



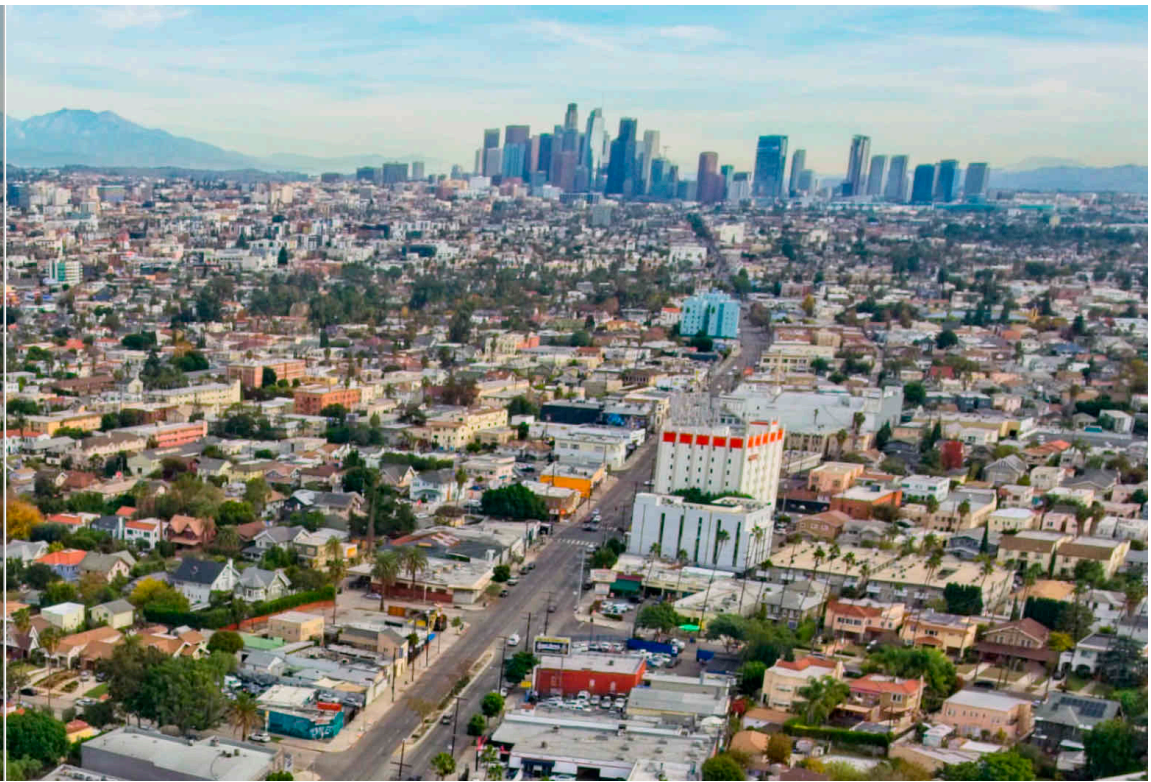
Demo'd in 2021 • Ellis'd in 2018

Reduced to \$1,700,000

**316 S. Catalina St.**  
**Los Angeles, CA 90020**  
7,790 SF of R4-1 Tier 3 TOC & Tier 1 SAFMR Land  
Build 65± Units Over 5 Stories with ED1

**PARTNERSCRE**  
**SVIDLER**





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**Dario Svidler**  
Executive Vice President

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svidlercre.com  
DRE 01884474

# 316 S. Catalina St.

## Property Overview

Partners CRE is proud to present for sale a development opportunity in **Prime Koreatown** - in the middle of everything!

This property was Ellis'd in 2018 and Demolished in 2021...and the property has an issued **SB8 ED1 RUD!**

With **7,790 SF of R4-1 Tier 3 TOC vacant land**, this property qualifies for **SAFMR Tier 1!**

Utilize **ED1** for a **65± Unit 5 Story Project** in one of the most **competitive rental markets** in the country! Seller has **Conceptual Plans** for a project.

Walking distance to pretty much all, including the **Metro Subway Station** waiting for the westward expansion to **Westwood**, or take the Subway to **Hollywood, Downtown**, or connect to practically anywhere in the Greater Los Angeles area!

Walk to **Vons, Ralphs**, fine and casual **dining**, happening **nightlife**, entertainment, public transportation...this neighborhood is perfect for new construction with little to no parking!



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.

## At a Glance

## Koreatown

**Reduced to \$1,700,000**

**7,790 SF**

Lot Size

**R4-1 Tier 3**

Zoning

**Demolished in 2021**

Status

**Ellis'd in 2018**

Status

**Walker's Paradise**

Walk Score Rating

**5502-006-004**

APN

**Tremendously Central to All!**

**Easy Access to:**

**Vons, Ralphs & Seafood City SMarket**

**Electrify America Charging Station**

**Shatto Recreation Center**

**LA Tofu House, BCD Tofu House**

**Alchemist Coffee, Coffee Bean, Starbucks**

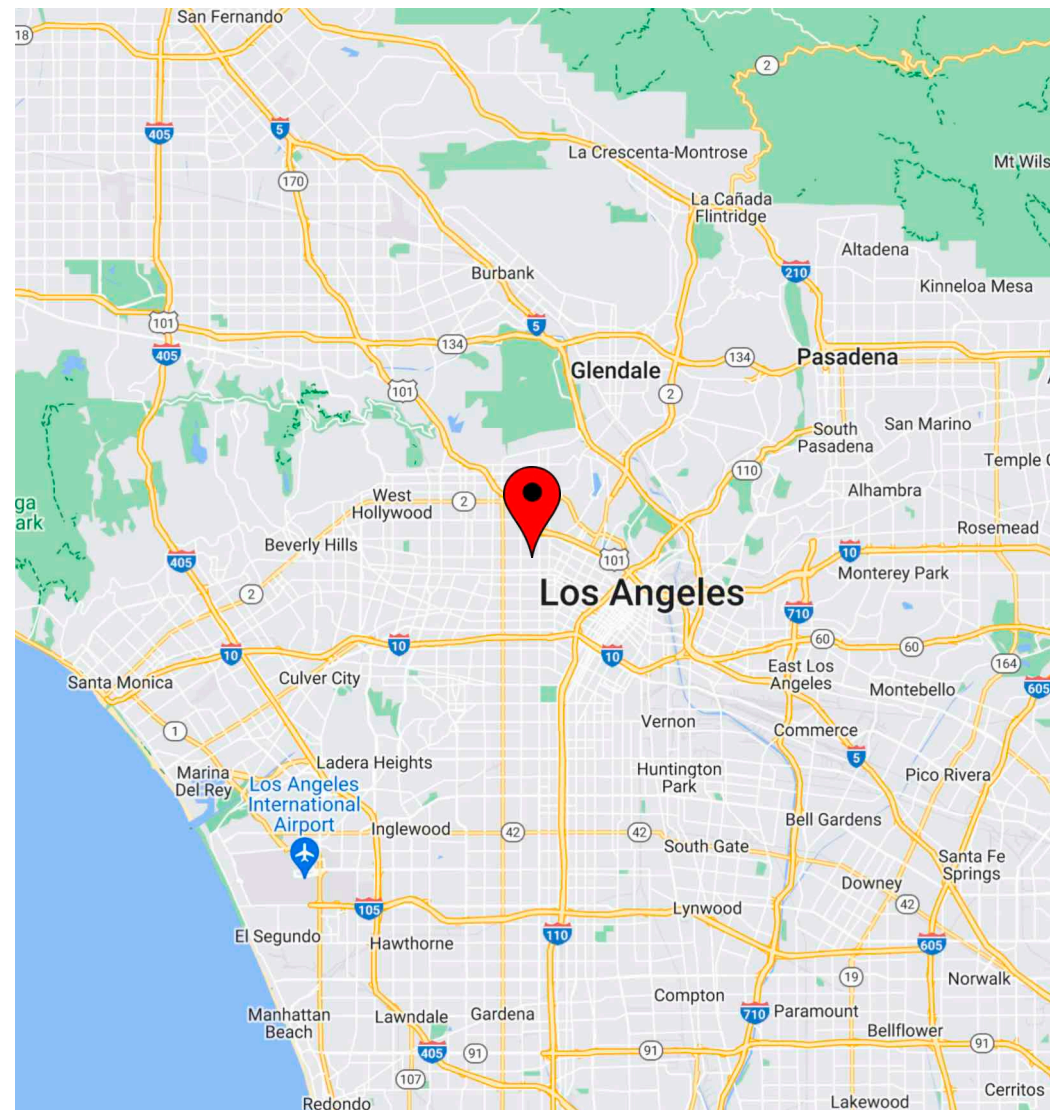
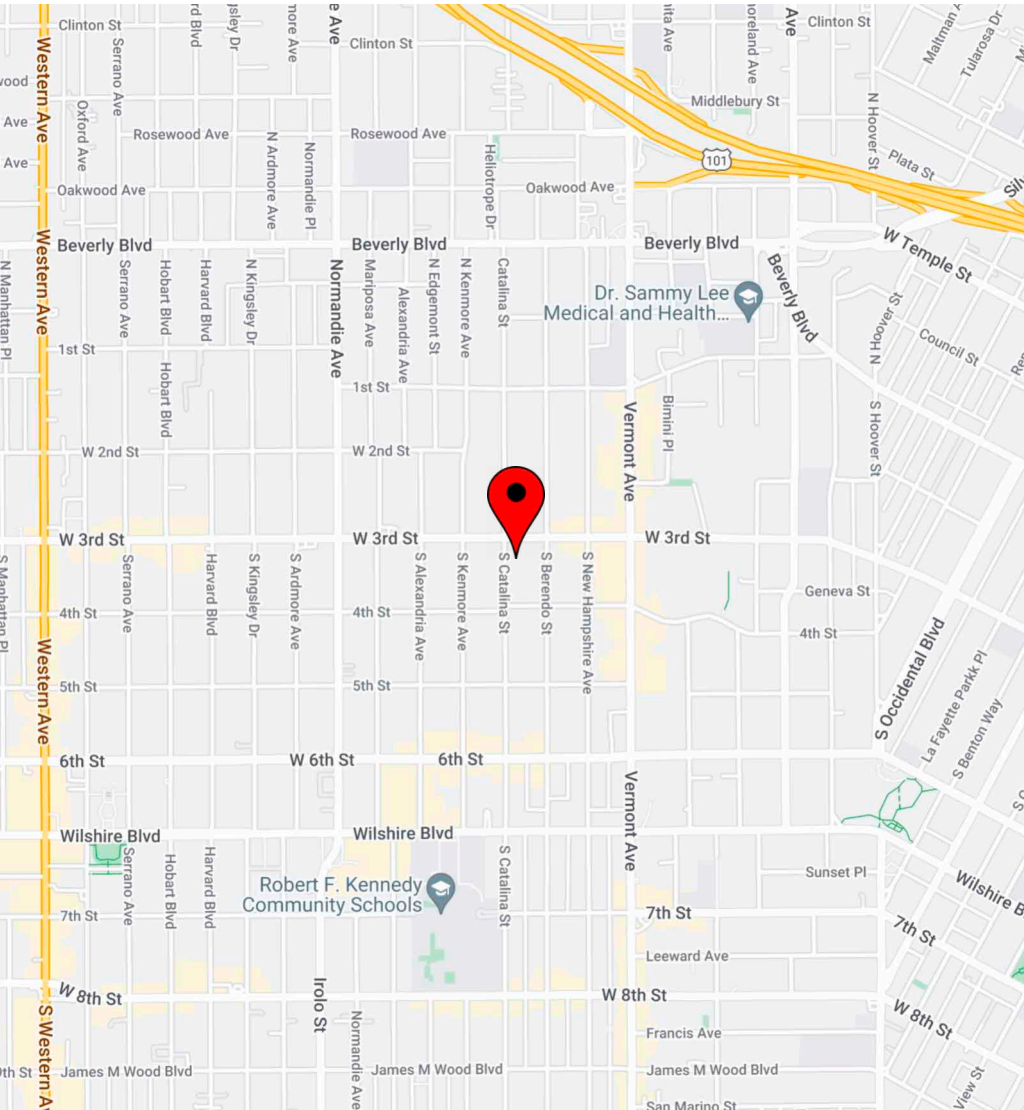
**Southwestern Law School**

