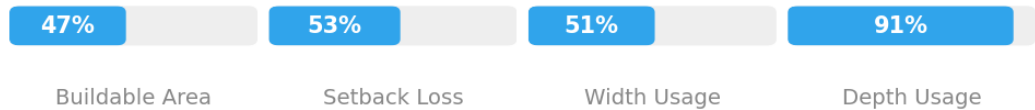
Other Requirements

- Owner occupancy: Not required for ADUs; may be required for JADUs
- Rental term: Minimum 30 days (no short-term vacation rentals)
- Sale: ADU cannot be sold separately from primary residence (except AB 1033 provisions)
- Approval: Ministerial (no discretionary review); 60-day approval timeline
- Impact fees: Exempt for ADUs under 750 sq ft; proportional for larger ADUs
- Fire sprinklers: Not required unless required for primary residence

D

DEVELOPMENT POTENTIAL

Percentage of lot used in potential development scenario



Buildable Area: Single-floor footprint as % of lot | Setback Loss: Lot area consumed by required setbacks | Width/Depth Usage: Usable dimension vs. total

E

POTENTIAL DEVELOPMENT SCENARIO

Required minimum distance between building and property lines

PARAMETER	VALUE	EXPLANATION
Stories	4 stories	estimated
Building Height	45ft	Maximum allowed height per zoning code
Max Floor Area	14715 ^{sqft}	Maximum interior space across all floors
Buildable Area	3679 ^{sqft}	Maximum buildable lot area (may be subject to coverage limits)
FAR Achieved	1.90	Floor Area Ratio = Total Floor Area/Lot Area

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CONSIDERATIONS

Factors that may influence design decisions for this property

Setbacks consume approximately 53% of the lot area, shaping building placement while still allowing flexibility within the permitted design envelope.

Narrow side setbacks (5.0 ft) may limit window placement on neighboring walls, while still allowing effective light, ventilation, and privacy solutions.

Buildable width (32.0 ft) may favor front-to-back room arrangements, supporting efficient planning and flexible interior layouts.

A multi-story approach could expand the program to approximately 14,715 sq ft, unlocking considerably more usable space than a single-story layout.

Local ADU regulations permit a detached accessory dwelling unit of 1,200 sq ft per §12.22 A.33(d)(1). Limits on Floor Area on the lot apply separately and may further reduce allowable size. — see the ADU Development Potential section for details.

Consider a multi-story development to optimize site utilization.

Conduct geotechnical and environmental due diligence to confirm site suitability.

Verify utility capacity and connection requirements to ensure adequate service for the development.

Review neighborhood context and applicable design guidelines; some areas may have restrictions such as historic preservation limits or oversight by architectural review boards.

Consult with a qualified architect and planning consultant to guide design and regulatory compliance.

