

SUNSET JUNCTION



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



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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

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

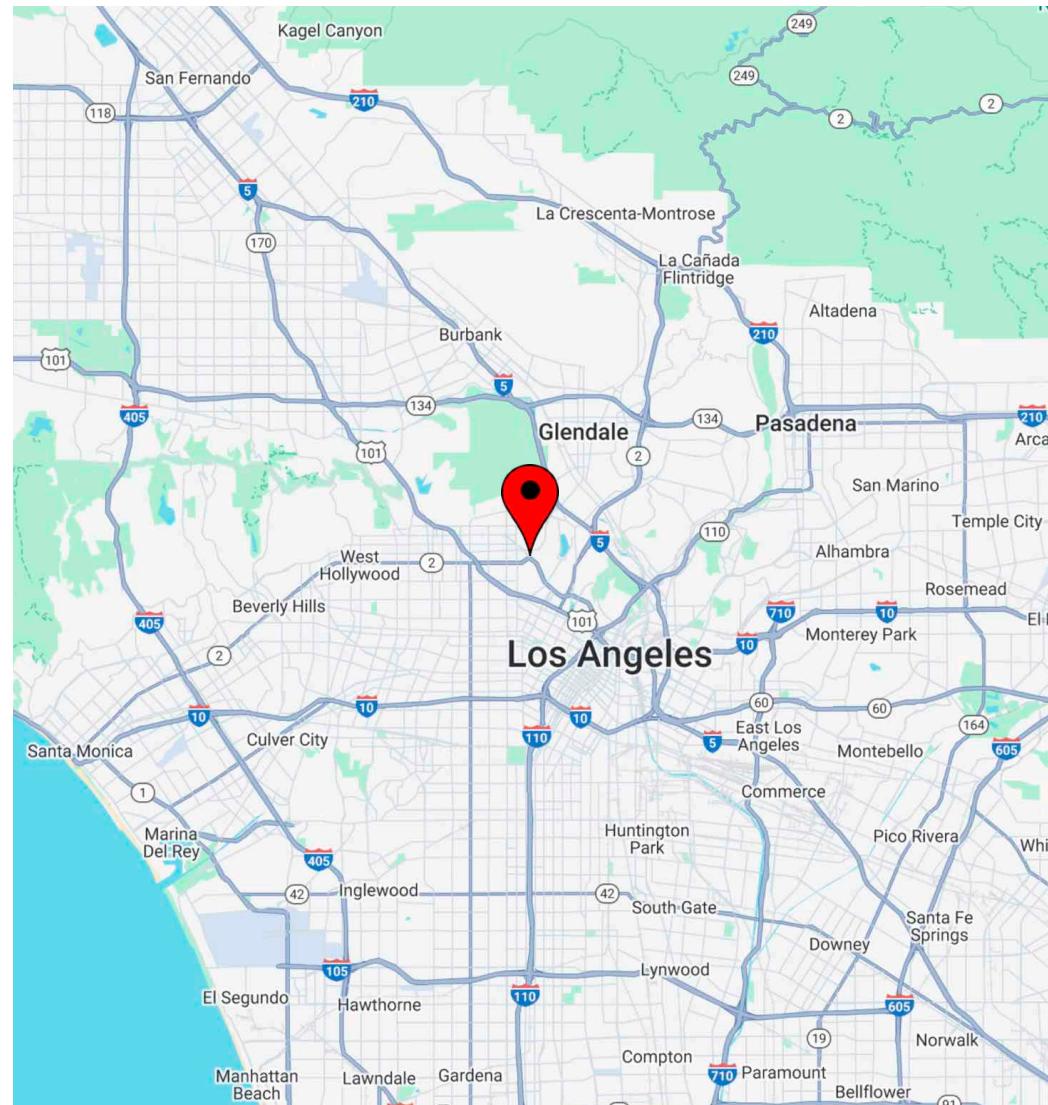
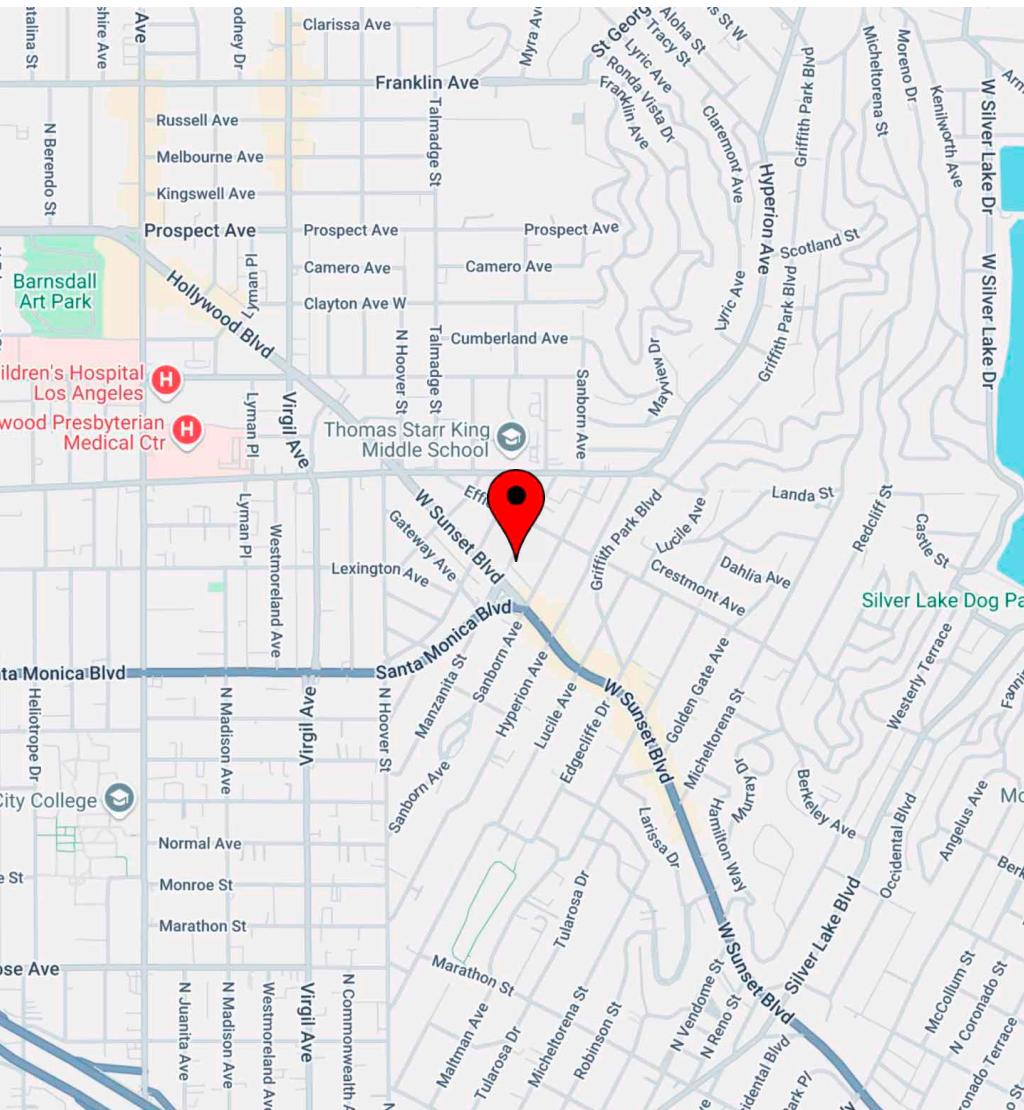
Near Metro B (Red) Line Subway Station

