

3936 BRIGHTON AVE. LOS ANGELES

DEVELOPMENT OPTIONS

OPTION 1: BUILD 2 ADU's. RENOVATE EXISTING DUPLEX. 2 PARKING SPACES ONLY - AS ALLOWED BY AB2097. **4 UNITS TOTAL**

OPTION 2: RENOVATE EXISTING DUPLEX & BUILD 2 MORE REGULAR UNITS ON TOP OF IT. PLUS BUILD 2 NEW ADU's IN THE REAR ON 2ND STORY OVER 4 PARKING SPACES @ GROUND LEVEL. **6 UNITS TOTAL**

OPTION 3: SUMMARY: RENOVATE EXISTING DUPLEX & BUILD 2 MORE REGULAR UNITS ON TOP OF IT. PLUS BUILD 4 NEW ADU's IN THE REAR (2 STORIES). NO PARKING - AS ALLOWED BY AB2097. **8 UNITS TOTAL**

OPTION 4: DEMOLISH ALL EXISTING UNITS. SUBDIVIDE LAND INTO 4 FEE SIMPLE LOTS PER CITY OF L.A. SMALL LOT ORDINANCE. 4 TOWNHOMES (3 STORIES) OF 1,500 SQ. FT. EACH w/ 3 BEDROOMS & 2.5 BATHROOMS EACH. 2 PARKING SPACE GARAGE AT GROUND FLOOR. ROOF TOP DECK OPTIONAL. **4 TOWNHOMES ON 4 PROPERTIES TOTAL**

NOTE: VDLR DEVELOPERS CANNOT GUARANTEE JURISDICTIONAL APPROVAL OF SUBJECT DEVELOPMENT. AND DETERMINATION AND APROVAL IS HELD EXCLUSIVELY BY THE AUTHORITY HAVING JURISDICTION (CITY OF LOS ANGELES)

RD1.5 - ZONING CITY OF LA JURISDICTION



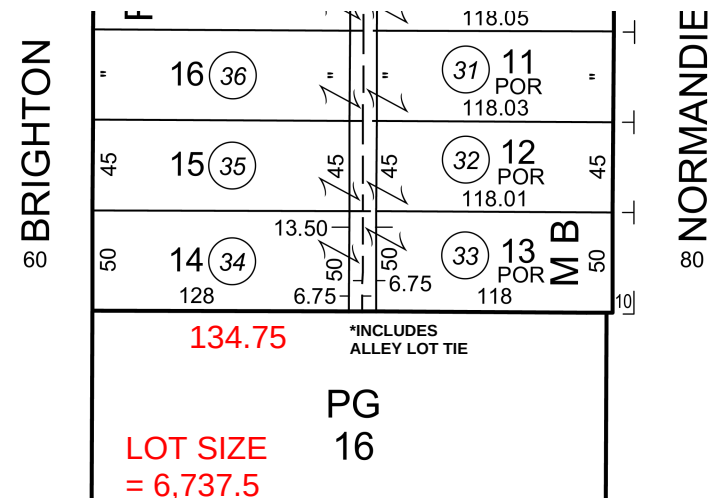
DEVELOPMENT STANDARDS

Zone	1±
A1±, A2±, RZ, RMP, RW2	Height: 45 ft Stories: n/a FAR: 3:1
RD±, R3	Height: 45 ft Stories: n/a FAR: 3:1

Table 1b – General Development Standards: Multifamily, Commercial, Manufacturing, Parking, and Open Space/Public Facilities/Submerged Lands

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required	
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit			
Multiple Residential											
RD1.5	Restricted Density Multiple Dwelling One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations	45 ft or (6a), (9)	15 ft	5 ft or 10% of lot width where lot is less than <50 ft wide; 3 ft min; ±1 ft for each story over 2½; not to exceed 16 ft (6a)	15 ft	5,000 sqft	1,500 sq-ft	50 ft	1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces per unit > 3 habitable rooms; uncovered (6a) 1 space each guest room (first 30)		
RD2							2,000 sq-ft				
RD3											
RD4							6,000 sq-ft			3,000 sq-ft	60 ft
RD5							8,000 sq-ft			4,000 sq-ft	
RD6							10,000 sq-ft			5,000 sq-ft	
	12,000 sq-ft	6,000 sq-ft									
									Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC		