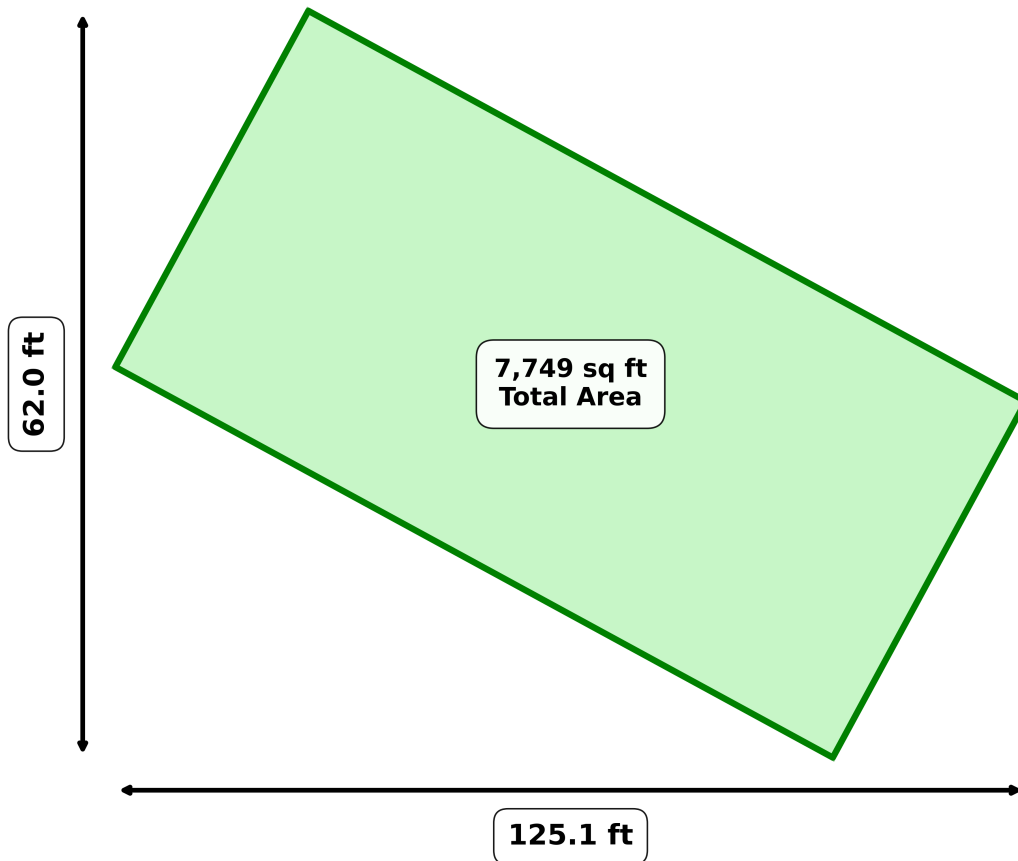
Verify current zoning with local planning department to ensure alignment with development potential.

DISCLAIMER: This analysis is based on spatial database information and standard zoning requirements. Actual development potential may be subject to additional restrictions including overlay zones, CC&Rs, Planned Development standards and regulations, Specific Plan standards and regulations, easements, environmental regulations, hillside regulations, and building codes. In cases where Planned Development or Specific Plan standards are unavailable, overarching and/or like zoning districts may be utilized. This report is for informational purposes only. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

G

PROPERTY OUTLINE

Property Outline - Parcel 5175009015 62.0' x 125.1' (7,749 sq ft)

