



SUNSET JUNCTION

SANTA MONICA BLVD

SUNSET BLVD

Reduced to \$2,350,000

**1108 Manzanita St.**  
Los Angeles, CA 90029

54 Unit 100% Affordable Housing Project  
\$43.5k per Door • Ready-to-Issue at COE

**PARTNERSCRE**  
SVIDLER | PETITO





# TABLE OF CONTENTS

|                            |           |                                     |           |
|----------------------------|-----------|-------------------------------------|-----------|
| <b>Property Overview</b>   | <b>3</b>  | <b>Housing Covenant</b>             | <b>13</b> |
| <b>Maps</b>                | <b>4</b>  | <b>LAHD - Table of Rental Units</b> | <b>14</b> |
| <b>Area Map</b>            | <b>5</b>  | <b>Section 8 - SAFMR - VPS</b>      | <b>15</b> |
| <b>Location Highlights</b> | <b>6</b>  | <b>Letter of Compliance</b>         | <b>16</b> |
| <b>Walk Score</b>          | <b>7</b>  | <b>Plans</b>                        | <b>17</b> |
| <b>Metro B (Red) Line</b>  | <b>8</b>  | <b>Renderings</b>                   | <b>27</b> |
| <b>Zimas</b>               | <b>9</b>  | <b>Photos</b>                       | <b>29</b> |
| <b>Parcel Map</b>          | <b>12</b> | <b>Contact Info</b>                 | <b>41</b> |

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# 1108 Manzanita Street

## Property Overview

PartnersCRE is proud to offer an outstanding **54 Unit 100% Affordable Housing Development Opportunity** in one of the most sought-after locations, in desirable **Silver Lake**, right near **Sunset Junction**. The Project will be **delivered RTI** at COE.

At a cul-de-sac on an alley just steps down from Sunset Blvd., past a community garden, this beautifully designed stacked project will sit on a **7,688 SF lot**, utilizing **Type IIIB construction** for the five-story layout; under **AB 1763 incentives**, this project was allowed **unlimited density** for affordable housing.

With a **total proposed Gross Floor Area of 25,750 SF**, the Development Project includes **28 studio apartments and 26 one-bedroom units**, all (but the Manager's Unit) designated for Affordable Housing.

The approved unit breakdown consists of **2 Very Low-Income units, 40 Low-Income Units, 11 Moderate-Income Units, and 1 Market-Rate Manager's Unit**.

The design eliminates the need for parking, relying on the rapid Bus System on Sunset and the Metro B Line subway (less than a mile away), and the **Walker's Paradise** designation, **reducing construction costs** along with the stacked-design. The **residential units** range from **280 to 460 SF**, designed to maximize affordability while optimizing rental income per square foot.

Located in the heart of **Silver Lake**, in **Sunset Junction**, this property offers an **unmatched urban lifestyle** with trendy cafes, boutique shops, top-tier and affordable dining within walking distance. The prime **Transit-Priority Zone location** ensures seamless connectivity, with multiple Bus Lines and Metro access nearby. Additionally, the area boasts an exceptional **Walk Score of 95**, allowing residents to fully embrace a **car-free lifestyle**.

With all entitlements and approvals secured, the project will be delivered in **Ready-to-Issue** status and will be delivered vacant at the close of escrow, providing an immediate and seamless path to development.

## At a Glance

**\$2,350,000**

~~\$2,995,000~~

**5429-010-014**

APN

**7,688 SF**

Lot Square Footage

**39.5 x 125 x 83.5 x 132.4**

Dimensions - Irregular Lot on Alley

## Silver Lake

**19,750**

Project Rentable SF

**RD2-1VL**

Zoning

**25,750 SF**

Project Gross Floor Area SF

**54 Unit Ready-to-Issue  
100% Affordable Housing Project**

Rent Schedules:  
**HCD Schedule VI & TCAC Schedule IX**

**Type III-B Construction**

**Stacked Unit Layout**

**Unit Sizes from 270 SF to 460 SF**

**In the heart of Silver Lake**

**Near Metro B (Red) Line Subway Station**

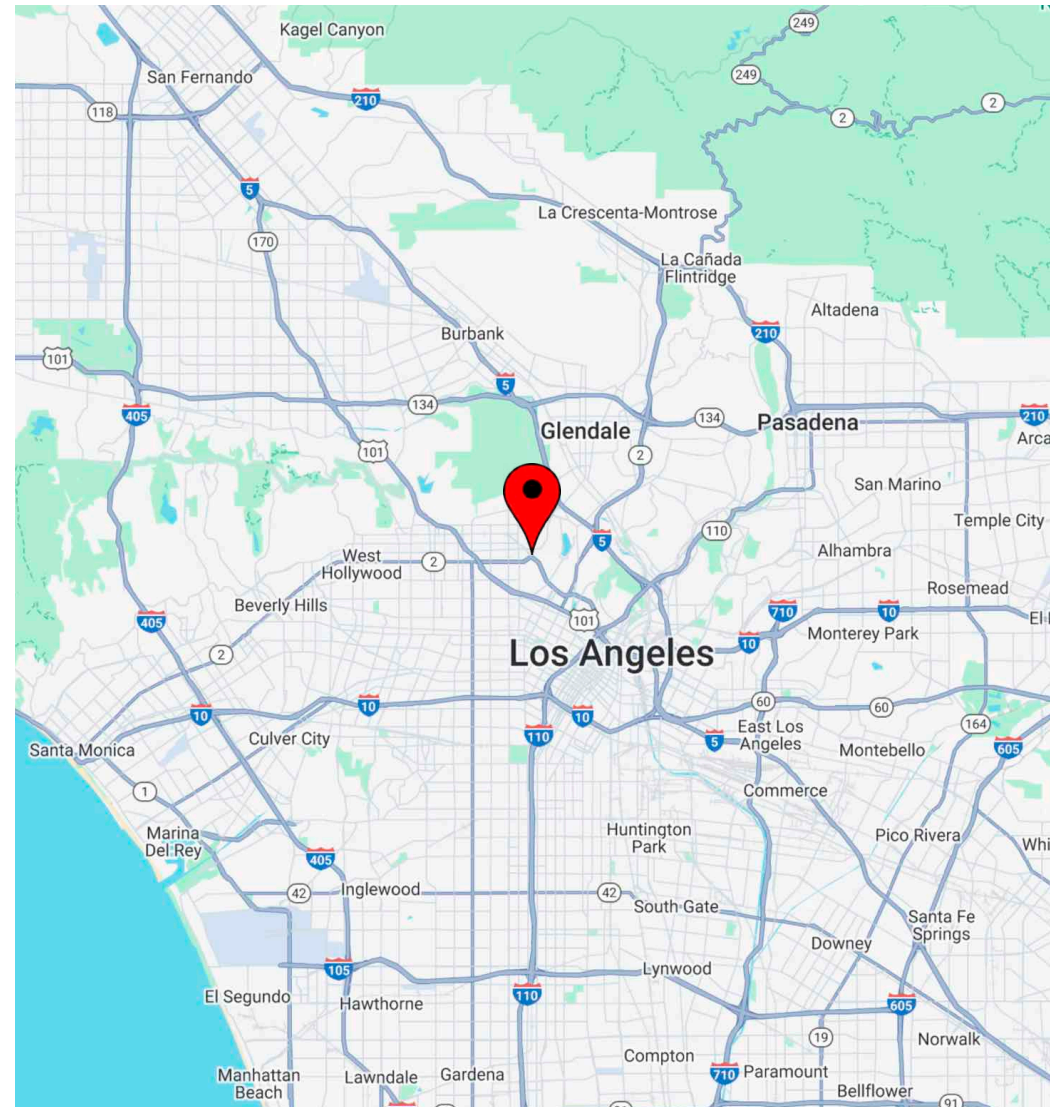
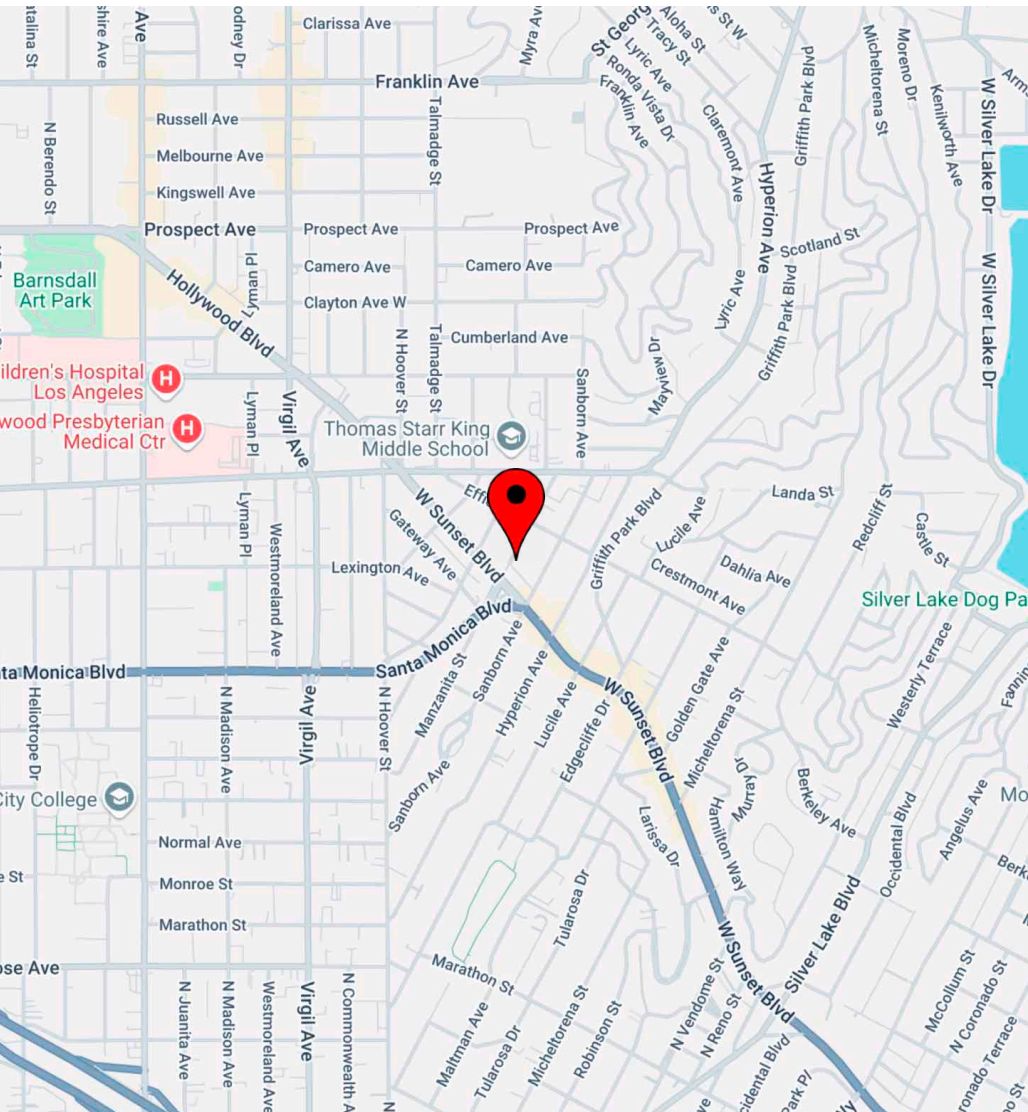
**Walk Score of 95 - "Walker's Paradise"**

