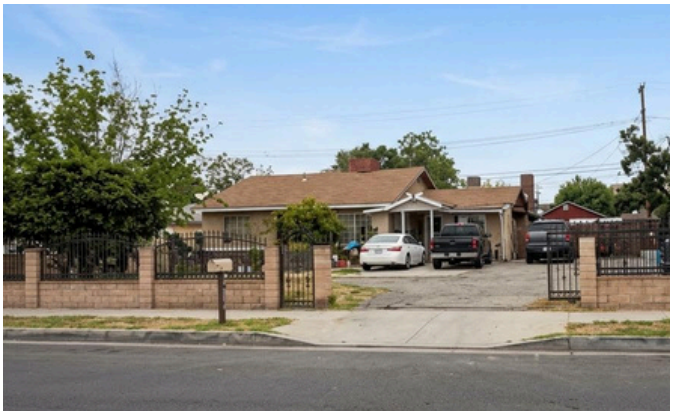
A Must-See Opportunity

14633 TUPPER ST, PANORAMA CITY, CA 91402 | $1,000,000



INVESTMENT AND DEVELOPMENT HIGHLIGHTS

- Property Address: 14633 Tupper St, Panorama City, CA 91402
- Land Area: 17,917 sq. ft. (0.41 Acres) | Dimensions: 104' x 171'
- Current Zoning: LA RA-1

This prime 0.41-acre parcel in Panorama City offers extraordinary value-add potential. While currently the house has monthly rental income of $3,800 zoned RA-1, the property benefits from strategic state housing laws and transit positioning that unlock multiple avenues for high-yield deployment:

1. By-Right Baseline Path

- **Immediate Baseline:** Retain or utilize the existing single-family structure (built in 1952 with 2 bedrooms, 2 bathrooms, and a pool) supplemented by an Accessory Dwelling Unit (ADU) and Junior ADU (JADU) for a 3-unit by-right configuration.

2. SB 9 Urban Lot Split & Multi-Unit Path: Appears to meet SB 9 screening criteria; buyer to verify.

- **Project Scope:** Split the parcel into two fee-simple lots, supporting up to 4–6 units total duplex configurations plus potential ADUs).
- **Ownership Model:** Ideal for fee-simple or townhouse-style product lines, giving developers exit flexibility via individual home sales.

3. Potential SB 79 & State Density Bonus Path (High-Density Multi-Family)

- **Transit-Oriented Scale:** Located within mile of major transit corridors along Van Nuys Boulevard, the site is possible to qualifies for SB 79 and TOC Tier 3 / Transit Priority Area overlays. Subject to independent verification.Ownership Model: Ideal for fee-simple or townhouse-style product lines, giving developers exit flexibility via individual home sales.
- **Yield Potential:** Affordable housing overlay pathways unlock potential for 20 to 40+ units (utilizing state density bonuses), complete with height increases, Floor Area Ratio (FAR) boosts, and streamlined ministerial approvals.

4. Potential Rezone & Long-Term Upside

Neighborhood Context: The property sits adjacent to higher-density multi-family zones (such as RD1.5 and R3 to the east), offering future exploratory potential to coordinate with City Planning regarding a potential General Plan rezone matching surrounding multi-family trends.

Key Financial & Operating Advantages

- **Zero Minimum Parking Requirements:** Because the property is situated within a designated Transit Priority Area and High-Quality Transit Corridor (within mile of a Major Transit Stop), state law (AB 2097 / SB 79) generally removes minimum parkingrequirements, substantially lowering hard construction costs.
- **In-Place Holding Income:** The property features current month-to-month tenancies generating steady cash flow of $3,800 per month, allowing developers to offset carrying costs and debt service while processing entitlement and architectural plans through the City of Los Angeles.

Disclaimer: All development potential, zoning overlays, unit capacities, and statutory incentives (SB 9, SB 79, TOC, and Density Bonus) are subject to independent verification. Buyers and developers are strongly advised to conduct their own due diligence with the City of Los Angeles Department of Building and Safety and City Planning Department.



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Each Office is Independently Owned and Operated. Buyer and Buyer's Agent acknowledge that Broker and Agent have not verified and make no representations or warranties, express or implied, regarding the property's zoning status, SB 9 eligibility, buildability, allowable unit yield, or municipal permit requirements. Buyer is advised to independently verify all land-use regulations, development criteria, and allowable density directly with the City of Los Angeles prior to removing contingencies.

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