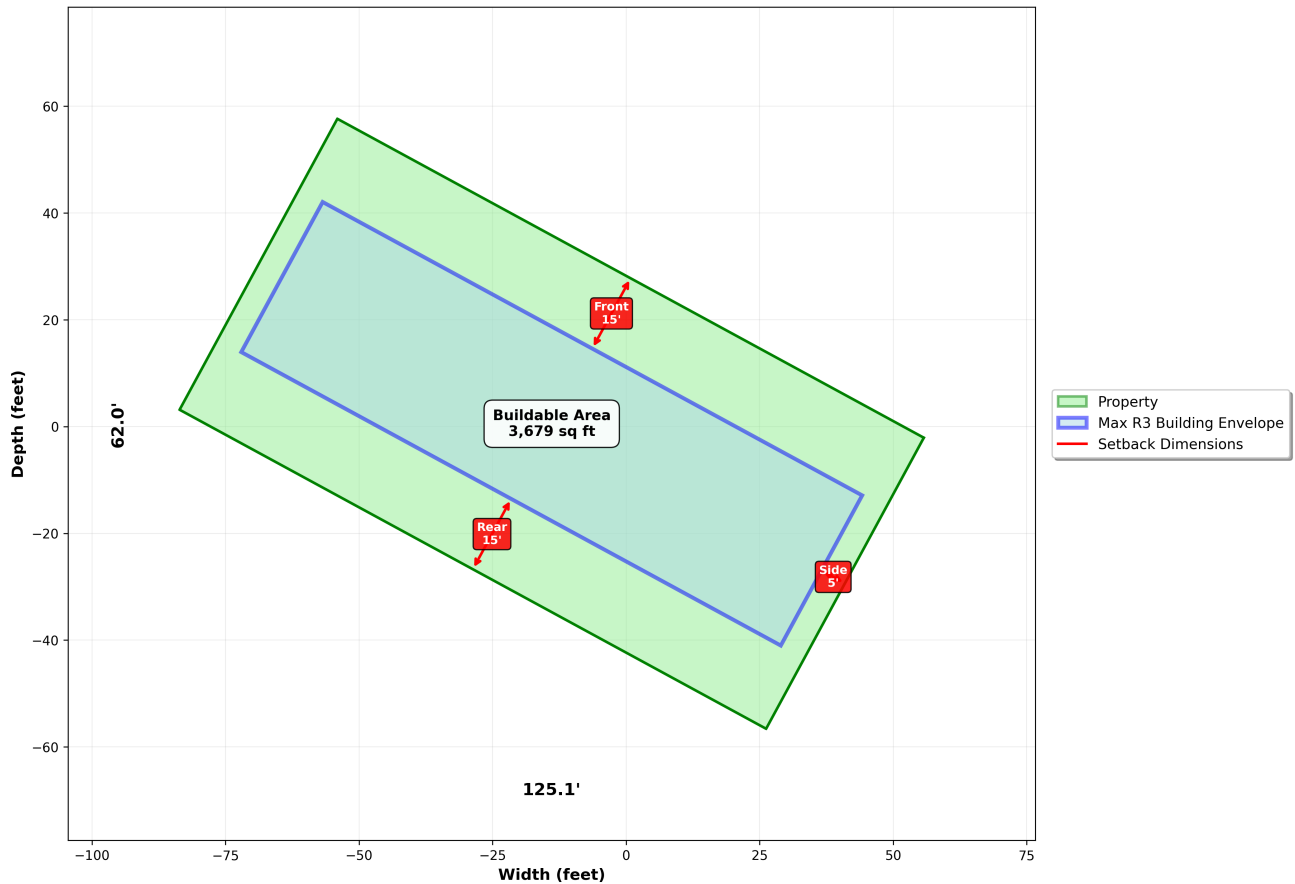


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SITE PLAN

R3 Zoning Site Plan - Parcel 5175009015
Lot Size: 62.0' x 125.1' (7,749 sq ft)



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SITE PLAN AERIAL VIEW



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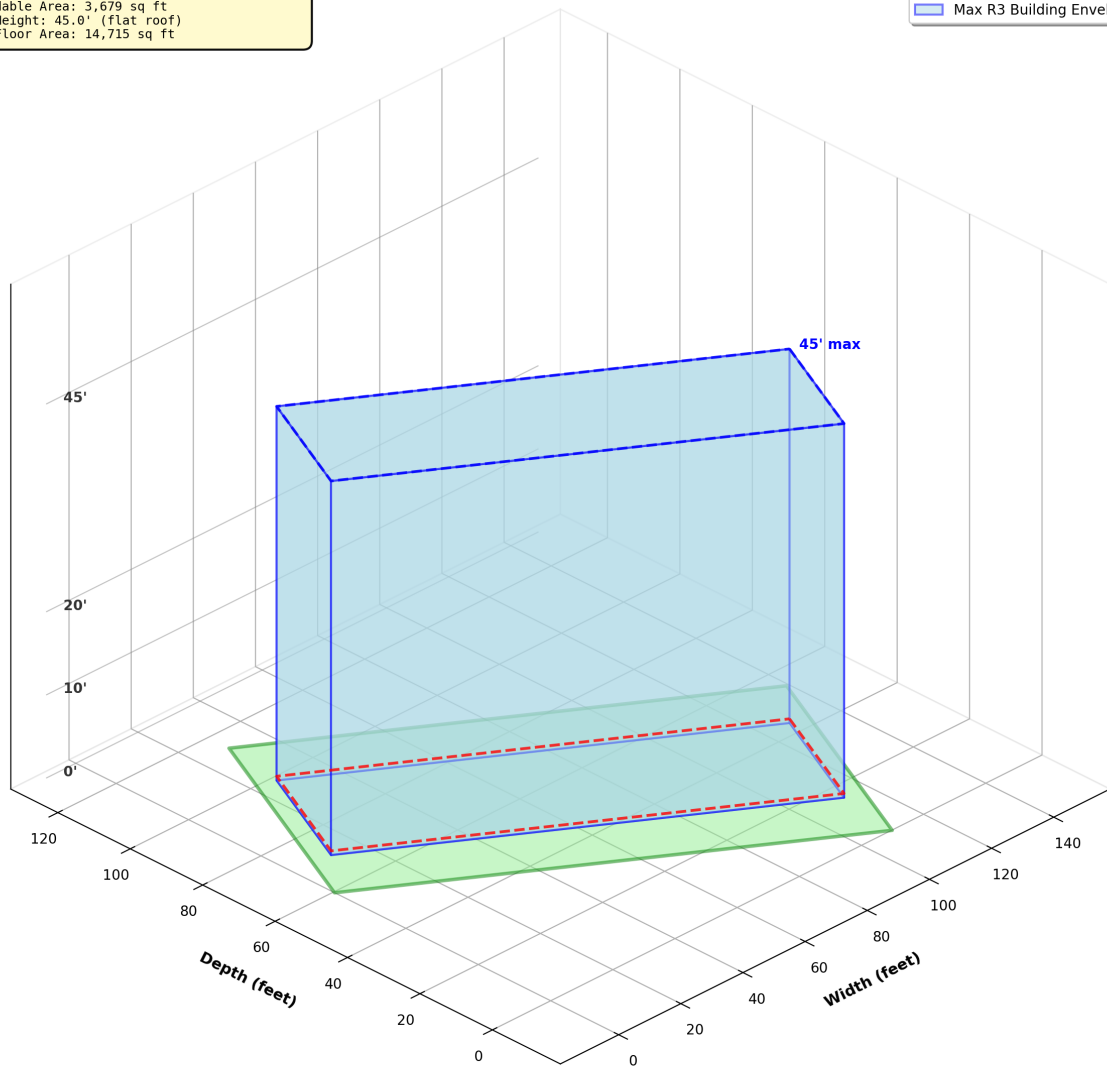