**Metro Subway Station**



# 316 S. Catalina St.

## Maps



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# 316 S. Catalina St.

Zimas



City of Los Angeles  
Department of City Planning

2/28/2024  
PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

316 S CATALINA ST  
318 S CATALINA ST  
320 S CATALINA ST  
322 S CATALINA ST

**ZIP CODES**

90020

**RECENT ACTIVITY**

None

**CASE NUMBERS**

ADM-2023-6546-DB-VHCA-ED1  
CPC-1984-1-HD  
ORD-161116-SA28  
DIR-2020-2194-TOC-HCA  
ENV-2020-2195-CE

**Address/Legal Information**

PIN Number 135B197 283  
Lot/Parcel Area (Calculated) 7,790.7 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID A1  
PAGE 634 - GRID A2  
Assessor Parcel No. (APN) 5502006004  
Tract SCHMIDT HEIGHTS TRACT  
Map Reference M B 9-90  
Block None  
Lot 27  
Arb (Lot Cut Reference) None  
Map Sheet 135B197

**Jurisdictional Information**

Community Plan Area Wilshire  
Area Planning Commission Central  
Neighborhood Council Wilshire Center-Koreatown  
Council District CD 10 - Heather Hutt  
Census Tract # 2119.22  
LADBS District Office Los Angeles Metro

**Permitting and Zoning Compliance Information**

Administrative Review ADM-2023-6546-DB-VHCA-ED1

**Planning and Zoning Information**

Special Notes None  
Zoning R4-1  
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2374 State Enterprise Zone: Los Angeles  
High Medium Residential  
General Plan Land Use  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area None  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review 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  
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  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No  
SN: Sign District No

AB 2334: Very Low VMT Yes  
AB 2097: Reduced Parking Areas Yes  
Streetscape No  
Adaptable Reuse Incentive Area None  
Affordable Housing Linkage Fee  
Residential Market Area Medium-High  
Non-Residential Market Area High  
Transit Oriented Communities (TOC) Tier 3  
ED 1 Eligibility Eligible Site  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone No  
500 Ft Park Zone No

**Assessor Information**

Assessor Parcel No. (APN) 5502006004  
APN Area (Co. Public Works)\* 0.179 (ac)  
Use Code 0400 - Residential - Four Units (Any Combination) - 4 Stories or Less  
Assessed Land Val. \$1,144,440  
Assessed Improvement Val. \$501,981  
Last Owner Change 11/30/2017  
Last Sale Amount \$1,550,015  
Tax Rate Area 67  
Deed Ref No. (City Clerk) 994878-9  
95647  
87655  
724762  
6-984  
6-111  
1823393  
1379953  
1280404  
1280403  
1017449

Building 1  
Year Built 1924  
Number of Units 4  
Number of Bedrooms 8  
Number of Bathrooms 4  
Building Square Footage 5,114.0 (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) Yes [APN: 5502006004]

**Additional Information**

Airport Hazard None  
Coastal Zone None  
Santa Monica Mountains Zone No  
Farmland Area Not Mapped  
Urban Agriculture Incentive Zone YES  
Very High Fire Hazard Severity Zone No  
Fire District No. 1 No  
Flood Zone 100 Yr - Zone AO

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# 316 S. Catalina St.

## Zimas

Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.6952488
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	WILSHIRE CENTER
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	Los Angeles
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	Yes [APN: 5502006004]
Ellis Act Property	Yes
Date Filed on	4/18/2018
Address	316 S CATALINA ST
APN	5502006004
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2026
Fire Information	

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### CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

<b>Case Number:</b>	ADM-2023-6546-DB-VHCA-ED1
<b>Required Action(s):</b>	DB-DENSITY BONUS VHCA-VESTING HOUSING CRISIS ACT ED1-EXECUTIVE DIRECTIVE 1
<b>Project Descriptions(s):</b>	Pursuant to the California State Assembly Bill 2345 the Applicant request and unlimited density in the R4-1 zone in lieu of 1 dwelling unit for each 400 square feet of lot area per LAMC 12.10; Pursuant to the California State Assembly Bill 2345 the Applicant request a base incentive to allow zero parking for a project within 1/2 mile of a major transit stop; Pursuant to LAMC 12.22.A.25 and California State Assembly Bill 2345 the Applicant requests a base incentive to increase height in the R3-1 zone to allow a project 62'-0" in lieu of the allowed 45 feet; Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an off-menu incentive to increase the allowable floor area by 40.7% from 15,090 SF to a maximum of 21,235 SF; Pursuant to the LAMC Section 12.22.A.25, the Applicant requests a waiver of development standard to apply an 50% front yard setback reduction at all levels at the West property line; Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an off-menu incentive to apply an 37.5% side yard setback reduction at all levels at the North property line; Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an off-menu incentive to apply an 37.5% side yard setback reduction at all levels at the South property line; Pursuant to the LAMC Section 12.22.A.25, the Applicant requests a waiver of development standard to allow zero bicycle parking; Pursuant to the LAMC Section 12.22.A.25, the Applicant requests a waiver of development standard to allow zero tree planting requirements; Pursuant to the LAMC Section 12.22.A.25, the Applicant requests a waiver of development standard to allow zero required open space;
<b>Case Number:</b>	CPC-1984-1-HD
<b>Required Action(s):</b>	HD-HEIGHT DISTRICT
<b>Project Descriptions(s):</b>	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
<b>Case Number:</b>	DIR-2020-2194-TOC-HCA
<b>Required Action(s):</b>	TOC-TRANSIT ORIENTED COMMUNITIES HCA-HOUSING CRISIS ACT
<b>Project Descriptions(s):</b>	PURSUANT TO LAMC SECTION 12.22.A.31, A TIER 3 TRANSIT ORIENTED COMMUNITIES (TOC) PROJECT PROPOSING THE DEMOLITION OF AN EXISTING 4-UNIT APARTMENT BUILDING FOR THE CONSTRUCTION OF A 6-STORY, APPROXIMATELY 64- FEET IN HEIGHT, 30-UNIT APARTMENT BUILDING INCLUDING 3 (EJ) AFFORDABLE UNITS IN THE R4-1 ZONE. THE APPLICANT IS REQUESTING 3 ADDITIONAL INCENTIVES, A FRONT YARD SETBACK REDUCTION, TWO SIDE YARD SETBACK REDUCTIONS, AND A REAR YARD SETBACK REDUCTION.
<b>Case Number:</b>	ENV-2020-2195-CE
<b>Required Action(s):</b>	CE-CATEGORICAL EXEMPTION
<b>Project Descriptions(s):</b>	PURSUANT TO LAMC SECTION 12.22.A.31, A TIER 3 TRANSIT ORIENTED COMMUNITIES (TOC) PROJECT PROPOSING THE DEMOLITION OF AN EXISTING 4-UNIT APARTMENT BUILDING FOR THE CONSTRUCTION OF A 6-STORY, APPROXIMATELY 64- FEET IN HEIGHT, 30-UNIT APARTMENT BUILDING INCLUDING 3 (EJ) AFFORDABLE UNITS IN THE R4-1 ZONE. THE APPLICANT IS REQUESTING 3 ADDITIONAL INCENTIVES, A FRONT YARD SETBACK REDUCTION, TWO SIDE YARD SETBACK REDUCTIONS, AND A REAR YARD SETBACK REDUCTION.

### DATA NOT AVAILABLE

ORD-161116-SA28

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# 316 S. Catalina St.

## Zimas



Address: 316 S CATALINA ST  
 APN: 5502006004  
 PIN #: 135B197 283

Tract: SCHMIDT HEIGHTS TRACT  
 Block: None  
 Lot: 27  
 Arb: None

Zoning: R4-1  
 General Plan: High Medium Residential



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# 316 S. Catalina St.

## SB8 - Housing Crisis Act of 2019 - ED1 RUD

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager



LOS ANGELES HOUSING DEPARTMENT  
1910 Sunset Blvd, Ste 300  
Los Angeles, CA 90026  
Tel: 213.808.8808

housing.lacity.org

DATE: February 6, 2024

TO: Frontier Acquisitions, LLC, a California Limited Liability Company, Owner  
Jeff Zbikowski of JZA, Applicant

FROM: Doris Kwok, Senior Management Analyst I  
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019**  
**ED 1 Replacement Unit Determination**  
**RE: 316 South Catalina Street, Los Angeles, CA 90020**  
**318 South Catalina Street, Los Angeles, CA 90020**  
**320 South Catalina Street, Los Angeles, CA 90020**  
**322 South Catalina Street, Los Angeles, CA 90020**

This Replacement Unit Determination (RUD) is only applicable if the proposed project is 100% affordable and meets the eligibility requirements of ED 1. In the event the proposed project changes and is no longer 100% affordable or eligible for ED 1, an amended RUD will be required.