ASSESSOR MAP



Land Information

Use Code = 0300 (Multi-Family Residence)			
Total SqFt(PDB):	7,050	Sewers:	Yes
Usable SqFt:	7,050	Flight Path:	No
Acre:		X-Traffic:	No
Land W' x D':	50 x 141	Freeway:	No
		Corner Lot:	No
		Golf Front:	No
		Horse Lot:	No
		View:	None
		Zoning:	(Refer Issuing Agency)
		Code Split:	No
		Impairment:	None

Situs Address:
3936 BRIGHTON AVE LOS ANGELES CA 90062-1201

Legal Description (for assessment purposes):
ROSS AND JONES TRACT 1/2 VAC ALLEY ADJ ON E AND LOT 14 BLK 1

Use Code: 0300 (Multi-Family Residence)
0 = Residential
3 = Three Units (Any Combination)
0 = 4 Stories or Less
0 = Unused or Unknown Code (No Meaning)

Building Information

SUBPART: 0102	# of Units: 1	Year Built:	1922	RCN Other: \$ 0
Design 0100	Beds/Baths:1/1	Effective Year:	1922	RCN Other \$ 0
Type:	Building 455	Depreciation:	UR // 45	Trended:
Quality D4B	SqFt:			Year 1971
Class:				Change:

Design Type: 0100
0 = Residential
1 = Single Family Residence
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

SUBPART: 0202	# of Units: 2	Year Built:	1922	RCN Other: \$ 750
Design 0200	Beds/Baths:2/2	Effective Year:	1922	RCN Other \$ 7,452
Type:	Building 1,440	Depreciation:	UR // 45	Trended:
Quality D5	SqFt:			Year 1971
Class:				Change:

Design Type: 0200
0 = Residential
2 = Double, Duplex, or Two Units
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

SUMMARY: Total	# of Units: 3
	Bed/Baths:3/3
	Building 1,895
	SqFt:
	Avg 631
	SqFt/Unit:

Housing

Direct all Inquiries to: Los Angeles Housing Department

Telephone: (866) 557-7368

Website: housing.lacity.gov

Rent Stabilization Ordinance (RSO): Yes [APN: 5036015034]

Ellis Act Property: No

Just Cause For Eviction Ordinance (JCO): No

Housing Crisis Act and Resident Protections Ordinance Replacement Review: [View](#)

Direct all Housing Element Sites Inquiries to: Los Angeles City Planning

Email: planning.housingpolicy@lacity.org

Housing Element Sites

HE Replacement Required: [Yes](#)

SB 166 Units: Appendix 4.1 0.13

Interactive Map: [View](#)

Housing Use within Prior 5 Years: [Yes](#)



ZIMAS

Public

3936 S BRIGHTON AVE

SB 9 Eligibility: [View](#)

SB 35 Eligibility: [View](#)

SB 79 Eligibility: [View](#)

SHRA / SB 684 Eligibility: [View](#)

AB 2334: Very Low Vehicle Travel Area: Yes

AB 2097: Within a half mile of a Major Transit Stop: [Yes](#)

AB 2011 Eligibility: [View](#)

AB 130 Eligibility: [View](#)

Streetscape: No

Adaptive Reuse Subareas: No

Adaptive Reuse Program: [Citywide Adaptive Reuse Program](#)

Affordable Housing Linkage Fee

Neighborhood: Exposition Park

Residential Market Area: [Medium / High](#)

Commercial Market Area: [Medium](#)

Inclusionary Housing: No

Local Affordable Housing Incentive: No

Targeted Planting: No

Special Lot Line: No

Transit Oriented Communities (TOC): [Tier 2](#)

Mixed Income Incentive Programs

Transit Oriented Incentive Area (TOIA): 1

Opportunity Corridors Incentive Area: Not Eligible

Corridor Transition Incentive Area: Not Eligible

TCAC Opportunity Area: Low

High Quality Transit Corridor (within 1/2 mile): [Yes](#)