Walk Score of 95 - "Walker's Paradise"

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.

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.



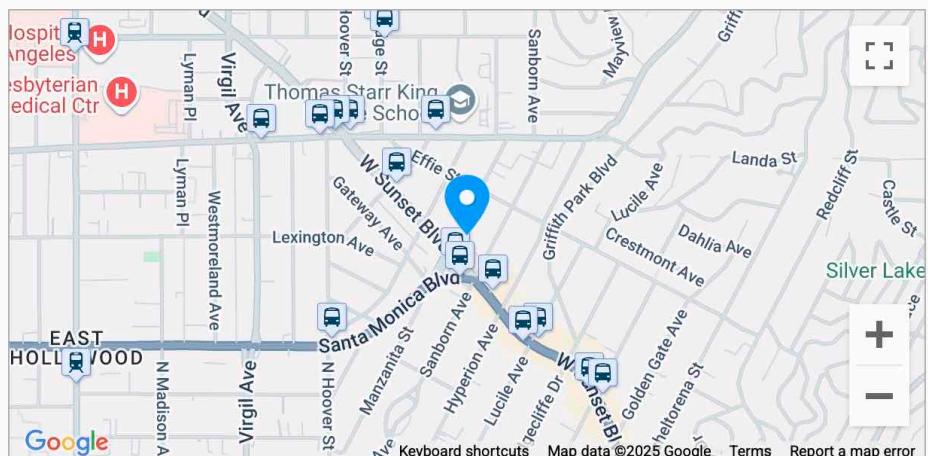
Good Transit

Many nearby public transportation options.



Very Bikeable

Biking is convenient for most trips.



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.

Walk Score®

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

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1108 Manzanita Street

Metro

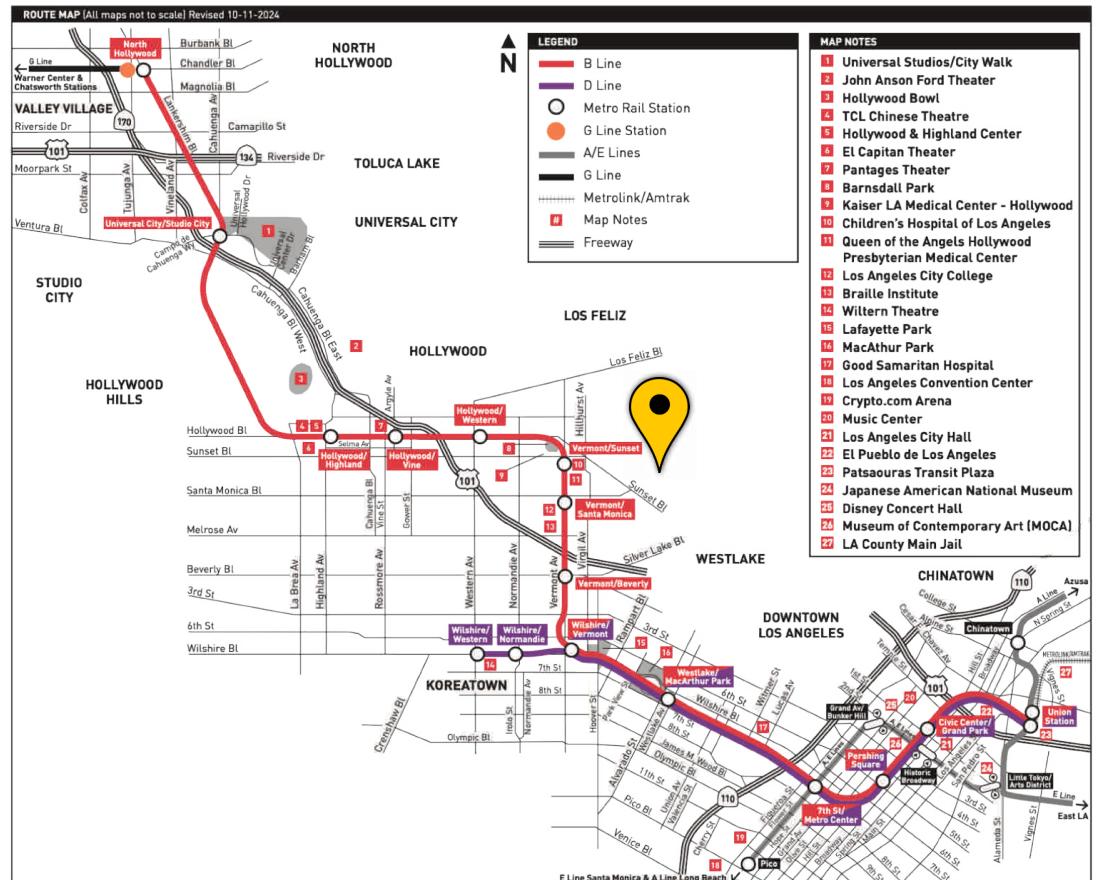
Metro B Line (aka Red Line)