Based on the Application for a Replacement Unit Determination (RUD) submitted by Jeff Zbikowski (Applicant) on behalf of Frontier Acquisitions, LLC, a California Limited Liability Company (Owner), for the above referenced property located at 316-322 S. Catalina St. (APN 5502-006-004, Lot 27) (Property) the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above-referenced application. Four (4) units existed on the property within the last 5 years. Four (4) units subject to the Rent Stabilization Ordinance (RSO) are subject to replacement pursuant to the requirements of California Government Code Section 66300, as "Protected Units" with three (3) of the four (4), subject to replacement as affordable "Protected Units."

### PROJECT SITE REQUIREMENTS:

The Housing Crisis Act of 2019, as amended by SB 8 and AB 1218 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project ("Project") on a site ("Property") that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the Project replaces those units as specified below. The replacement requirements below apply to the following projects:

- Discretionary Housing Development Projects that receive a final approval from Los Angeles City Planning (LACP) on or after January 1, 2022,
- Ministerial On-Menu Density Bonus, SB 35 and AB 2162 Housing Development Projects that submit an application to LACP on or after January 1, 2022, and
- Ministerial Housing Development Projects that submit a complete set of plans to the Los Angeles Department of Building & Safety (LADBS) for Plan Check and permit on or after January 1, 2022.

### Replacement of Existing Dwelling Units

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past 5 years.

### Tenant Noticing, Relocation, Right to Return, Right to Remain:

ED 1 RUD HIMS #24-131534

Determination: 316-322 South Catalina Street, Los Angeles, CA 90020  
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Any existing occupants will be allowed to occupy their units until six (6) months before the start of construction activities. The project proponent shall provide existing occupants with written notice of the planned demolition, the date they must vacate, and their rights under this section. Notice shall be provided at least six (6) months in advance of the date that existing occupants must vacate. Any existing occupants that are required to leave their units shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

The Project must also replace all existing or demolished "Protected Units". Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner's application for a Replacement Unit Determination (RUD): (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (2) subject to any form of rent or price control through a public entity's valid exercise of its police power within the 5 past years (3) occupied by lower or very low income households (an affordable Protected Unit), or (4) that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants. The Los Angeles Housing Department (LAHD) will send requests for information to each occupant of the existing project. Requests for information can take two (2) or more weeks to be returned. It is the owner's responsibility to work with the occupants to ensure that the requested information is timely produced.

- **In the absence of occupant income documentation:** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of September 5, 2023, is at 31% extremely low income, 18% very low income and 20% low income for Transit Oriented Communities (TOC) projects and 49% very low income and 20% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 49% very low income and 20% low income. The remaining 31% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

### Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO). Last Occupied by Persons or Families at Moderate Income or Above

The City has the option to require that the Project provide: (1) replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR (2) require the units to be replaced in compliance with the RSO.

### Tenant Noticing, Relocation, Right to Return, Right to Remain:

Any existing occupants will be allowed to occupy their units until six (6) months before the start of construction activities. The project proponent shall provide existing occupants with written notice of the planned demolition, the date they must vacate, and their rights under this section. Notice shall be provided at least six (6) months in advance of the date that existing occupants must vacate. Any existing occupants that are required to leave their units shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

All occupants of Protected Units (as defined in California Government Code Section 66300(d)(2)(F)(vi)) being displaced by the Project have the right to remain in their units until six (6) months before the start of construction activities with proper notice subject to Chapter 16 (Relocation Assistance) of Division 7, Title I of the California Government Code ("Chapter 16"). However, all **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are also entitled to: (a) Relocation benefits also subject to Chapter 16, and (b) the right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost", as applicable. This provision does

ED 1 RUD HIMS #24-131534

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# 316 S. Catalina St.

## SB8 - Housing Crisis Act of 2019 - ED1 RUD

Determination: 316-322 South Catalina Street, Los Angeles, CA 90020  
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not apply to: (1) a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, and (2) a Project that consists of 100% lower income units except Manager's Unit.

### THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on January 23, 2024, the Owner plans to construct a new, 100% affordable, forty-seven (47) unit apartment building on the Property using additional incentives under the Density Bonus (DB) Guidelines.

### PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for an RUD for the Property on January 23, 2024. In order to comply with the required **10-year** look back period, LAHD collected and reviewed data from January 2014 to January 2024.

### Review of Documents:

Per the Grant Deed, Owner acquired the Property on November 30, 2017.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of "0400 - Residential - Four Units (Any Combination) - 4 Stories or Less."

Google Earth, Google Street View, and an internet search support that the Property contains a vacant lot.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has applied for Demolition Permits: #20019-10000-02384 and #21019-10000-01512, and has applied for a new Building Permit: #23010-10000-03542. The demolition permits were finalized on June 10, 2021.

### REPLACEMENT UNIT DETERMINATION:

The Existing Residential Dwelling Units at the Property within the last five years:

ADDRESS	BEDROOM TYPE	VACANT OR OCCUPIED AT APPLICATION	"PROTECTED?"	BASIS OF "PROTECTED" STATUS
316 S. Catalina St.	2 Bedrooms	Vacant	Yes	RSO
318 S. Catalina St.	2 Bedrooms	Vacant	Yes	RSO
320 S. Catalina St.	2 Bedrooms	Vacant	Yes	RSO
322 S. Catalina St.	2 Bedrooms	Vacant	Yes	RSO
<b>Totals: 4 Units</b>	<b>8 Bedrooms</b>			

Pursuant to the Housing Crisis Act of 2019, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the Comprehensive Housing Affordability Strategy (CHAS) database shows 31% extremely low income, 18% very low income and 20% low income for Transit Oriented Communities (TOC) projects and 49% very low income and 20% low income for Density Bonus (DB) projects. In the absence of specific entitlements, the affordability will default to 49% very low income and 20% low income. The remaining 31% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Number of Existing Residential Dwelling Units and Protected Units within five (5) years of Owner's application:	4
Number of Protected Units Ellised within the last (10) years:	4
Number of Affordable Replacement Units required per CHAS:	3

ED 1 RUD HIMS #24-131534

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Determination: 316-322 South Catalina Street, Los Angeles, CA 90020  
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	Project using TOC	Project using DB or No Entitlements	
4 Units x 69%	3 Units	3 Units	
Extremely Low	1 Unit		
Very Low	1 Unit	2 Units	
Low	1 Unit	1 Unit	
Market Rate RSO Units	1 Unit	1 Unit	
<b>Number of Unit(s) presumed to be above-lower income subject to replacement:</b>			1

### Affordability Requirements:

Pursuant to CHAS, three (3) units need to be replaced with an equivalent type unit. For TOC projects, the replacement requirements will consist of one (1) unit restricted to **Extremely Low Income Households**, one (1) unit restricted to **Very Low Income Households**, and one (1) unit restricted to **Low Income Households**. For DB projects or projects not requesting any entitlements, the replacement requirement will consist of two (2) units restricted to **Very Low Income Households** and one (1) unit restricted to **Low Income Households**.

For the one (1) remaining unit presumed to have been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the RSO.

### Vacancy/Occupancy of Units:

Per the Owner's statement, this Property was demolished in 2021 and as shown by LADBS permits and Google Street View. No tenant packets were sent or received so therefore, LAHD cannot verify the income levels of the households that occupied the four (4) units.

Unless tenant income verification documents prove the unit(s) was/were occupied by a lower income or below lower income household(s) at the time of application, the bedroom size of the existing units and the proportionality of the bedroom sizes of the new units, whichever is more restrictive will be considered to determine the bedroom types of the affordable replacement units. If we receive responses to the tenant letters within 30 days (or 60 days if the tenant requests an extension of time) of when the tenant letters were sent, the affordability level of this RUD may change.

The zero affordable replacement determination will only remain valid provided the property remains vacant or in the event of an owner occupied single family dwelling. Any subsequent rental of the property may result in an affordable replacement obligation.

Please note that all the **new** units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This RUD only applies if the proposed project is a 100% affordable rental project and NOT condominiums or units for sale. In the event the project changes to condominiums, the owner needs to request a RUD amendment to reflect 100% replacement of the units. This RUD will apply to TOC projects, DB projects and projects not requesting entitlements.

**\*\*WARNING\*\***

### LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a LOT TIE required for the NEW proposed housing development project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as above.

ED 1 RUD HIMS #24-131534

# 316 S. Catalina St.

## SB8 - Housing Crisis Act of 2019 - ED1 RUD

Determination: 316-322 South Catalina Street, Los Angeles, CA 90020  
Page 5

<b>IF YES:</b>	Owner's existing RSO replacement obligation, if any, will <b>INCREASE</b> by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.
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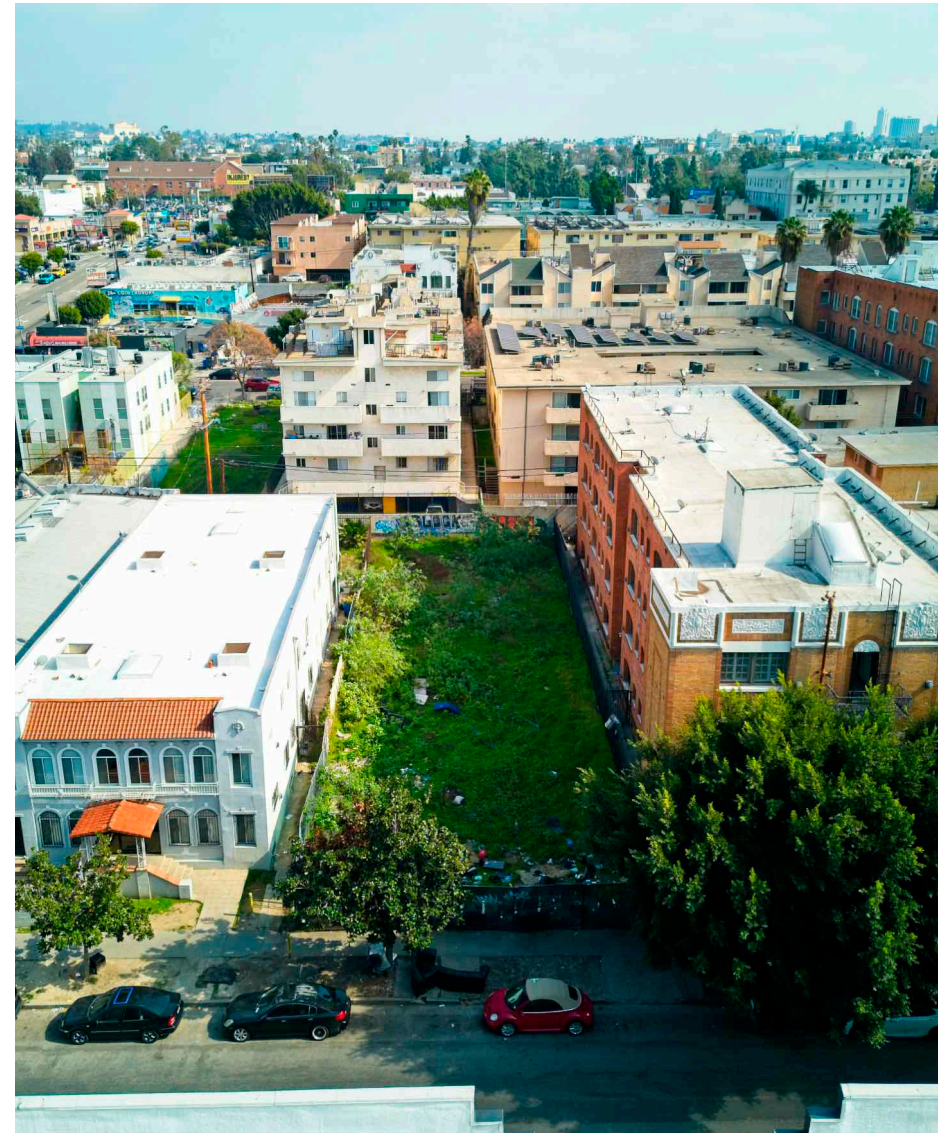
**NOTE:** This determination is provisional and is subject to verification by LAHD's Rent Division.