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# 1108 Manzanita Street

## Maps



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# 1108 Manzanita Street

## Area Map



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# 1108 Manzanita Street

## Location Highlights

### Silver Lake Reservoir

Approximately 1.5 miles east, the Silver Lake Reservoir is a serene location for outdoor recreation, offering a walking path, picnic areas, and scenic views of the water and surrounding hills. This area is popular among residents for jogging, birdwatching, and enjoying the natural beauty of the neighborhood.

### East Hollywood / Los Feliz Area

Situated in the vibrant East Hollywood neighborhood, this property is near the lively Los Feliz area, known for its eclectic mix of shops, cafes, and cultural attractions. This vibrant community is a popular spot for both residents and visitors, offering easy access to entertainment and dining options.



### Griffith Park

Located approximately 2 miles north, Griffith Park is one of the largest urban parks in the United States, offering a variety of outdoor activities, including hiking, horseback riding, and scenic views. The Griffith Observatory offers a fantastic view of the Los Angeles skyline, and the park also houses the Los Angeles Zoo and the Autry Museum of the American West, making it a key recreational destination.

### Hollywood Walk of Fame

Just 3 miles south, the Hollywood Walk of Fame is one of Los Angeles' most iconic attractions, celebrating the stars of the entertainment industry. Visitors can stroll along the famous sidewalk and see over 2,600 brass stars embedded in the pavement, each honoring a celebrity for their contribution to film, television, music, and more.



### Los Angeles Metro Subway (Red Line)

Located just 1 mile south at Vermont/Santa Monica Station, the Red Line offers easy access to major areas in Los Angeles, including downtown LA, Hollywood, and beyond. With convenient public transportation options, this location offers excellent connectivity to other parts of the city.

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# 1108 Manzanita Street

## Walk Score



### Walker's Paradise

Daily errands do not require a car.



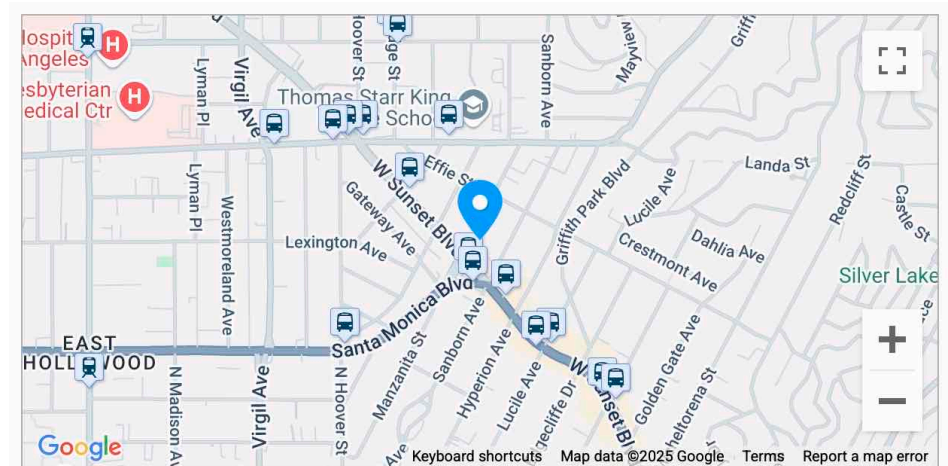
### Good Transit

Many nearby public transportation options.



### Very Bikeable

Biking is convenient for most trips.



#### Rail lines:

Metro B Line (Red) 0.7 mi

#### Bus lines:

2 Metro Local Line 0.1 mi 4 Metro Local Line 0.1 mi  
182 Metro Local Line 0.3 mi

## About this Location

1112 Manzanita Street has a Walk Score of 95 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in the Silver Lake neighborhood in Los Angeles. Nearby parks include Bellevue Park, Silver Lake Recreation Center and Barnsdall Park.