ED 1 Eligibility: Review Eligibility

RPA: Redevelopment Project Area: None

Central City Parking: No

Downtown Parking: No

Building Line: None

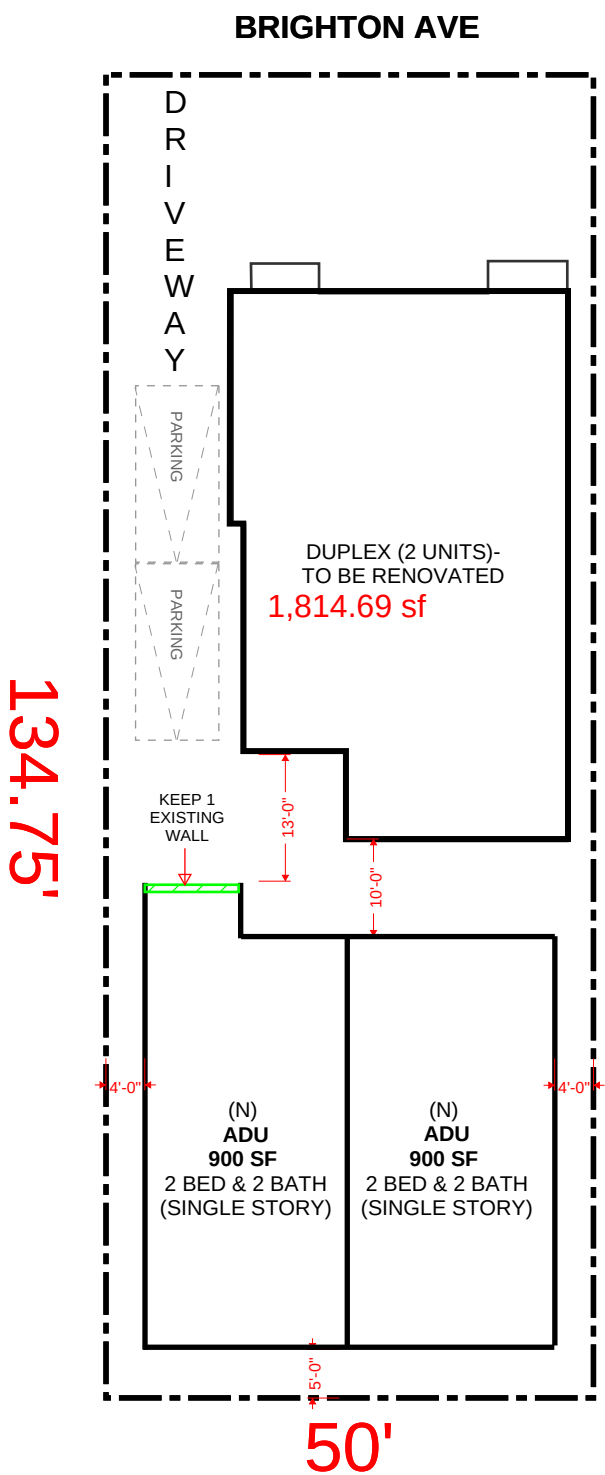
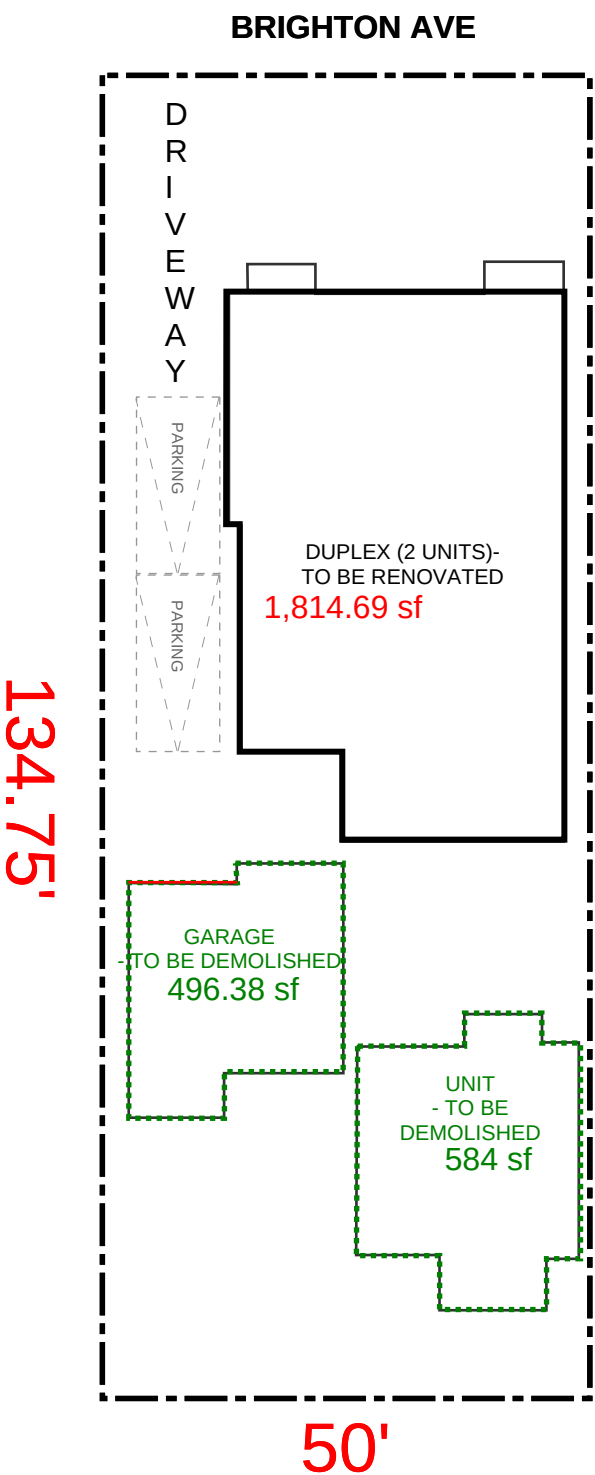
500 Ft School Zone: None