Submitting forged or false documents is a crime that may be punishable as a felony under state law (Cal. Penal Code 115). Documents submitted in connection with your application are subject to investigation. The use of any false or forged document may be grounds for revision to the replacement unit determination. If, following an investigation, the City determines that false or forged documents were used to exempt housing units from the replacement obligations required by law, the housing units may be deemed as affordable replacement units. Other applicable penalties may also be applied.

If you have any questions about this RUD, please contact Julie Lieu at [julie.lieu@lacity.org](mailto:julie.lieu@lacity.org).

cc: Los Angeles Housing Department File  
Planning.HCA@lacity.org, Department of City Planning for discretionary projects, or  
LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

DK:jl



ED 1 RUD HIMS #24-131534

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# 316 S. Catalina St.

## Parcel Map

5502 | 6  
 SCALE 1" = 80'

1990

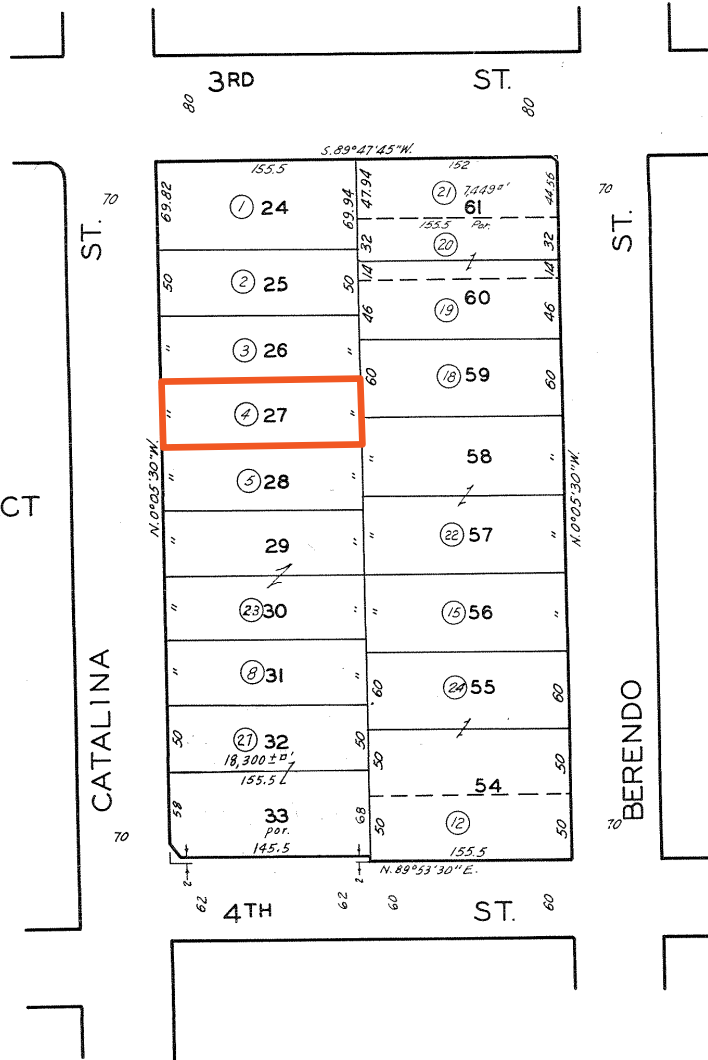
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SCHMIDT HEIGHTS TRACT  
 M. B. 9-90



CODE  
 67

FOR PREV. ASSMT. SEE: 217-36



ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

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# 316 S. Catalina St.

## Section 8 - SAFMR



### Small Area Fair Market Rents

Effective 01-01-2023, the Section 8 Department will implement Small Area Fair Market Rents (SAFMRs) for applicant and participant families in the Housing Choice Voucher Program (HCVP). SAFMRs are defined based on the U.S. Postal Service ZIP code areas. They reflect rents at the ZIP code level with the goal to improve tenant outcomes. They have been shown to be a more direct approach to encouraging tenant moves to housing in lower poverty areas by increasing the subsidy available in specific ZIP codes to support such moves.

The following chart depicts the SAFMRs for HACLA.

(Effective January 1, 2023 for New Admissions and Effective March 1, 2023 for Annual Reexaminations)

Tier	Zip Code	Bedroom Size								
		0	1	2	3	4	5	6	7	8
1	90005; 90012; 90013; 90020; 90027; 90028; 90038; 90039; 90071; 90240; 90623; 90638; 90701; 90715; 90807; 91001; 91006; 91007; 91008; 91010; 91020; 91024; 91104; 91107; 91108; 91303; 91321; 91324; 91325; 91335; 91345; 91351; 91356; 91384; 91387; 91411; 91504; 91506; 91601; 91607; 91711; 91722; 91724; 91740; 91775; 91780; 91790; 91791; 91792; 93551	\$2,184	\$2,460	\$3,120	\$3,996	\$4,416	\$5,078	\$5,740	\$6,403	\$7,065
2	90010; 90015; 90034; 90035; 90045; 90046; 90056; 90064; 90066; 90068; 90211; 90230; 90232; 90245; 90263; 90278; 90402; 90603; 90712; 90713; 90732; 90746; 90808; 91030; 91214; 91311; 91316; 91326; 91344; 91350; 91355; 91362; 91381; 91390; 91403; 91423; 91505; 91602; 91604; 91608; 91741; 91765; 91773	\$2,448	\$2,760	\$3,504	\$4,488	\$4,956	\$5,698	\$6,442	\$7,185	\$7,929
3	90014; 90024; 90025; 90036; 90048; 90049; 90067; 90069; 90073; 90077; 90094; 90210; 90212; 90254; 90265; 90266; 90272; 90274; 90275; 90290; 90291; 90292; 90293; 90703; 91011; 91105; 91301; 91302; 91307; 91354; 91361; 91364; 91367; 91436; 91789	\$2,796	\$3,216	\$3,948	\$5,280	\$6,036	\$6,940	\$7,846	\$8,751	\$9,657
Voucher Payment Standard (VPS) - All Other ZIP Codes		\$2,132	\$2,407	\$3,052	\$3,915	\$4,320	\$4,968	\$5,616	\$6,264	\$6,912

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

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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:

- a. Income Certification Application Package
- b. If needed, training to complete the Application Package. Trainings are provided **by appointment**
- c. 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@ufba.com](mailto:LUcert@ufba.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



# 316 S. Catalina St.

## Metro - D Line - Extension

### Subway Extension Project

Location: Central Los Angeles, Westside Cities

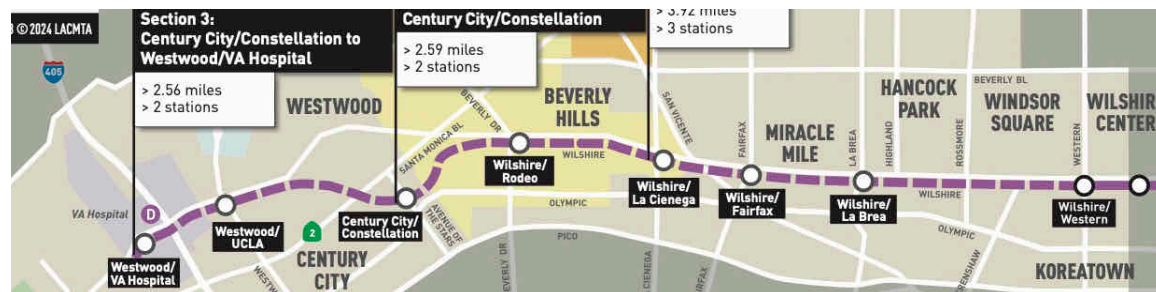
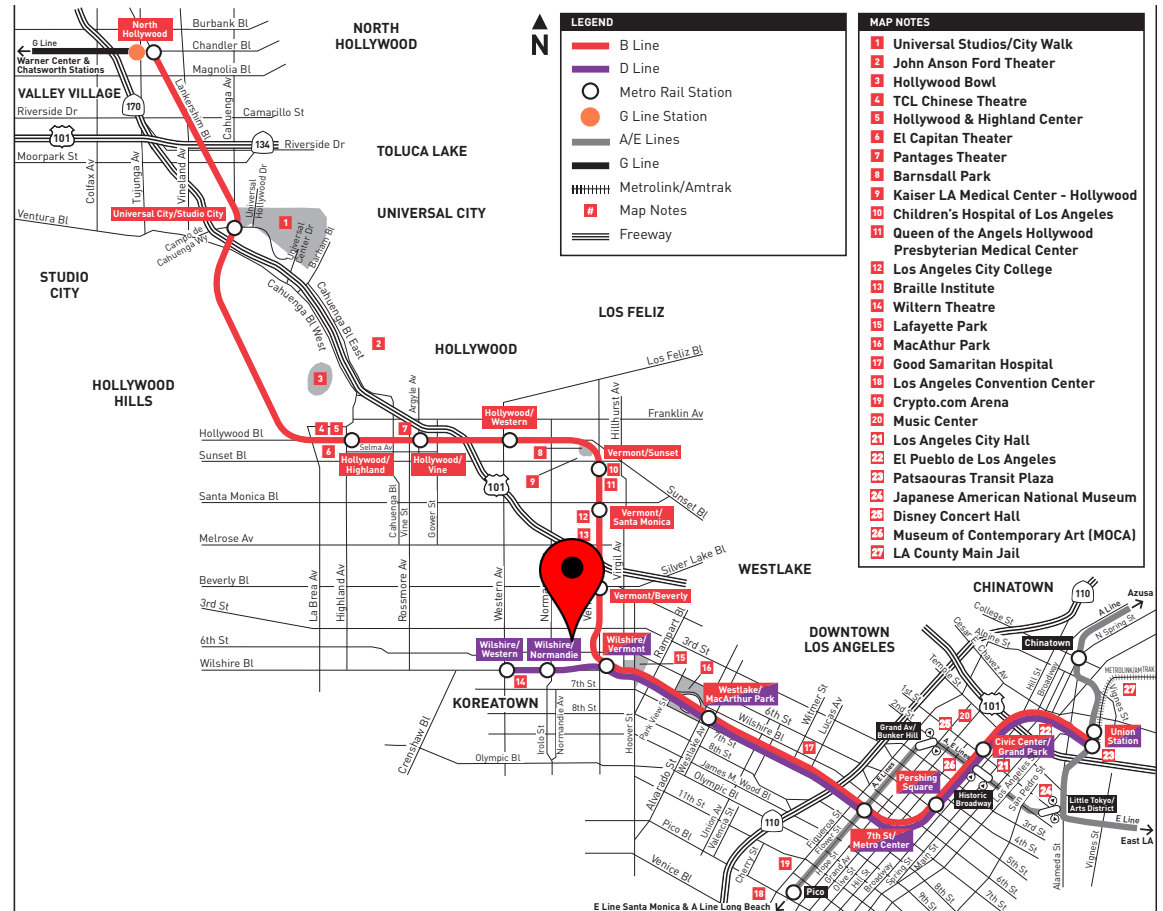
Phase: Construction