<https://www.walkscore.com/score/1112-manzanita-st-los-angeles-ca-90029>

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# 1108 Manzanita Street

## Metro

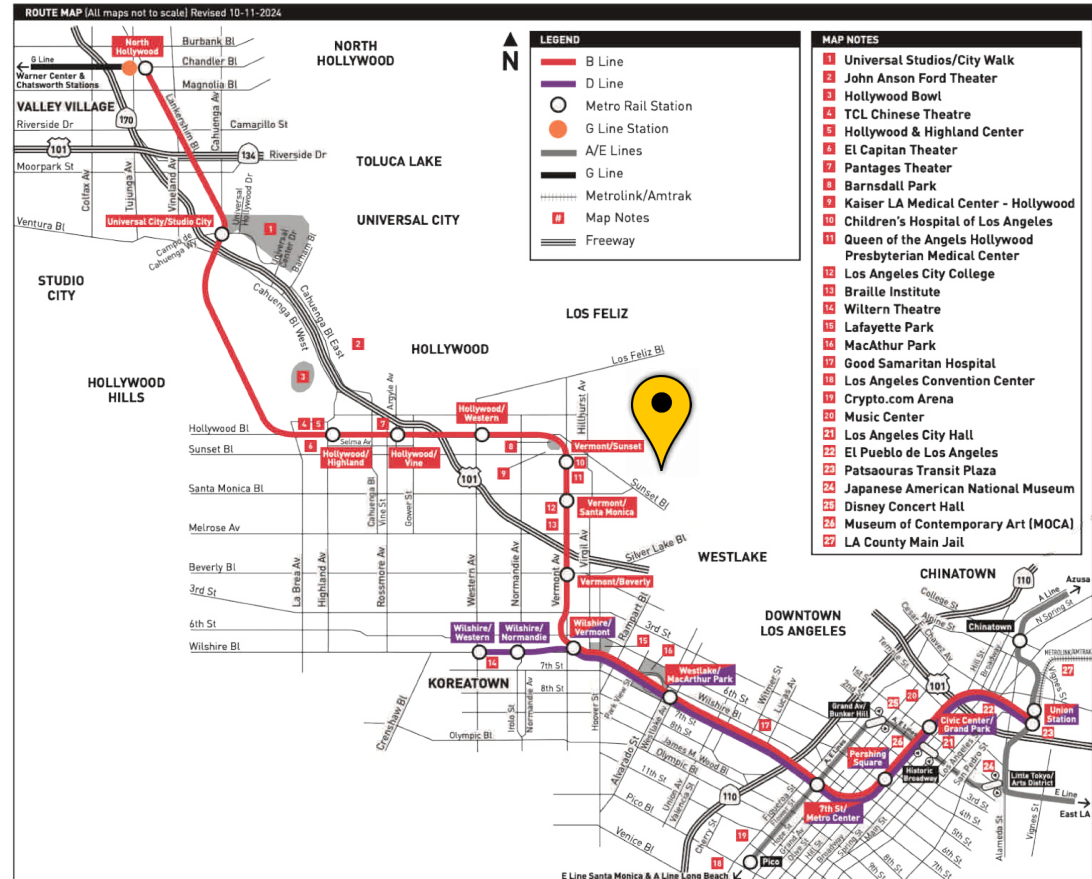
### Metro B Line (aka Red Line)

The B Line (formerly the Red Line from 1993–2020) is a fully underground 14.7 mi (23.7 km) rapid transit line operating in Los Angeles, running between North Hollywood and Downtown Los Angeles. It is one of six lines in the Los Angeles Metro Rail system, operated by the Los Angeles County Metropolitan Transportation Authority. Built in four stages between 1986 and 2000, the line cost \$4.5 billion to build.

The B Line is one of the city's two fully-underground subway lines (along with the D Line). The two lines share tracks through Koreatown and Downtown Los Angeles. As of 2019, the combined B and D lines averaged 133,413 boardings per weekday.

In 2020, Metro renamed all of its lines using letters and colors, with the Red Line becoming the B Line (retaining the red color in its service bullet) and the Purple Line becoming the D Line.

[https://en.wikipedia.org/wiki/B\\_Line\\_\(Los\\_Angeles\\_Metro\)](https://en.wikipedia.org/wiki/B_Line_(Los_Angeles_Metro))



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# 1108 Manzanita Street

Zimas



## City of Los Angeles Department of City Planning

1/20/2026  
PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1112 N MANZANITA ST  
1110 N MANZANITA ST  
1108 N MANZANITA ST  
1108 1/2 N MANZANITA ST

### ZIP CODES

90029

### RECENT ACTIVITY

None

### CASE NUMBERS

ADM-2024-4095-DB-VHCA-ED1  
CPC-1986-255  
ORD-165167-SA1510  
ORD-129279  
ENV-2003-7281-MND

### Address/Legal Information

PIN Number 145-5A201 219  
Lot/Parcel Area (Calculated) 7,688.1 (sq ft)  
Thomas Brothers Grid PAGE 594 - GRID B5  
Assessor Parcel No. (APN) 5429010014  
Tract HYPERION TRACT  
Map Reference M B 16-141 (SHT 2)  
Block None  
Lot 167  
Arb (Lot Cut Reference) None  
Map Sheet 145-5A201  
145-5A203

### Jurisdictional Information

Community Plan Area Silver Lake - Echo Park - Elysian Valley  
Area Planning Commission East Los Angeles APC  
Neighborhood Council Silver Lake  
Council District CD 13 - Hugo Soto-Martinez  
Census Tract # 1954.00000000  
LADBS District Office Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review ADM-2024-4095-DB-VHCA-ED1

### Planning and Zoning Information

Special Notes None  
Zoning RD2-1VL  
Zoning Information (ZI) ZI-2512 Housing Element Sites  
ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density  
ZI-2452 Transit Priority Area in the City of Los Angeles  
General Plan Land Use Low Medium II Residential  
General Plan Note(s) Yes  
Minimum Density Requirement Yes (Rezoning Site)  
Hillside Area (Zoning Code) No  
Specific Plan Area None  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
HistoricPlacesLA 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  
CPIO Historic Preservation Review No  
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  
ASP: Alcohol Sales Program No  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No  
SN: Sign District No  
AB 2334: Low Vehicle Travel Area Yes  
AB 2097: Within a half mile of a Major Transit Stop Yes  
Streetscape No  
Adaptive Reuse Incentive Area None  
Affordable Housing Linkage Fee  
Residential Market Area Medium-High  
Non-Residential Market Area High  
Inclusionary Housing No  
Local Affordable Housing Incentive No  
Targeted Planting No  
Special Lot Line No  
Transit Oriented Communities (TOC) Tier 3  
Mixed Income Incentive Programs  
Transit Oriented Incentive Area (TOIA) 2  
Opportunity Corridors Incentive Area Not Eligible  
Corridor Transition Incentive Area CT-3  
TCAC Opportunity Area High  
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  
Zanja System 1 Mile Buffer No

### Assessor Information

Assessor Parcel No. (APN) 5429010014  
APN Area (Co. Public Works)\* 0.178 (ac)  
Use Code 0400 - Residential - Four Units (Any Combination) - 4 Stories or Less  
Assessed Land Val. \$32,031  
Assessed Improvement Val. \$303,621  
Last Owner Change 06/25/2021  
Last Sale Amount \$1,100,000  
Tax Rate Area 13  
Deed Ref No. (City Clerk) 9-256  
8-15  
481573  
1271732  
1004332  
0013439  
0-589  
Building 1  
Year Built 1920  
Building Class D4  
Number of Units 2  
Number of Bedrooms 3  
Number of Bathrooms 2

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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# 1108 Manzanita Street

## Zimas

|                                    |                        |
|------------------------------------|------------------------|
| Building Square Footage            | 1,260.0 (sq ft)        |
| Building 2                         |                        |
| Year Built                         | 1919                   |
| Building Class                     | D2A                    |
| Number of Units                    | 1                      |
| Number of Bedrooms                 | 1                      |
| Number of Bathrooms                | 1                      |
| Building Square Footage            | 576.0 (sq ft)          |
| Building 3                         |                        |
| Year Built                         | 1920                   |
| Building Class                     | D2A                    |
| Number of Units                    | 1                      |
| Number of Bedrooms                 | 2                      |
| Number of Bathrooms                | 1                      |
| Building Square Footage            | 600.0 (sq ft)          |
| Building 4                         | No data for building 4 |
| Building 5                         | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 5429010014]  |

### Additional Information

|   |                    |
|---|--------------------|
| Airport Hazard                                    | None               |
| Coastal Zone                                      | None               |
| Coastal Bluff Potential                           | No                 |
| Canyon Bluff Potential                            | No                 |
| Farmland  | Area Not Mapped    |
| Urban Agriculture Incentive Zone                  | YES                |
| Very High Fire Hazard Severity Zone               | No                 |
| Fire District No. 1                               | No                 |
| Flood Zone  | Outside Flood Zone |
| Watercourse                                       | No                 |
| Methane Hazard Site                               | None               |
| High Wind Velocity Areas                          | No                 |
| Special Grading Area (BOE Basic Grid Map A-13372) | Yes                |
| Wells   | None               |
| Sea Level Rise Area                               | No                 |
| Oil Well Adjacency                                | No                 |
| Universal Planning Review Service Applicability   | Needs Review       |