500 Ft Park Zone: None

OPTION 1: SITE PLAN

SUMMARY: BUILD 2 ADU's. RENOVATE EXISTING DUPLEX. 2
PARKING SPACES ONLY - AS ALLOWED BY AB2097.

4 RENTAL UNITS TOTAL.
1 PROPERTY

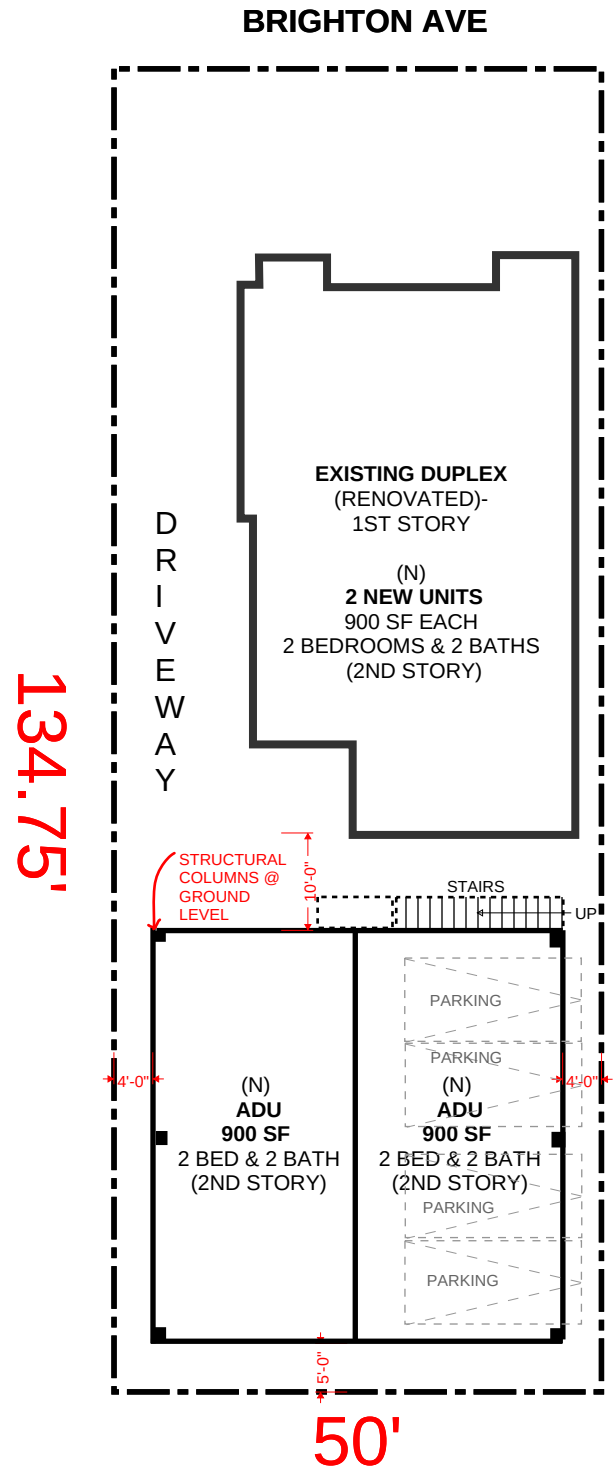
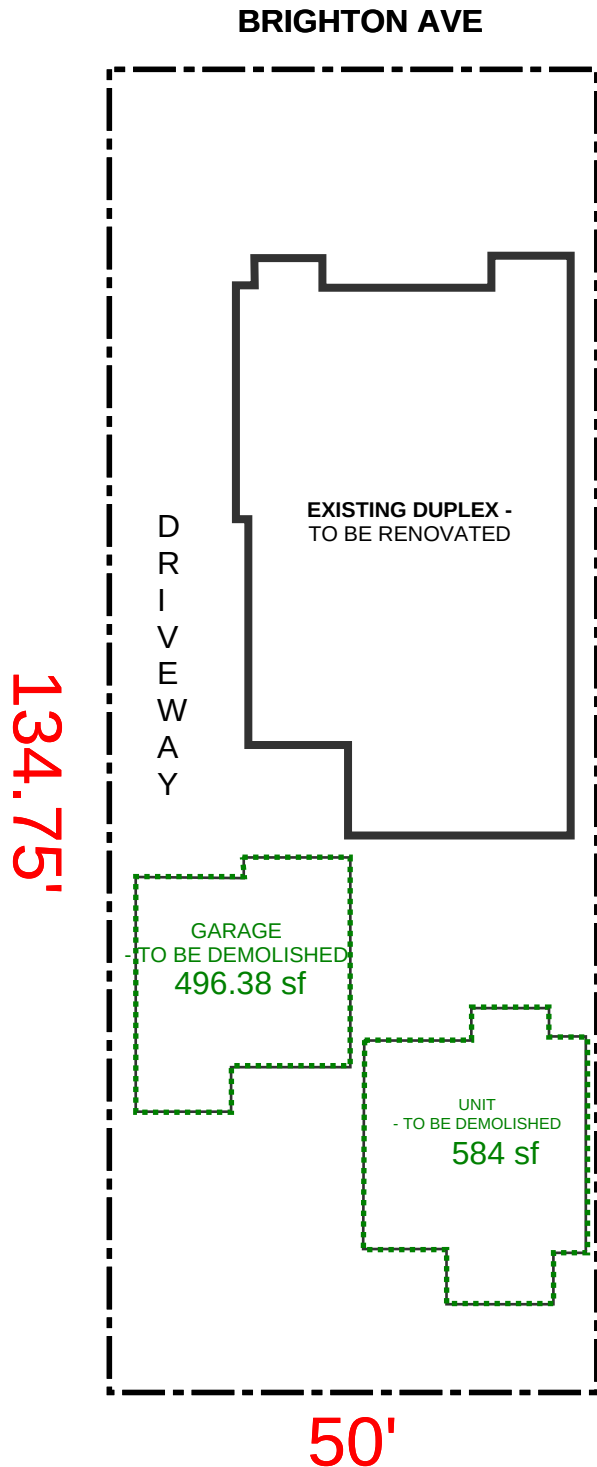