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

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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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
1217132
1004332
0013439
0-589

Building 1
Year Built: 1920
Building Class: D4
Number of Units: 2
Number of Bedrooms: 3
Number of Bathrooms: 2

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Zimas

Building Square Footage	1,260.0 (sq ft)	Slip Type	Poorly Constrained
Building 2		Down Dip Width (km)	13.0000000
Year Built	1919	Rupture Top	3.0000000
Building Class	D2A	Rupture Bottom	13.0000000
Number of Units	1	Dip Angle (degrees)	50.0000000
Number of Bedrooms	1	Maximum Magnitude	6.4000000
Number of Bathrooms	1	Alquist-Priolo Fault Zone	No
Building Square Footage	576.0 (sq ft)	Landslide	No
Building 3		Liquefaction	No
Year Built	1920	Preliminary Fault Rupture Study Area	None
Building Class	D2A	Tsunami Hazard Area	No
Number of Units	1	Economic Development Areas	
Number of Bedrooms	2	Business Improvement District	None
Number of Bathrooms	1	Hubzone	None
Building Square Footage	600.0 (sq ft)	Jobs and Economic Development Incentive Zone (JEDI)	None
Building 4	No data for building 4	Opportunity Zone	No
Building 5	No data for building 5	Promise Zone	None
Rent Stabilization Ordinance (RSO)	Yes [APN: 5429010014]	State Enterprise Zone	None
Additional Information		Housing	
Airport Hazard	None	Rent Stabilization Ordinance (RSO)	Yes [APN: 5429010014]
Coastal Zone	None	Ellis Act Property	No
Coastal Bluff Potential	No	Just Cause For Eviction Ordinance (JCO)	No
Canyon Bluff Potential	No	Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Farmland	Area Not Mapped	Housing Element Sites	
Urban Agriculture Incentive Zone	YES	HE Replacement Required	Yes
Very High Fire Hazard Severity Zone	No	SB 166 Units	Rezoning Sites 5
Fire District No. 1	No	Housing Use within Prior 5 Years	Yes
Flood Zone	Outside Flood Zone	Public Safety	
Watercourse	No	Police Information	
Methane Hazard Site	No	Bureau	Central
High Wind Velocity Areas	No	Division / Station	Northeast
Special Grading Area (BOE Basic Grid Map A- 13372)	Yes	Reporting District	1171
Wells	None	Fire Information	
Sea Level Rise Area	No	Bureau	West
Oil Well Adjacency	No	Battalion	5
Universal Planning Review Service Applicability	Needs Review	District / Fire Station	35
Environmental		Red Flag Restricted Parking	No
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)	1.3000000		
Slip Geometry	Reverse		