### Environmental

|   |      |
|---|------|
| Santa Monica Mountains Zone                     | No   |
| Biological Resource Potential                   | None |
| Mountain Lion Potential                         | None |
| Monarch Butterfly Potential                     | No   |
| 300-Foot Habitat Buffer                         | No   |
| County-Designated SEAs and CRAs                 | No   |
| USFWS-designated CHAs                           | No   |
| Wildland Urban Interface (WUI)                  | No   |
| Criterion 1 Protected Areas for Wildlife (PAWs) | No   |

### Seismic Hazards

|                                |                           |
|--------------------------------|---------------------------|
| Active Fault Near-Source Zone  |                           |
| Nearest Fault (Distance in km) | 0.099346512               |
| Nearest Fault (Name)           | Upper Elysian Park        |
| Region                         | Los Angeles Blind Thrusts |
| Fault Type                     | B                         |
| Slip Rate (mm/year)            | 1.30000000                |
| Slip Geometry                  | Reverse                   |

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|                                      |                    |
|--------------------------------------|--------------------|
| Slip Type                            | Poorly Constrained |
| Down Dip Width (km)                  | 13.00000000        |
| Rupture Top                          | 3.00000000         |
| Rupture Bottom                       | 13.00000000        |
| Dip Angle (degrees)                  | 50.00000000        |
| Maximum Magnitude                    | 6.40000000         |
| Alquist-Priolo Fault Zone            | No                 |
| Landslide                            | No                 |
| Liquefaction                         | No                 |
| Preliminary Fault Rupture Study Area | None               |
| Tsunami Hazard Area                  | No                 |

### Economic Development Areas

|   |      |
|---|------|
| Business Improvement District                       | None |
| Hubzone   | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone                                    | No   |
| Promise Zone  | None |
| State Enterprise Zone                               | None |

### Housing

|  |                       |
|--|-----------------------|
| Rent Stabilization Ordinance (RSO)                                       | Yes [APN: 5429010014] |
| Ellis Act Property   | No                    |
| Just Cause For Eviction Ordinance (JCO)                                  | No                    |
| Housing Crisis Act and Resident Protections Ordinance Replacement Review | Yes                   |
| Housing Element Sites  |                       |
| HE Replacement Required  | Yes                   |
| SB 166 Units   | Rezoning Sites 5      |
| Housing Use within Prior 5 Years   | Yes                   |

### Public Safety

|                             |           |
|-----------------------------|-----------|
| Police Information          |           |
| Bureau                      | Central   |
| Division / Station          | Northeast |
| Reporting District          | 1171      |
| Fire Information            |           |
| Bureau                      | West      |
| Battalion                   | 5         |
| District / Fire Station     | 35        |
| Red Flag Restricted Parking | No        |

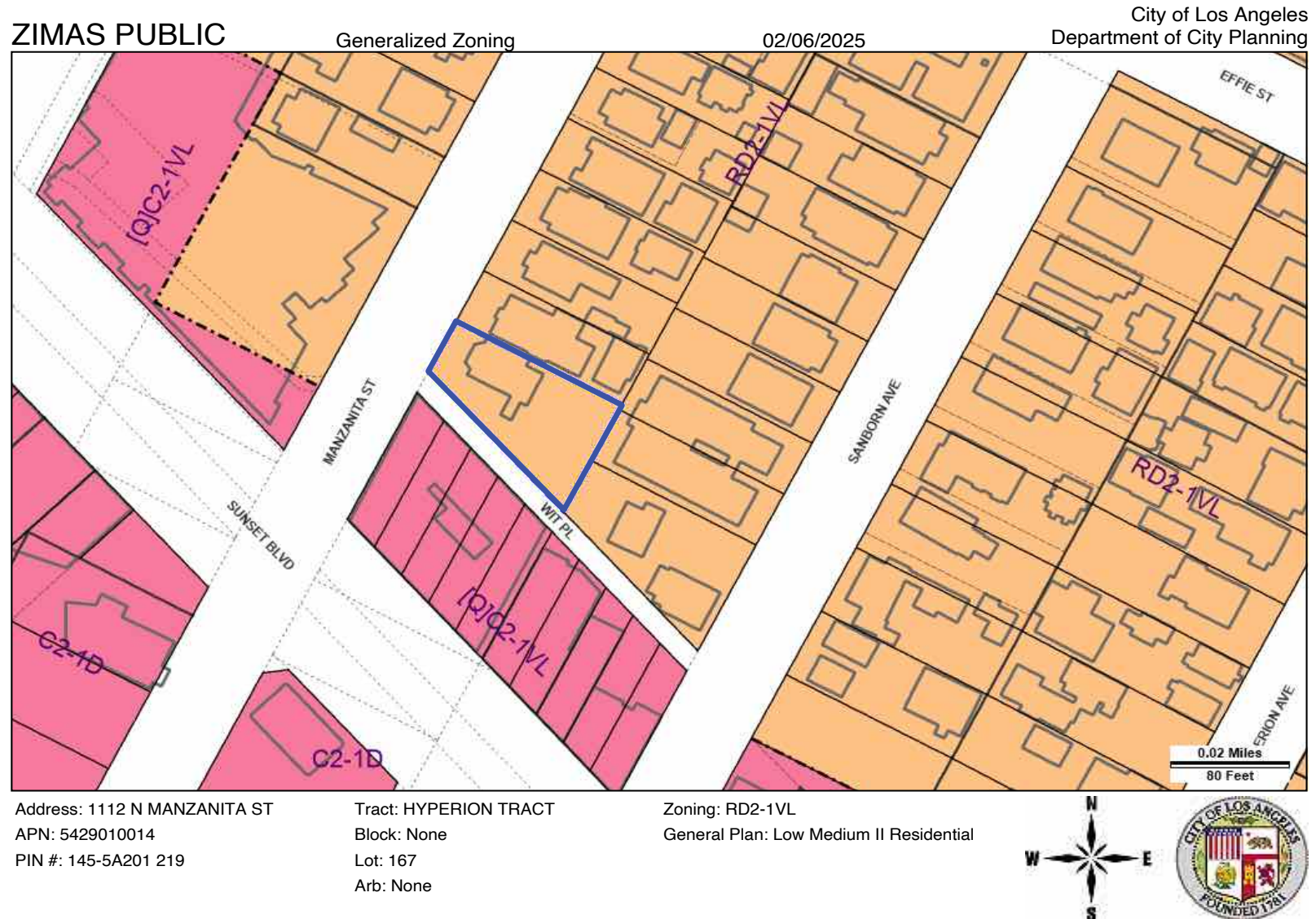
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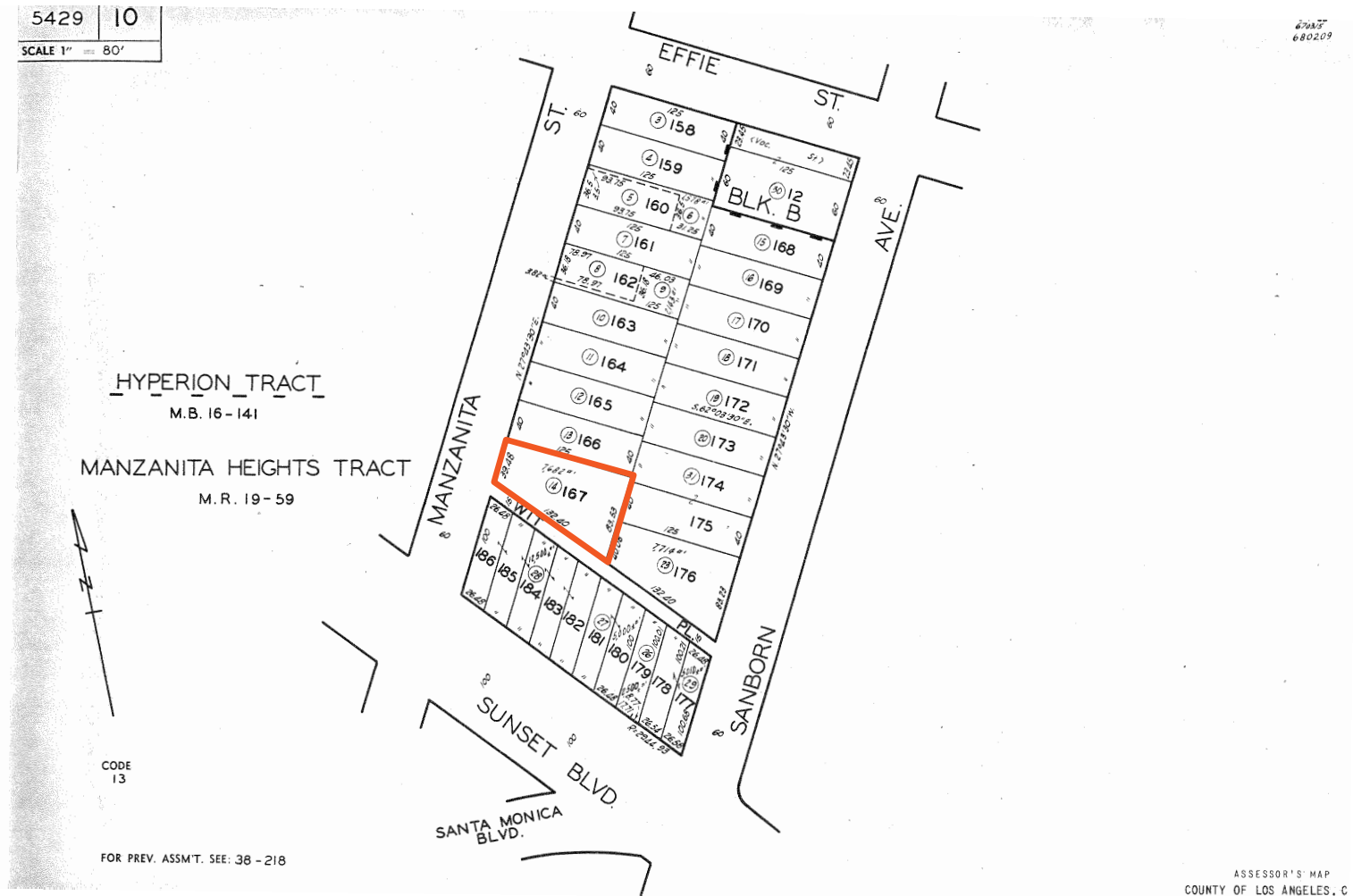