3D BUILDING ENVELOPE

Maximum R3 Building Envelope - Parcel 5175009015 Lot: 62.0' x 125.1' (7,749 sq ft)

Zone: R3 (Multiple Dwelling Zone)
Setbacks: Front 15.0', Sides 5.0', Rear 15.0'
Buildable Area: 3,679 sq ft
Max Height: 45.0' (flat roof)
Max Floor Area: 14,715 sq ft

Property Boundary
Setback Lines
Max R3 Building Envelope



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GLOSSARY OF TERMS

LOT / PARCEL TERMS

Total Lot Area:

The complete area of the property parcel as recorded in official records, measured in square feet.

Buildable Area:

The portion of the lot where construction is permitted after applying all required setbacks. Also called 'building envelope footprint.'

Lot Width:

The horizontal dimension of the lot, typically measured along the front property line (street-facing).

Lot Depth:

The vertical dimension of the lot, measured perpendicular to the front property line.

SETBACK TERMS

Front Setback:

Required minimum distance between the front property line (usually the street) and any building.

Side Setback:

Required minimum distance between side property lines and any building. Applies to both sides.

Rear Setback:

Required minimum distance between the rear property line and any building.

Setback Loss:

The percentage of total lot area that cannot be built upon due to setback requirements.

DEVELOPMENT METRICS

FAR (Floor Area Ratio):

Total building floor area divided by lot area. A FAR of 1.0 means floor area equals lot size; 2.0 means twice the lot size across multiple floors.

Max Floor Area:

Maximum total interior space permitted, calculated as buildable footprint × number of stories.

Building Height:

Maximum vertical dimension from grade to roof peak or parapet, as defined by local zoning code.

Stories:

Number of floor levels above grade that can be built within height restrictions.

EFFICIENCY METRICS

Buildable Area %:

Buildable footprint as a percentage of total lot area. Shows single-floor building capacity.

Width/Depth Usage:

Percentage of lot width or depth remaining after setbacks are applied.

ECONOMIC TERMS

Est. Construction Cost:

Rough estimate based on maximum floor area x assumed cost per square foot. Actual costs vary significantly by location, materials, and finishes.

Cost/Lot SF:

Construction cost divided by total lot area. Useful for comparing development intensity across different lot sizes.

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No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase any

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