Type: Better Transit

Forecasted Opening: 2025-2027

Metro has a plan to make it easier to get around by expanding our rail system to the Westside with the D Line Subway Extension Project. This critical, highly anticipated new addition to Metro's network will add seven new stations and a reliable, high-speed connection between downtown and the Westside.

As one of LA's busiest areas, the Westside is the region's second-largest job center. With the Metro D Line Subway Extension Project, we are closer than ever to connecting busy areas and improving travel for everyone who lives, works and plays in LA County.



Project construction began in 2019. The Metro D Line Subway Extension Project is being built in three sections:

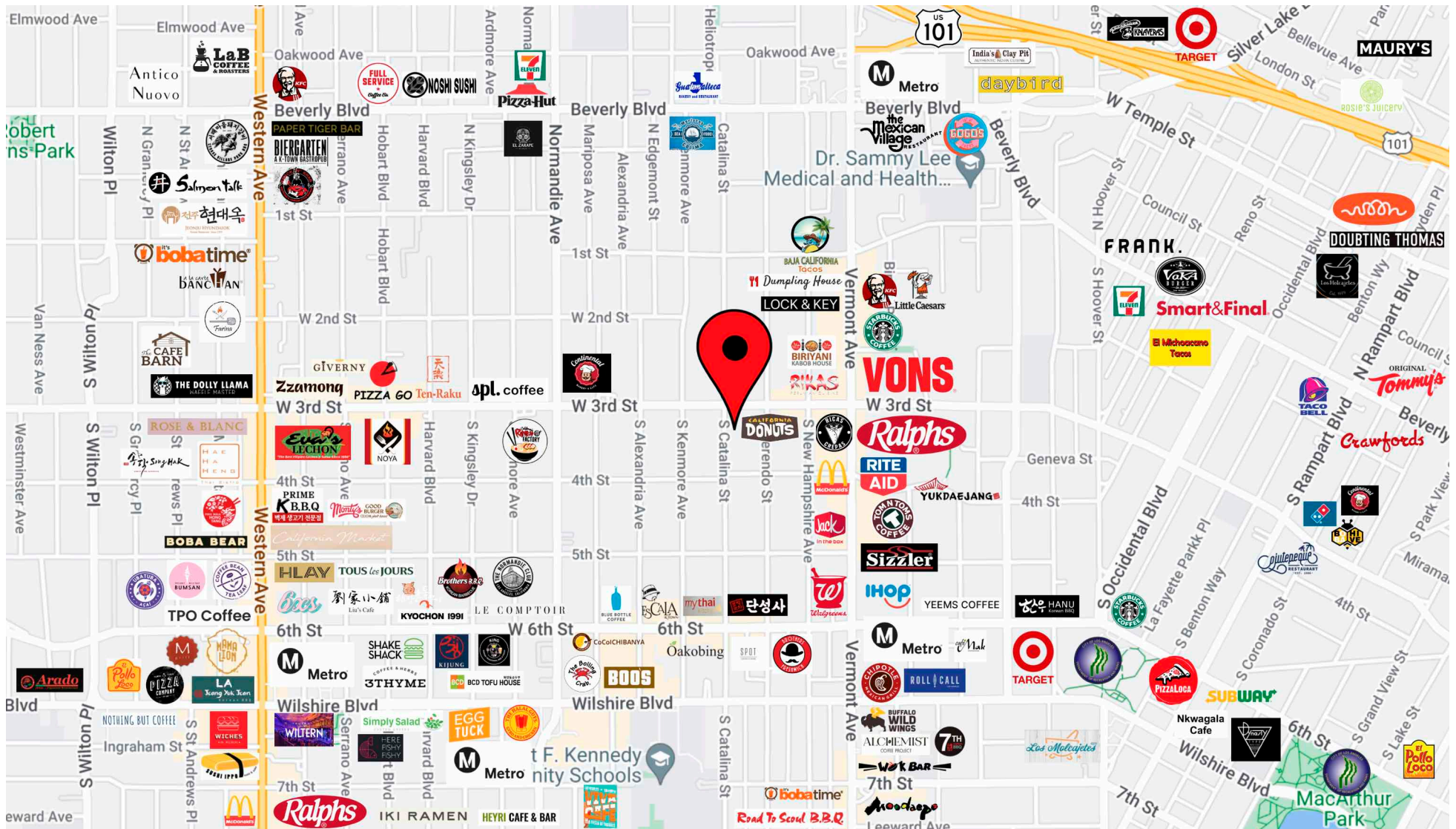
- Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2025.
- Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.
- Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.

<https://www.metro.net/projects/westside/>

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# 316 S. Catalina St.

## Area Map



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# 316 S. Catalina St.

## Walk Score



### Walker's Paradise

Daily errands do not require a car.



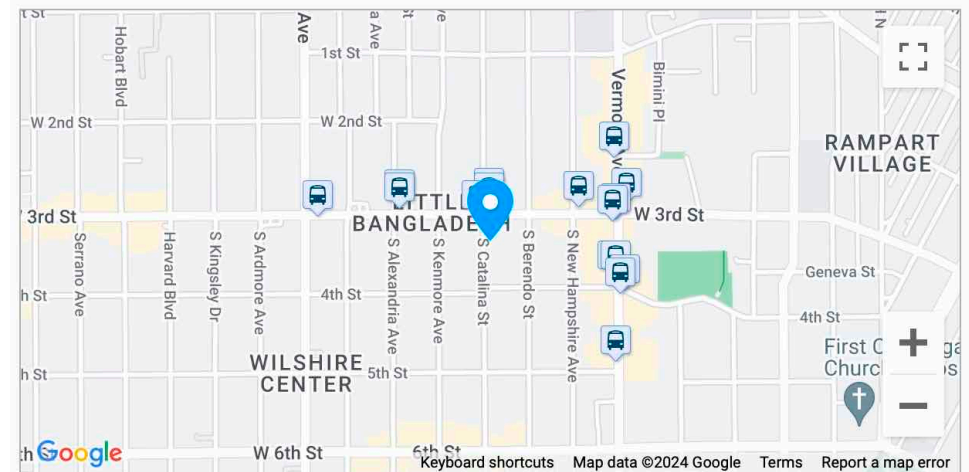
### Excellent Transit

Transit is convenient for most trips.



### Bikeable

Some bike infrastructure.



### Rail lines:

Metro D Line (Purple)	0.6 mi	Metro B Line (Red)	0.6 mi
-----------------------	--------	--------------------	--------

### Bus lines:

16 Metro Local Line	0.0 mi	Wilshire Center/Koreatown ...	0.0 mi
204 Metro Local Line	0.2 mi	754 Metro Rapid Line	0.2 mi
Wilshire Center/Koreatown ...	0.2 mi		

## About this Location

316 South Catalina Street has a Walk Score of 93 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

316 South Catalina Street is a 14 minute walk from the Metro B Line (Red) and the Metro D Line (Purple) at the Wilshire / Vermont Station stop.

This location is in the Wilshire Center - Koreatown neighborhood in Los Angeles. Nearby parks include Shatto Recreation Center, South Serrano Avenue Historic District and Lafayette Park.



<https://www.walkscore.com/score/316-s-catalina-st-los-angeles-ca-90020>

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# 316 S. Catalina St.

## Brick Work - ED1 Report



### Existing Conditions

Floor Area	5,114 sq. ft.
Units	4
Year Constructed	1924
Assessed Improvement Value	\$501,981
Assessed Land Value	\$1,144,440
Zone	R3-1
Lot Area	7,791 sq. ft.
APNs	

5502-006-004

### Development Potential (By-Right)

Maximum FAR	3:1
Maximum Height	N/A
Feet	-
Stories	None
Minimum Setbacks	
Front	15 ft.
Side	5 ft.
Rear	15 ft.
1 ft for each story over 2nd, not to exceed 16 ft	
+1 ft for each story over 3rd; 20 ft max	

### Development Potential (By-Right)

Max Buildable Area, Footprint	4,736 sq. ft.	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)
Max Buildable Area, Envelope	14,208 sq. ft.	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+
Max Dwelling Units	19	Long 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+
Affordable Units Required	None	Short Term	
Transitional Height Limitations	None required.		
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		

### Development Potential (100% affordable) ED-1

Maximum FAR	6:1 FAR
Maximum Height	N/A
Feet	
Stories	N/A
Minimum Setbacks	
Front	15 ft.
Side	5 ft.
Rear	8 ft.
No reduction unless it aligns with the average of the front yards setback of adjoining buildings	
1 ft for each story over 2nd, not to exceed 16 ft	
Max reduction allowed through incentive. +1 ft for each story over 3rd; 20 ft max	
Max Buildable Area, Footprint	5,086 sq. ft.
Max Buildable Area, Envelope	30,516 sq. ft.
Potential Density	65

### ED-1 Notes

The site has been determined as eligible for ED-1 per ZIMAS. 100% affordable projects may be eligible for on or off-menu incentives. Existing FAR may be increased through bonus incentives.