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# 1108 Manzanita Street

## Parcel Map



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# 1108 Manzanita Street

## Housing Covenant - Not Final

OFFICIAL BUSINESS  
No Fee Per Government Code  
Section 27383

Recorded at the request of and mail to:  
[Los Angeles Housing Department](#)  
[Land Use Section](#)  
[P.O. Box 532729](#)  
[Los Angeles, California 90053-2729](#)

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

### RENTAL COVENANT AGREEMENT RUNNING WITH THE LAND RE: LAND USE INCENTIVES

CITY OF LOS ANGELES  
AGREEMENT NUMBER \_\_\_\_\_ OF CITY CONTRACTS

This Agreement is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Los Angeles, a municipal corporation ("City") acting by and through the Los Angeles Housing Department ("Department" or "LAHD") and 1108 MANZANITA PARTNERS, LLC, a California limited liability company ("Owner").

#### RECITALS

**WHEREAS**, Owner is the record owner of that certain real property located at what will commonly be known as 1112 North Manzanita Street (currently commonly known as 1108-1112 North Manzanita Street) in the City of Los Angeles, County of Los Angeles, State of California (the "Property"), which address is also set forth in Section 1(a) and legal description is set forth in Exhibit "A" attached and incorporated by this reference; and

**WHEREAS**, the Property currently includes four (4) residential units subject to the Rent Stabilization Ordinance ("RSO") (the "Existing Project"); and

**WHEREAS**, Owner intends to develop, rehabilitate, or legalize one or more residential units on the Property calling for the demolition of the Existing Project and for the construction of a new, fifty-four (54) unit apartment building (the "Project"); and

Page 1 of 28

1112 North Manzanita Street (ED 1) (DB) (SUB)  
Los Angeles, CA 90029 (CD 13) (af)

Covenant HIMIS No. 24-132353  
SB 8 HIMIS No. 24-131858

**WHEREAS**, to develop the Project, Owner has sought and received the following land use incentive(s) or discretionary land use approval(s) from the Department of City Planning: an increase in density, a reduction in parking, an increase in height and five (5) additional incentives projects pursuant to Department of City Planning Case Nos. ADM-2024-4095-DB-HCA-ED1 and Department of Building and Safety Application No. 24010-10000-01125; and

**WHEREAS**, Owner received the land use incentive(s) or discretionary land use approval(s) for the Project under one or more of the following: California Government Code Sections 65400, 65582.1, 65583, 65650 *et seq.*, 65913.4, 65915, or 66300 *et seq.*; California Public Resources Code Section 21080.27; Los Angeles Administrative Code Section 5.522; Los Angeles Charter Sections 555, 558, or 562; or Los Angeles Municipal Code ("LAMC") Sections 11.5.6, 11.5.7, 11.5.7.C, 11.5.7.E, 11.5.8, 11.5.11, 12.02, 12.03, 12.04, 12.04.09, 12.10, 12.11, 12.16, 12.20.2, 12.20.2.1, 12.21.1, 12.21.A.4, 12.21.A.10, 12.22.A.25, 12.22.A.25(g)(2), 12.22.A.25(g)(3), 12.22.A.26(i)(1), 12.22.A.29, 12.22.A.31, 12.22.U.26, 12.24.X.1, 12.27, 12.28, 12.32, 12.32 F, 12.32 Q, 12.37 I, 13.08, 14.00.A.2, 14.00.A.10, 14.00.A.13, 14.5.7, 16.05, 16.05.D.8, 17.00, 17.50, or 17.11; and

**WHEREAS**, as a requirement or condition of and in consideration for one or more of the land use incentive(s) or discretionary land use approval(s) for the Project, Owner must provide **fifty-three (53)** Restricted Unit(s) at the Project for rent to income-eligible households to provide affordable housing opportunities to Extremely Low, Very Low, Low, Moderate, or Workforce Income Households and possibly Seniors, as applicable, and to improve housing design standards to meet the City's housing needs; and

**WHEREAS**, the City and Owner desire to enter into this Agreement to ensure compliance with such requirements and to provide for the rental of the Restricted Unit(s) to Eligible Households at affordable Rents, as applicable, as set forth in Exhibit "B," attached and incorporated by this reference; and

**WHEREAS**, Owner agrees to comply with any and all applicable laws including, but not limited to the RSO, if applicable to the Property, required to vacate and demolish the Existing Project for the Project; and

**WHEREAS**, if the Property is subject to the RSO, unless Owner has or obtains an RSO exemption, Owner acknowledges and agrees that during the term of this Agreement, the

Page 2 of 28

1112 North Manzanita Street (ED 1) (DB) (SUB)  
Los Angeles, CA 90029 (CD 13) (af)

Covenant HIMIS No. 24-132353  
SB 8 HIMIS No. 24-131858

[Link to complete Housing Covenant - Non-Final](#)