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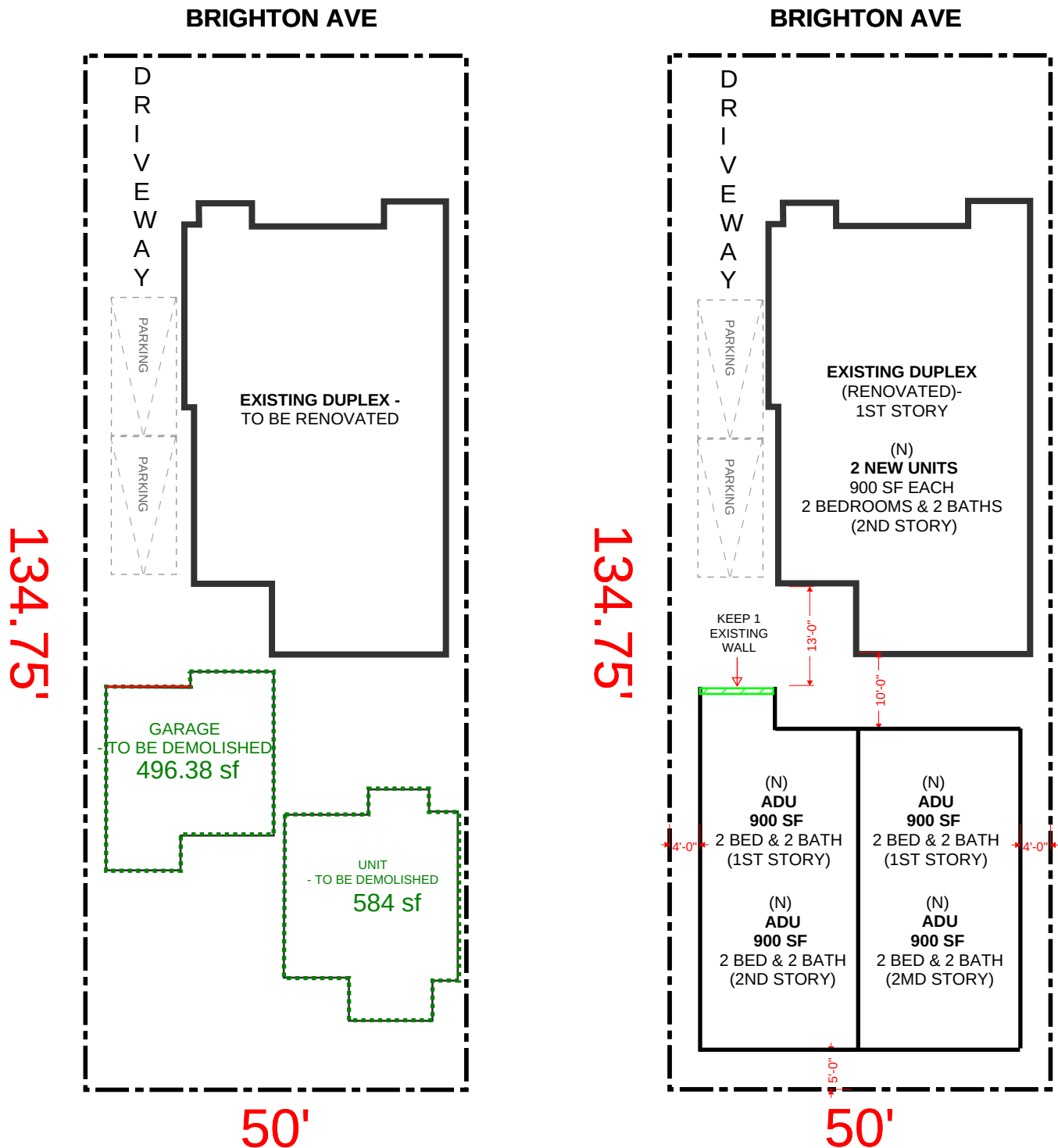
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8 UNITS TOTAL
ALL RENTALS - 1 PROPERTY



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