Please note: All ED-1 incentives are subject to change when a newly updated ordinance for ED-1 is adopted.

All calculations for potential density under ED-1 are done using an off-menu incentive for FAR and an average unit size of 400 sq. ft. at 85% efficiency. Existing FAR may be increased through bonus incentives.

Up to 20% for moderate-income and 80% for low-income. 100% of units are considered affordable

### Parking

None required.

### Required Bicycle Parking

Long Term	A 50% reduction in bicycle parking
Short Term	A 50% reduction in bicycle parking

### Transitional Height Limitations

None required.

### Required Open Space

A 50% reduction in open space.

### Other Development Notes

-

### Restrictions

Rent Stabilization Ordinance	Yes
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
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	No

Properties subject to the Rent Stabilization Ordinance (RSO) must replace existing affordable units at a rate of 1 to 1 or 20% of new proposed units, whichever is greater.

### Property Report Disclaimer

All data are obtained from government sources. No attempt has been made to verify the data's accuracy.

This report is for informational purposes only. Do not rely on this report to support real estate or investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was obtained.

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# 316 S. Catalina St.

## Conceptual Plans



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# 316 S. Catalina St.

## Conceptual Plans

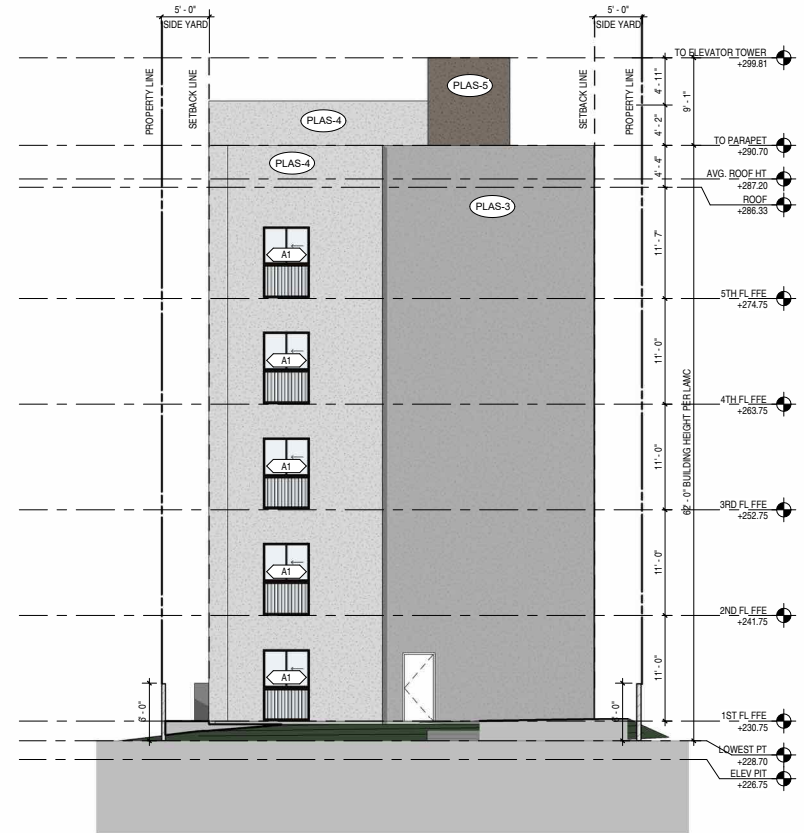
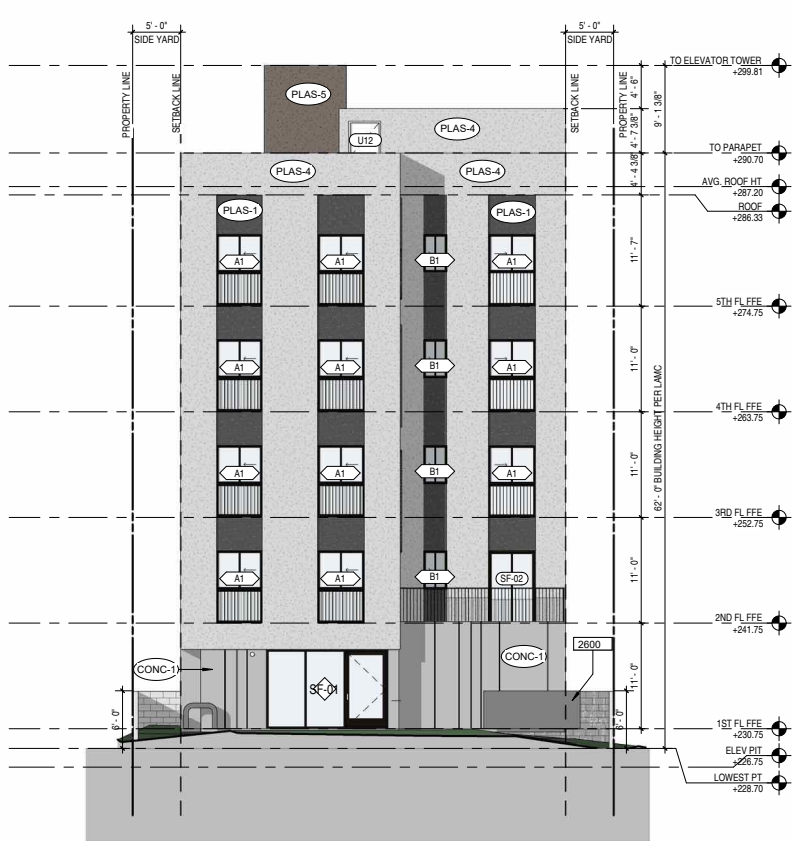


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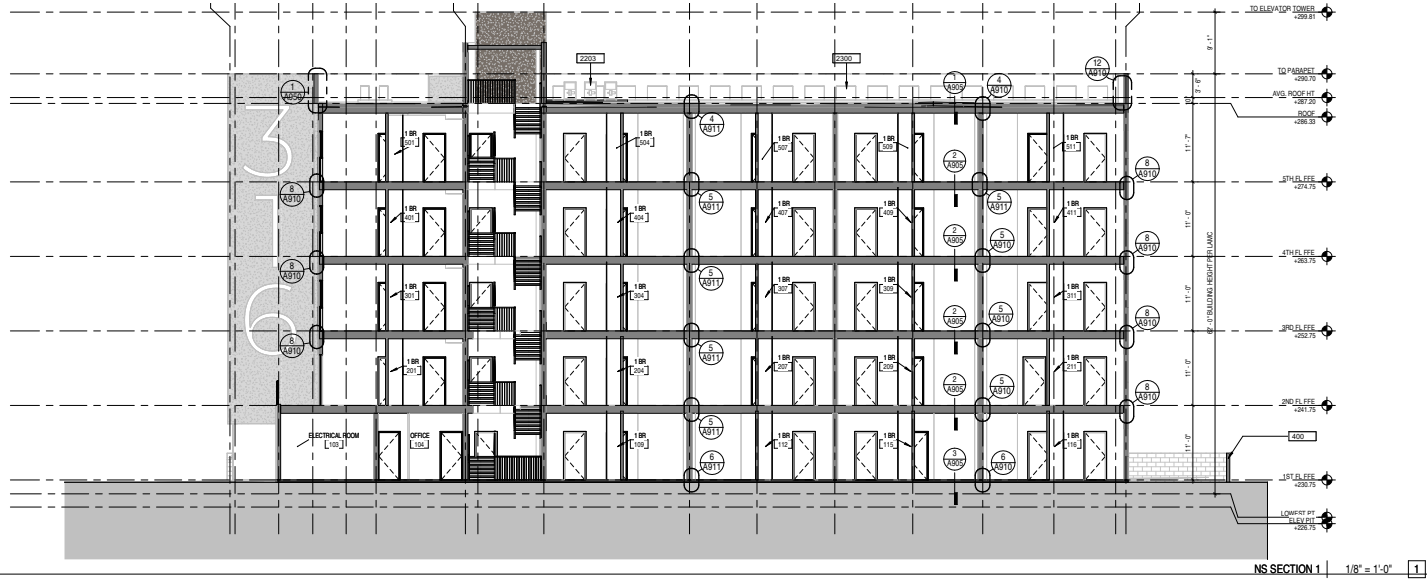
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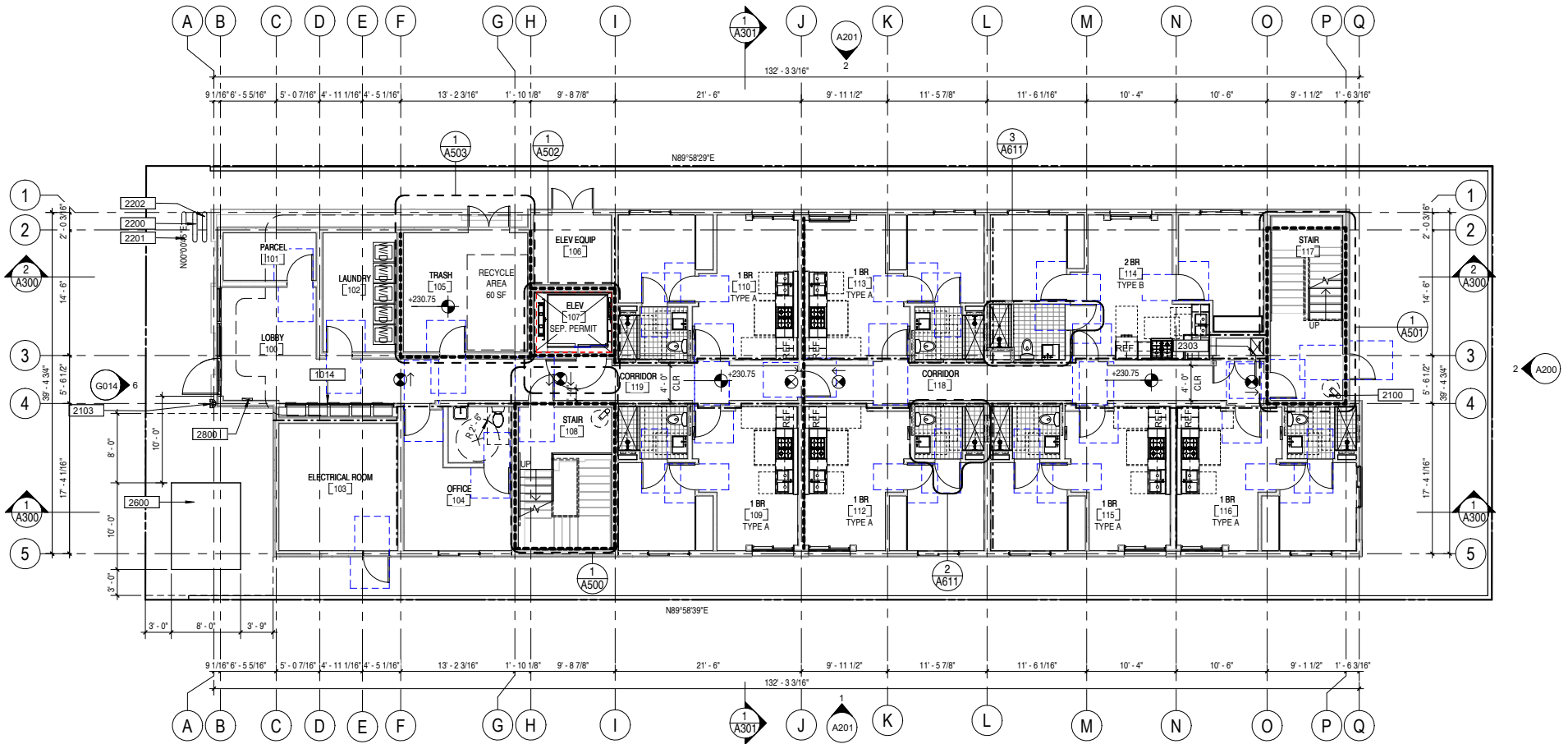
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# 316 S. Catalina St.