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# 1108 Manzanita Street

## LAHD - Table of Rental Units - Not Final

Table of Rental Units



X  
LAHD Staff:  
(Internal Use)  
Date: \_\_\_\_\_  
revised  
5-16-2024

Square Footage Per Unit

Project Address: 1108 - 1112 N. Manzanita St

| Unit Type (Bdrm) | Count     | Total Sq. Ft. Market Unit | Avg. Sq. Ft. Market Unit | Sq. ft. for the Restricted Units cannot be < 90% of the average sq. ft. of the market rate units.* |
|------------------|-----------|---------------------------|--------------------------|--|
| Single           | 28        | 0                         | 0                        | 0  |
| 1                | 26        | 450                       | 450                      | Restricted Unit(s) must be = or > 405 Sq. Ft.  |
| 2                |           | 0                         | 0                        | 0  |
| 3                |           | 0                         | 0                        | 0  |
| 4                |           | 0                         | 0                        | 0  |
| 5                |           | 0                         | 0                        | 0  |
| 6                |           | 0                         | 0                        | 0  |
| <b>Total:</b>    | <b>54</b> |                           |                          | <b>Total Restricted Units: 53</b>  |

| Record No. | Restrict | Unit No. | Unit Type (Bdrm) | Unit Sq. Ft. | Affordability Level/ Manager's Unit | Schedule Type | Location of Unit in Building | In Building |
|------------|----------|----------|------------------|--------------|-------------------------------------|---------------|------------------------------|-------------|
| 1          | X        | 101      | Single           | 280.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 2          | X        | 102      | Single           | 280.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 3          | X        | 103      | Single           | 270.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 4          | X        | 104      | Single           | 340.00       | Moderate Income                     | HCD Sch. 6    | North side                   |             |
| 5          |          | 105      | 1                | 450.00       | Manager's Unit                      |               | North side                   |             |
| 6          | X        | 106      | 1                | 400.00       | Very Low Income                     | HCD Sch. 6    | North side                   |             |
| 7          | X        | 107      | 1                | 420.00       | Low Income                          | CTCAC Sch. 9  | South East Corner            |             |
| 8          | X        | 108      | 1                | 460.00       | Low Income                          | CTCAC Sch. 9  | South side                   |             |
| 9          | X        | 109      | 1                | 460.00       | Low Income                          | CTCAC Sch. 9  | South side                   |             |
| 10         | X        | 110      | 1                | 450.00       | Moderate Income                     | HCD Sch. 6    | South side                   |             |
| 11         | X        | 201      | Single           | 280.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 12         | X        | 202      | Single           | 280.00       | Moderate Income                     | HCD Sch. 6    | North side                   |             |
| 13         | X        | 203      | Single           | 270.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 14         | X        | 204      | Single           | 340.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 15         | X        | 205      | 1                | 450.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 16         | X        | 206      | 1                | 400.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 17         | X        | 207      | 1                | 420.00       | Moderate Income                     | HCD Sch. 6    | South East Corner            |             |
| 18         | X        | 208      | 1                | 460.00       | Low Income                          | CTCAC Sch. 9  | South side                   |             |
| 19         | X        | 209      | 1                | 425.00       | Very Low Income                     | HCD Sch. 6    | South side                   |             |
| 20         | X        | 210      | Single           | 350.00       | Low Income                          | CTCAC Sch. 9  | South side                   |             |
| 21         | X        | 211      | Single           | 310.00       | Low Income                          | CTCAC Sch. 9  | South side                   |             |
| 22         | X        | 301      | Single           | 280.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 23         | X        | 302      | Single           | 280.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 24         | X        | 303      | Single           | 270.00       | Moderate Income                     | HCD Sch. 6    | North side                   |             |
| 25         | X        | 304      | Single           | 340.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 26         | X        | 305      | 1                | 450.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 27         | X        | 306      | 1                | 400.00       | Low Income                          | CTCAC Sch. 9  | North side                   |             |
| 28         | X        | 307      | 1                | 420.00       | Low Income                          | CTCAC Sch. 9  | South East Corner            |             |
| 29         | X        | 308      | 1                | 460.00       | Moderate Income                     | HCD Sch. 6    | South side                   |             |
| 30         | X        | 309      | 1                | 425.00       | Low Income                          | CTCAC Sch. 9  | South side                   |             |
| 31         | X        | 310      | Single           | 350.00       | Low Income                          | CTCAC Sch. 9  | South side                   |             |
| 32         | X        | 311      | Single           | 310.00       | Moderate Income                     | HCD Sch. 6    | South side                   |             |

|    |   |     |        |        |                 |              |                   |  |
|----|---|-----|--------|--------|-----------------|--------------|-------------------|--|
| 33 | X | 401 | Single | 280.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 34 | X | 402 | Single | 280.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 35 | X | 403 | Single | 270.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 36 | X | 404 | Single | 340.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 37 | X | 405 | 1      | 450.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 38 | X | 406 | 1      | 400.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 39 | X | 407 | 1      | 420.00 | Low Income      | HCD Sch. 6   | South East Corner |  |
| 40 | X | 408 | 1      | 460.00 | Low Income      | CTCAC Sch. 9 | South side        |  |
| 41 | X | 409 | 1      | 425.00 | Low Income      | HCD Sch. 6   | South side        |  |
| 42 | X | 410 | Single | 350.00 | Low Income      | CTCAC Sch. 9 | South side        |  |
| 43 | X | 411 | Single | 310.00 | Low Income      | CTCAC Sch. 9 | South side        |  |
| 44 | X | 501 | Single | 280.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 45 | X | 502 | Single | 280.00 | Moderate Income | HCD Sch. 6   | North side        |  |
| 46 | X | 503 | Single | 270.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 47 | X | 504 | Single | 340.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 48 | X | 505 | 1      | 450.00 | Low Income      | CTCAC Sch. 9 | North side        |  |
| 49 | X | 506 | 1      | 400.00 | Moderate Income | HCD Sch. 6   | North side        |  |
| 50 | X | 507 | 1      | 420.00 | Low Income      | CTCAC Sch. 9 | South East Corner |  |
| 51 | X | 508 | 1      | 460.00 | Moderate Income | HCD Sch. 6   | South side        |  |
| 52 | X | 509 | 1      | 425.00 | Low Income      | CTCAC Sch. 9 | South side        |  |
| 53 | X | 510 | Single | 350.00 | Low Income      | CTCAC Sch. 9 | South side        |  |
| 54 | X | 511 | Single | 310.00 | Low Income      | CTCAC Sch. 9 | South side        |  |

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# 1108 Manzanita Street

## Section 8 - SAFMR - Voucher Payment Standards



### SAFMR payment standard schedule by ZIP code

Effective August 1, 2025 for New Contracts

In the Housing Choice Voucher (HCV) Program, payment standards are used in the calculation of Housing Assistance Payments (HAPs) that the Housing Authority pays to the owner on behalf of the family leasing the unit.

Payment standards are the maximum monthly assistance that the Housing Authority will pay on behalf of the family.

The payment standard for a family is the lower of:

- Payment standard for the family's unit size indicated on the voucher; or
- Payment standard for the size of the unit leased by the family.

| Tier                        | ZIP Code | Bedroom Size |            |         |         |         |         |         |         |         |         |         |         |
|-----------------------------|----------|--------------|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                             |          | SRO          | Efficiency | 1       | 2       | 3       | 4       | 5       | 6       | 7       | 8       | 9       | 10      |
| All Other LA City Zip Codes |          | \$1,531      | \$2,041    | \$2,289 | \$2,887 | \$3,668 | \$4,067 | \$4,677 | \$5,287 | \$5,898 | \$6,507 | \$7,118 | \$7,728 |

Regardless of its location, or whether the unit is providing a reasonable accommodation, the unit's rent can never be higher than the comparable rents determined by HACLA.

The landlord's asking rent for the unit must be supported by comparable rents within the area. Regardless of the location, the rent for the unit can never be higher than the comparable rent determined by the HACLA/third party vendor regardless of the VPS.

There are no area exception rents at this time.

**FAMILY SHARE REMINDER:** At the starting date of the initial Housing Assistance Payments (HAP) contract for a unit (lease-in-place or otherwise) if the contract rent is higher than the appropriate VPS, the family share cannot be greater than 40% of the family's adjusted monthly income. This is a statutory and regulatory requirement. There are absolutely no exceptions and HUD headquarters (D.C.) cannot grant a waiver on this matter.

