

North Hollywood R4-1VL Property, 54 Potential Units With MIIP, 66 Potential Units With AHIP



**5109-5115 N Klump Ave
Los Angeles, CA 91601**

R4-1VL	54, 66	9,025 SQ. FT.	T- 2 High Opp	2
Zoning Height District	Max Unit	Lot Size	Incentive/ Opportunity Area	Lots

Development Potential (By-Right)

Maximum FAR	3:1
Maximum Height	
Feet	45 ft.
Stories	3
Minimum Setbacks	
Front	15 ft.
Side	5 ft. +1 ft for each story over 2nd, not to exceed 16 ft
Rear	15 ft. +1 ft for each story over 3rd; 20 ft max
Max Buildable Area, Footprint	5,075 sq. ft.
Max Buildable Area, Envelope	15,525 sq. ft.
Max Dwelling Units	22
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	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+

N/A

Transitional Height Limitations

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	4.35:1
Maximum Height Feet	67 ft.
Stories	5
Minimum Setbacks	
Front	15 ft. Eligible for decreases with the menu of incentives mentioned below
Side	5 ft. +1 ft for each story over 2nd, not to exceed 16 ft Eligible for decreases with the menu of incentives mentioned below
Rear	15 ft. +1 ft for each story over 3rd; 20 ft max Eligible for decreases with the menu of incentives mentioned below
Max Buildable Area, Footprint	5,810 sq. ft. Incentive Applied*
Max Buildable Area, Envelope	25,274 sq. ft.
Max Dwelling Units - Estimated	No Max Density (See below for potential density)
Affordable Units Required	At least 12% Extremely Low Income, 16% Very Low Income or 28% Lower Income; Or 4% ALI + 4% ELI + 12% MI = 20% total 20 PERCENT OF ALL UNITS MUST BE AFFORDABLE
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%) $25,274 \text{ sf} \times 0.15 = 3,791 \text{ sf}$ for common areas $21,483 \text{ sf} / 400 \text{ sf} = 54 \text{ units}$ Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential.

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	4.65:1
Maximum Height	
Feet	78 ft.
Stories	6
Minimum Setbacks	
Front	15 ft. Eligible for decreases with the menu of incentives mentioned below
Side	5 ft. +1 ft for each story over 2nd, not to exceed 16 ft Eligible for decreases with the menu of incentives mentioned below
Rear	15 ft. +1 ft for each story over 3rd; 20 ft max Eligible for decreases with the menu of incentives mentioned below
Max Buildable Area, Footprint	5,810 sq. ft. Incentive Applied*
Max Buildable Area, Envelope	27,017 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%)

$27,017 \text{ sf} \times 0.15 = 4,053 \text{ sf}$ for common areas
 $22,964 \text{ sf} / 350 \text{ sf} = 66 \text{ units}$

Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential.

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 managers unit)

Additional Incentives and Public Benefits

Additional Incentives
(Choose up to 4)

Setbacks:

Commercial Zones : May Use RAS3 setbacks. If adjacent to RD zone, then 5 ft min.

R zones:

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:

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 incentives

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

Lot 12, Block 2, Arb 3 and 4, Tract TR 2170

Land Use

High Medium Residential

Area Planning Commission

South Valley APC

Community Plan Area

North Hollywood - Valley Village

Neighborhood Council

Noho

Council District

2

Council Member

Adrin Nazarian

Restrictions

Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	No
Q/T Conditions	No
D Limitations	No
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	No
Opportunity Zone	No
Other	No

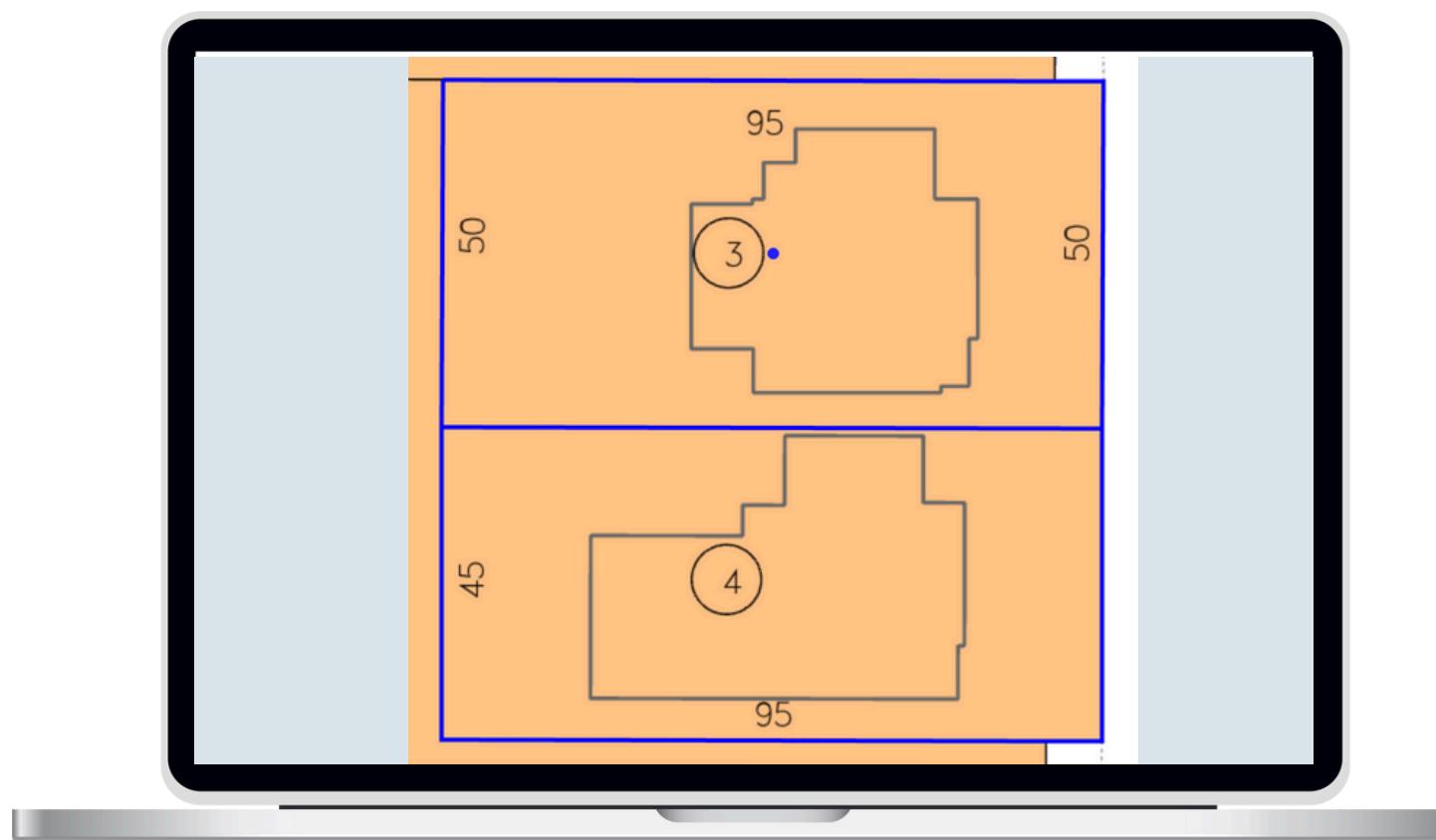
Red Flags



APN # 2353003020, 2353003021

Lot Dimensions: Front 100', Side 95', Side 95', Rear 100'

Half Alley:



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