## Conceptual Plans - 1<sup>st</sup> Floor

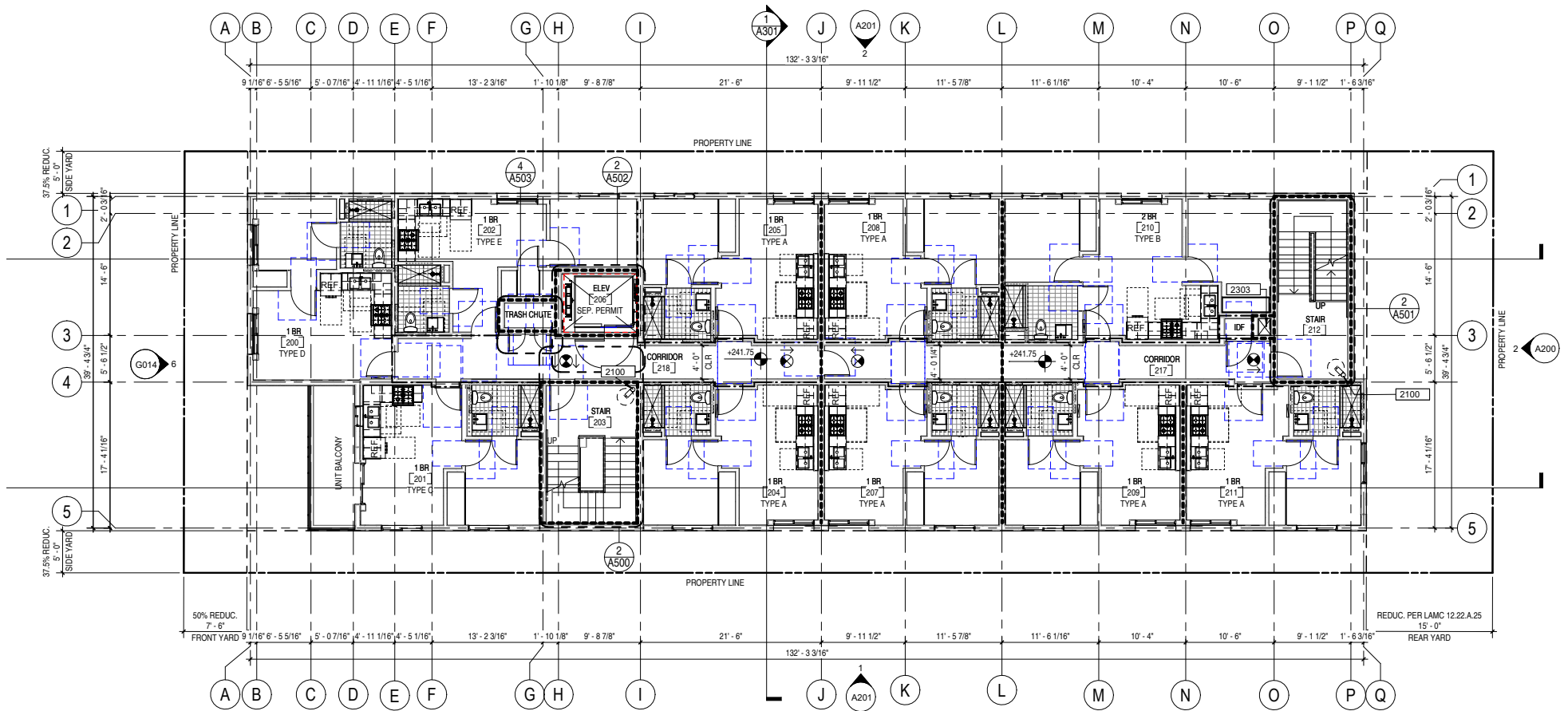


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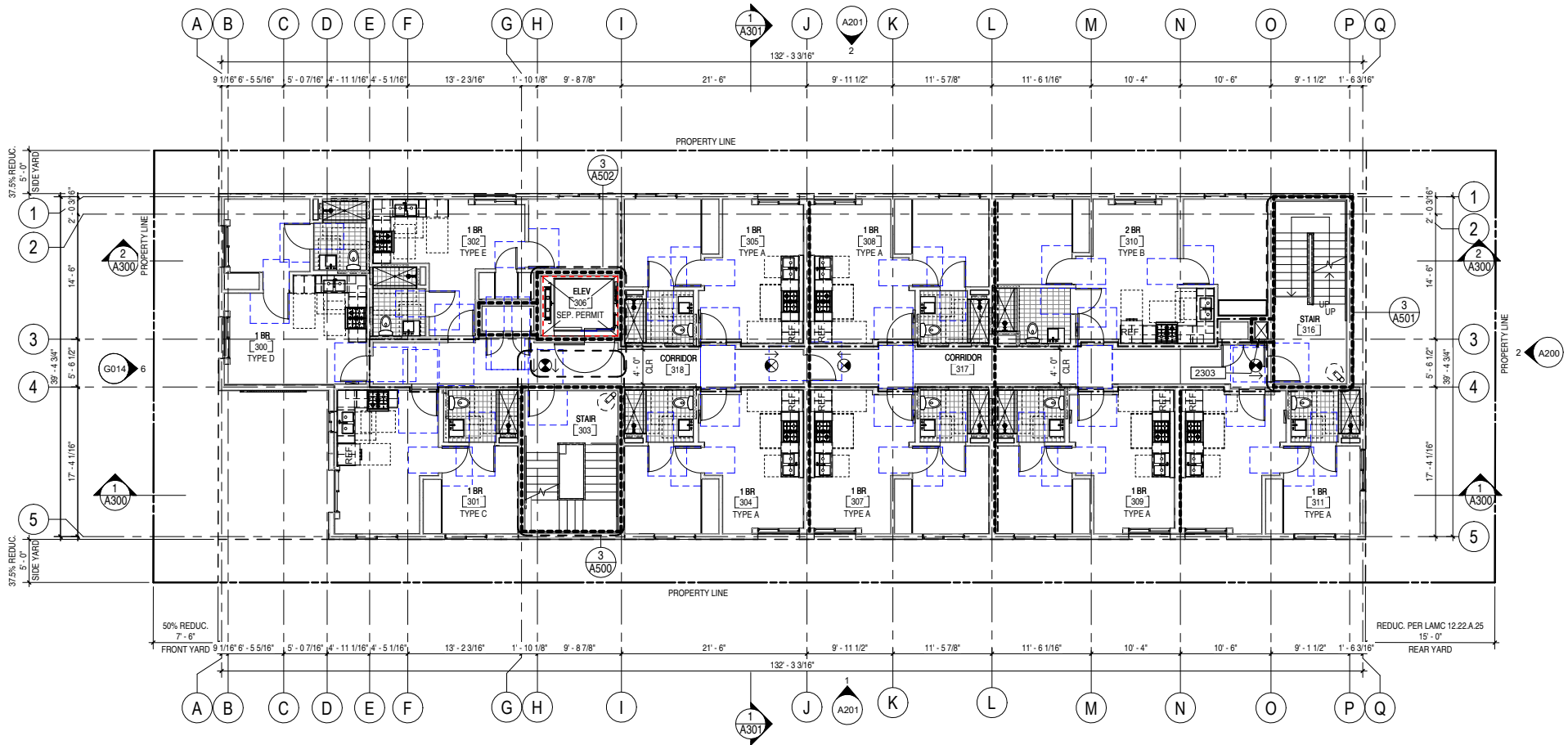
## Conceptual Plans - 2<sup>nd</sup> Floor