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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@ufbahc.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

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



# 1108 Manzanita Street

## Letter of Compliance

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300  
  
CITY PLANNING COMMISSION  
  
MONIQUE LAWSHE  
PRESIDENT  
  
MICHAEL R. NEWHOUSE  
VICE-PRESIDENT  
  
MARIA CABILDO  
CAROLINE CHOE  
MARTINA DIAZ  
PHYLLIS KLEIN  
KAREN MACK  
JACOB SATTMAN  
ELIZABETH ZAMORA

### CITY OF LOS ANGELES CALIFORNIA



KAREN BASS  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONISTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

November 26, 2024

*Transmitted via email and U.S. Postal Service*

**Applicant / Owner**  
Eddie Kohan  
1108 Manzanita Partners, LLC  
170 S. Beverly Dr. #306  
Beverly Hills, CA 90212

**Representative**  
Kirsten Bladh  
JDJ Consulting  
6350 Laurel Canyon Blvd.  
North Hollywood, CA 91606

**Case No.** ADM-2024-4095--DB-HCA-ED1  
**Related Case:** N/A  
**CEQA:** N/A  
**Location:** 1108-1112 N. Manzanita Street  
**Council District:** 13 - Soto-Martinez  
**Community Plan Area:** Silver Lake - Echo Park - Elysian Valley  
**Specific Plan:** N/A  
**Land Use Designation:** Low Medium II Residential  
**Zone:** RD2-1VL  
**Legal Description:** Lot 167, Hyperion Tract

### LETTER OF COMPLIANCE – MINISTERIAL DENSITY BONUS WITH OFF-MENU INCENTIVES

Pursuant to the California Government Code Section 65915, and Los Angeles Municipal Code (LAMC) Chapter 1, Section 12.22 A.25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**DETERMINE**, that the project qualifies as a ministerial review, pursuant to Resolution (CF 22-1545) relative to the Declaration of Local Emergency by the Mayor, dated December 12, 2022, concerning homelessness in the City of Los Angeles, pursuant to the provisions of the Los Angeles Administrative Code (LAAC) Section 8.27, adopted by the City Council on December 13, 2022 and Executive Directive 1 dated December 16, 2022 (revised June 12, 2023)

**APPROVE a Density Bonus Compliance Review** for a 100% Affordable Housing Development (as defined in CA Govt. Section 65915(b)(1)(G)), for a project totaling 54 dwelling units, reserving one (1) Manager's Unit, 11 Moderate-income, 40 units for Low-Income, and two (2) units for Very Low-Income household occupancy for a period of 55 years. As the project has requested a waiver from maximum controls on density, the project is allowed five additional incentives (pursuant to CA Govt. Section 65915(e)(3)) and the following are granted:

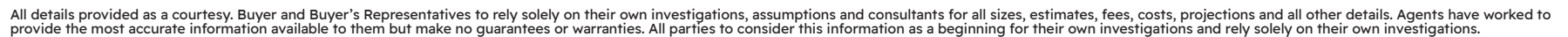
1. **Rear Yard (Off-Menu).** An up to 60 percent reduction in the required rear yard setback, for a minimum rear yard of 6 feet in lieu of 15 feet.

2. **Northerly Side Yard (Off-Menu).** An up to 38 percent reduction in the required northerly side yard setback, for a minimum side yard of 5 feet in lieu of 8 feet.
3. **Open Space (Off-Menu).** An up to 100 percent reduction in the required Open Space, allowing a minimum of zero (0) square feet of Open Space in lieu of the required 5,400 square feet of Open Space.
4. **Floor Area Ratio (FAR) (Off-Menu).** An up to 57.67 percent increase in FAR for a total FAR of 4.73:1 in lieu of the maximum FAR of 3:1.
5. **Long-term Bicycle Parking (Off-Menu).** An up to 100 percent reduction in the required long-term bicycle parking for a minimum of zero (0) spaces in lieu of 44.

[Link to complete Letter of Compliance](#)

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## Plans - Site Plan





# 1108 Manzanita Street

## Plans - First Floor



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# 1108 Manzanita Street

## Plans - Second Floor



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# 1108 Manzanita Street

## Plans - Third Floor



① 3 THIRD FLOOR PLAN  
1/8" = 1'-0"

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# 1108 Manzanita Street

## Plans - Fourth Floor



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# 1108 Manzanita Street

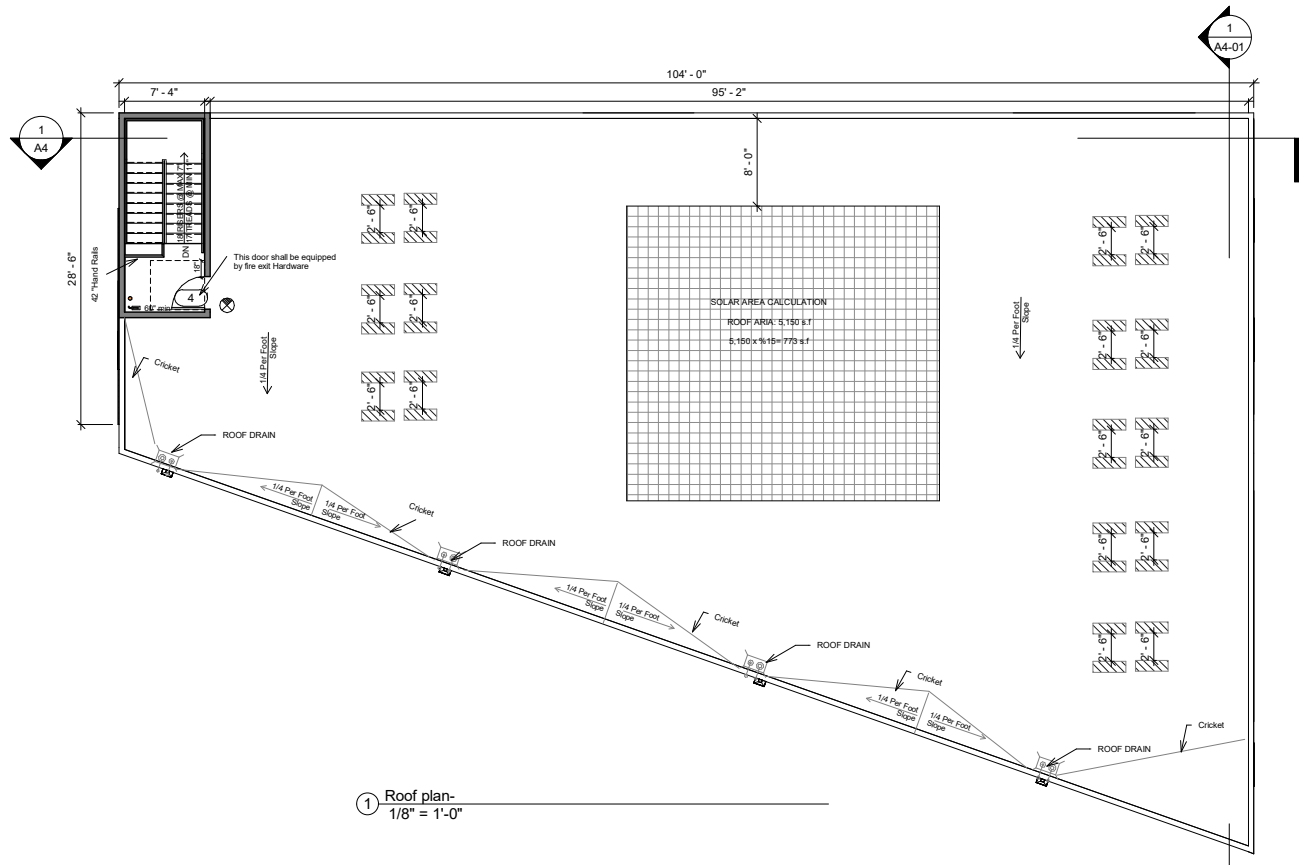
## Plans - Fifth Floor



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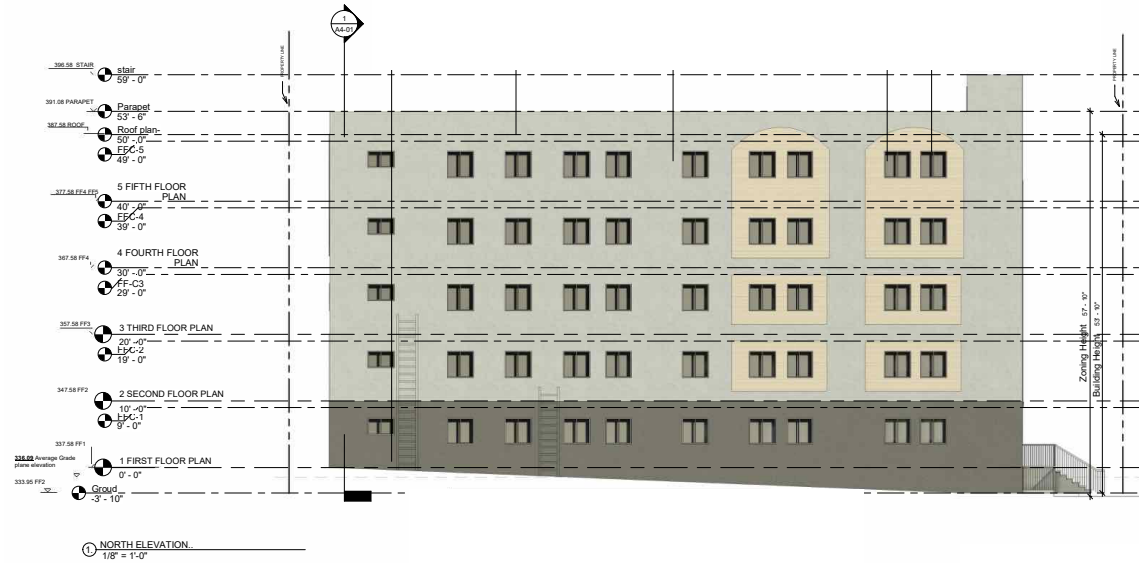
## Plans - Roof



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# 1108 Manzanita Street

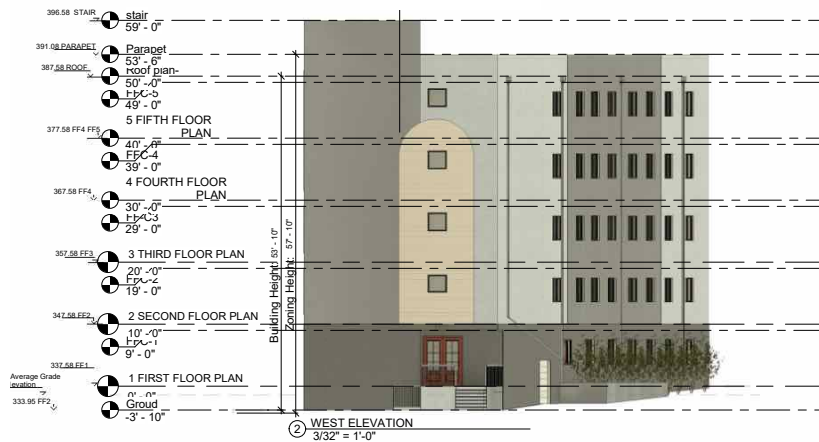
## Plans - Elevations - North & East





# 1108 Manzanita Street

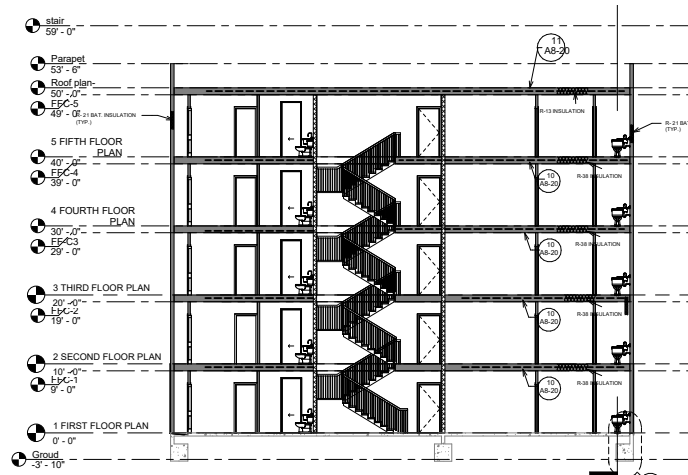
## Plans - Elevations - South & West



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# 1108 Manzanita Street

## Plans - Sections



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RENDERING





# RENDERING



































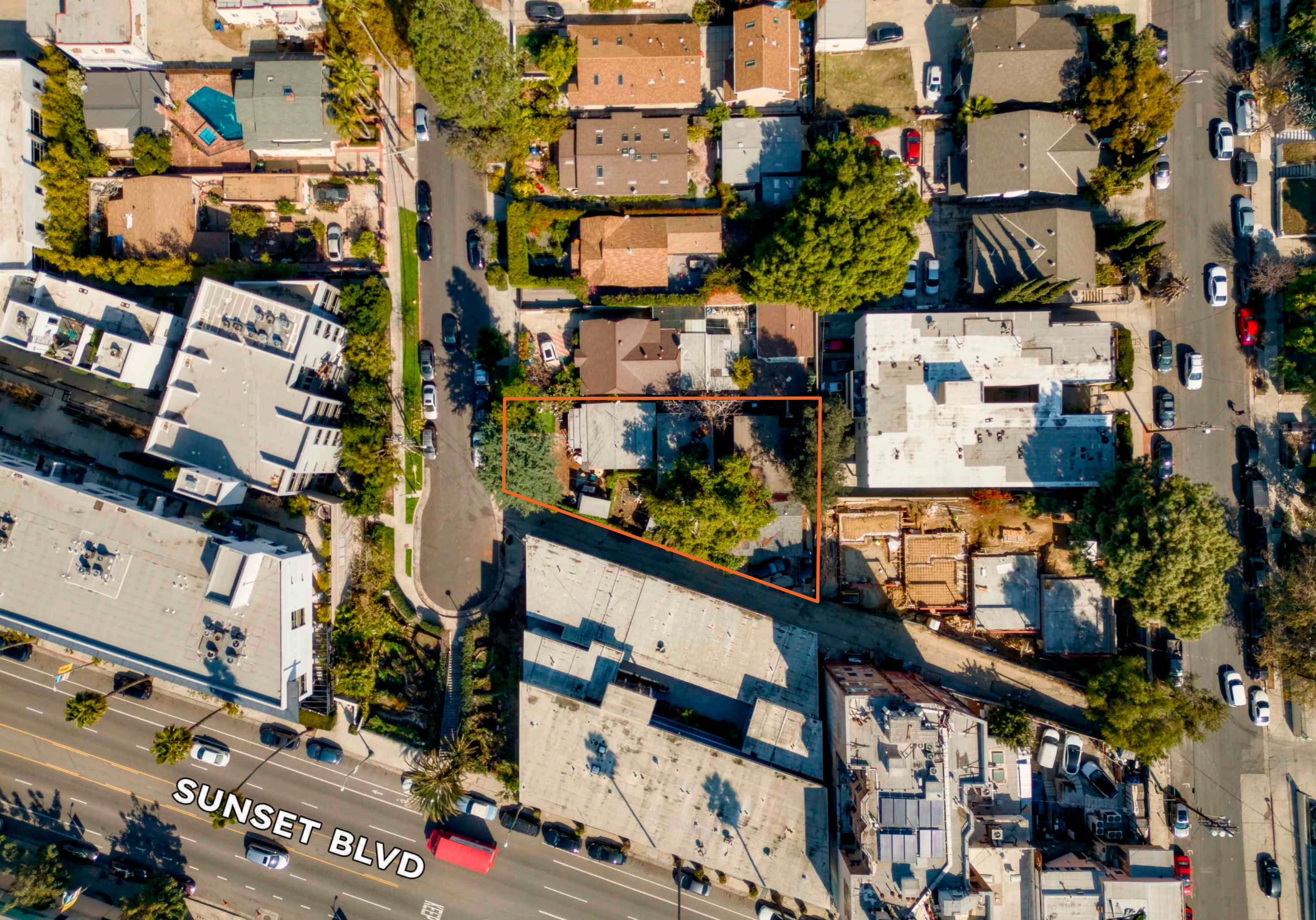














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# PARTNERSCRE

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**kW**  
**BEVERLY HILLS**