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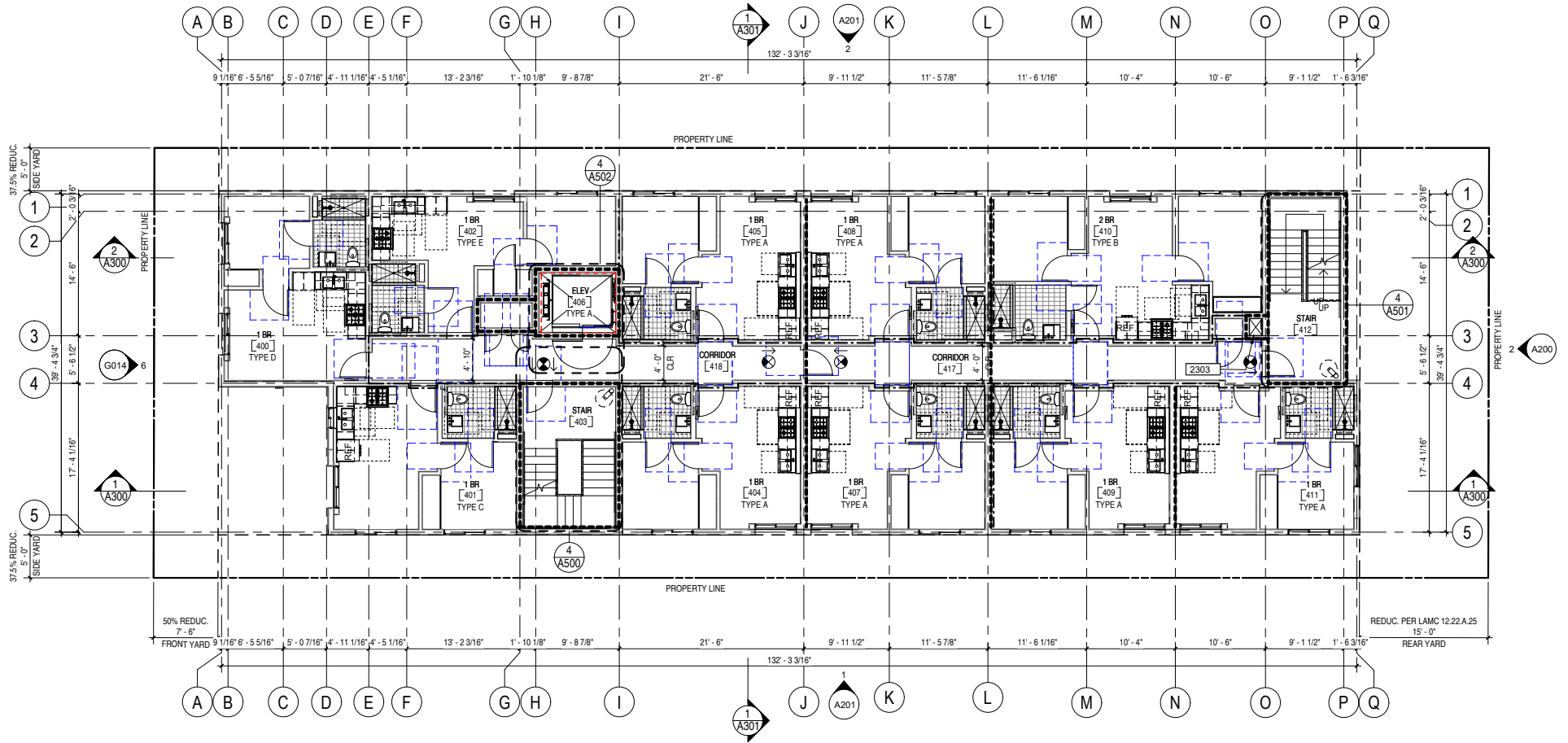
## Conceptual Plans - 3<sup>rd</sup> Floor



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# 316 S. Catalina St.

## Conceptual Plans - 4<sup>th</sup> Floor

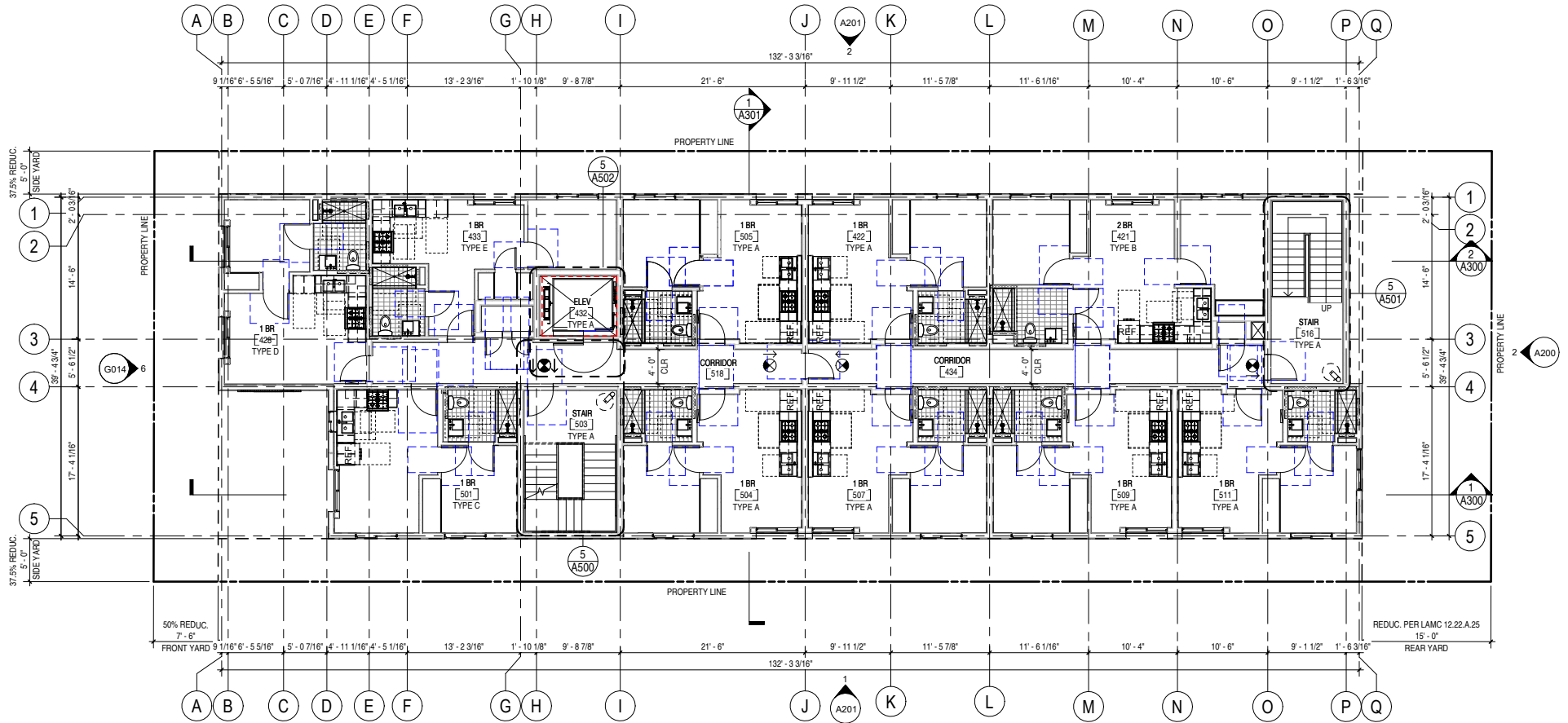


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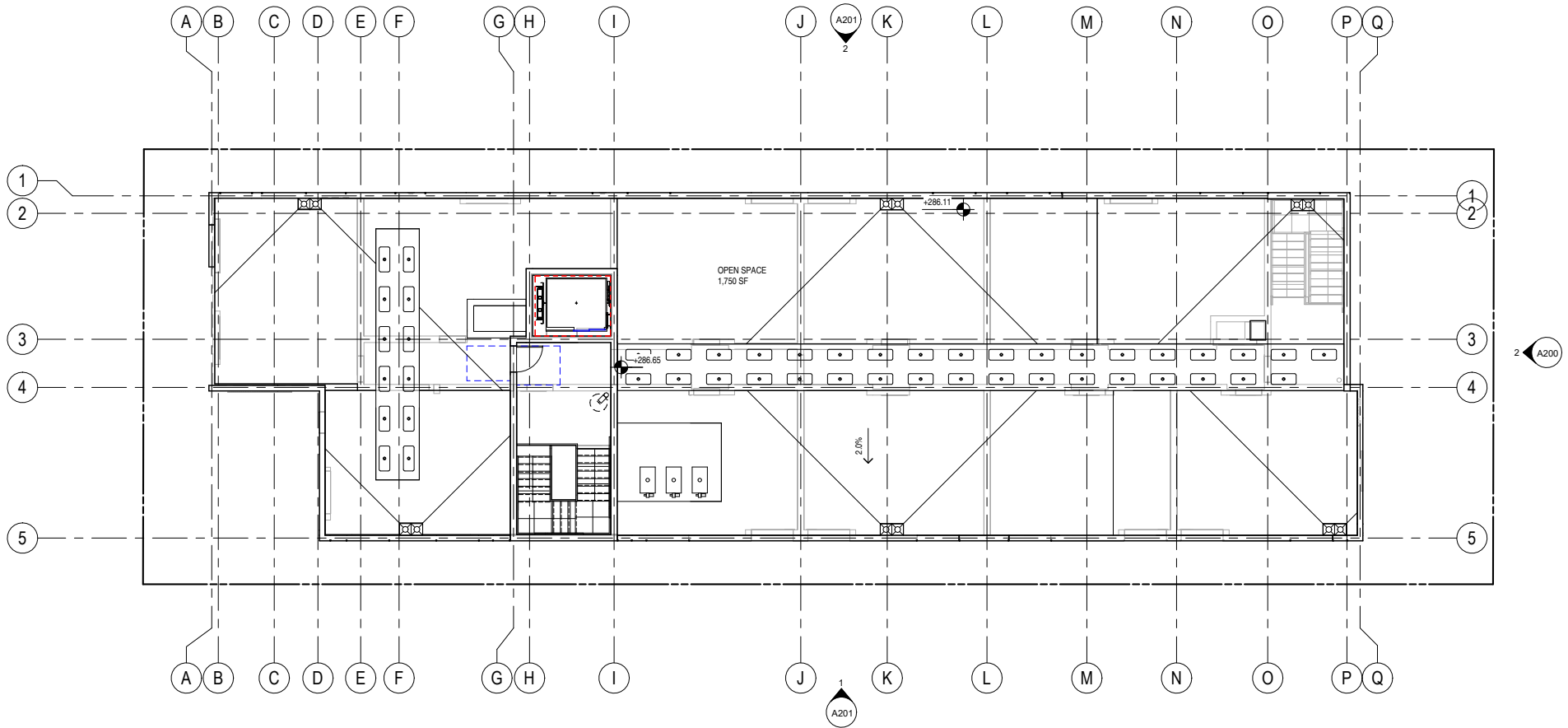
## Conceptual Plans - 5<sup>th</sup> Floor



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# 316 S. Catalina St.

## Conceptual Plans - Roof



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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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

424. 600. 7633  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

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**kw**  
BEVERLY HILLS