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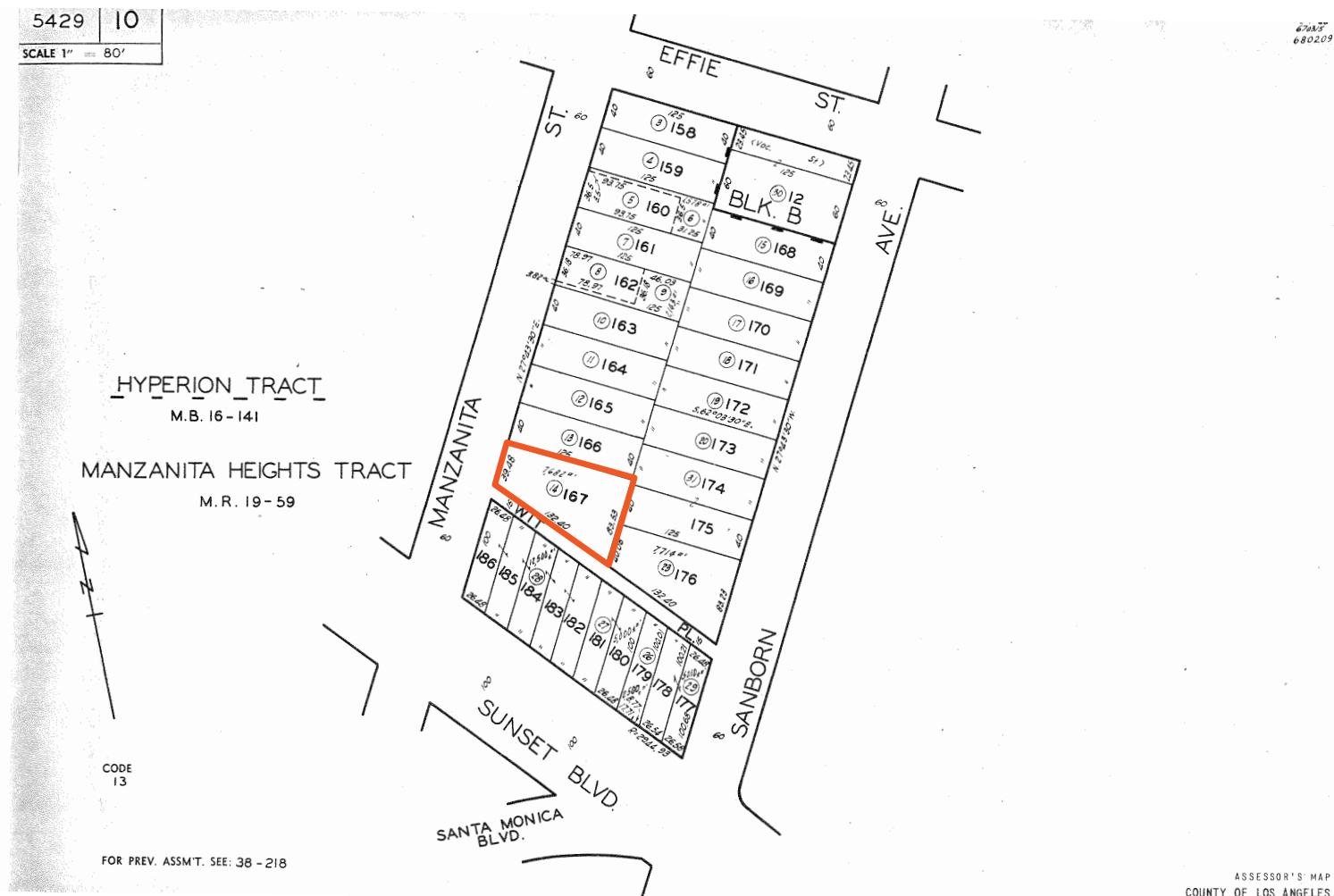
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Parcel Map



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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 HIMS No. 24-132353
SB 8 HIMS 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 5.222; 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 HIMS No. 24-132353
SB 8 HIMS 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
Total:	54			Total Restricted Units: 53

Record No.	Rstct	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:

- Income Certification Application Package
- If needed, training to complete the Application Package. Trainings are provided **by appointment**
- Current income & rent limit schedules

CONTACT US

Email: lahd.ocmonitor@lacity.org
Phone: (213) 808-8806

3. Advertise

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email lahd.ocmonitor@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 UICert@ufahc.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 LAWNSHE
PRESIDENT
MICHAEL R. NEWHOUSE
VICE-PRESIDENT
MARIA CABILDO
CAROLYN CHEN
MARTINA DIAZ
PHYLLIS KLEIN
KAREN MACK
JACOB SAITMAN
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. BONSTIN
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

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:

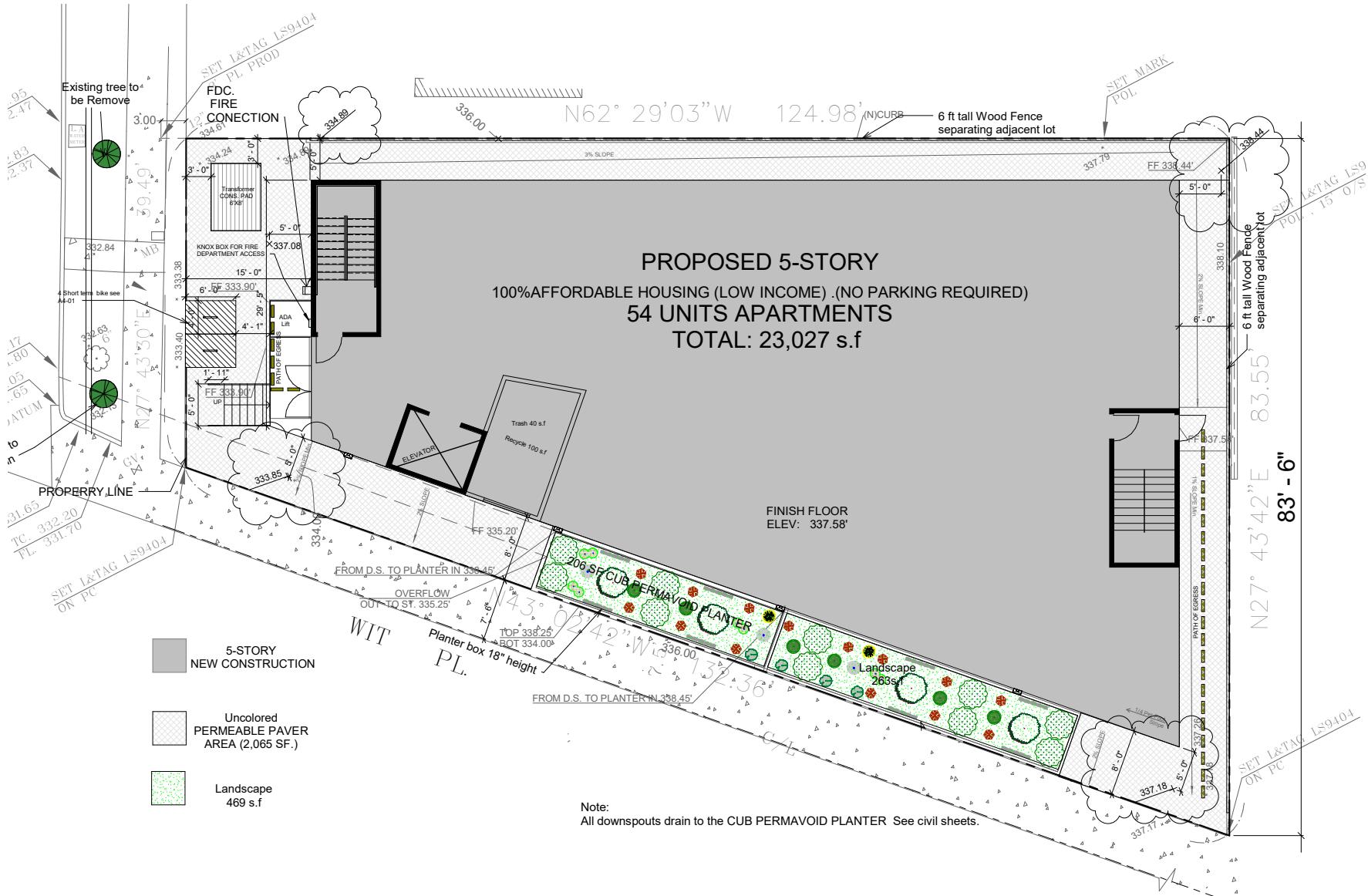
- Rear Yard (Off-Menu).** An up to 60 percent reduction in the required rear yard setback, for a minimum rear yard of 6 feet in lieu of 15 feet.

[Link to complete Letter of Compliance](#)

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1108 Manzanita Street

Plans - Site Plan



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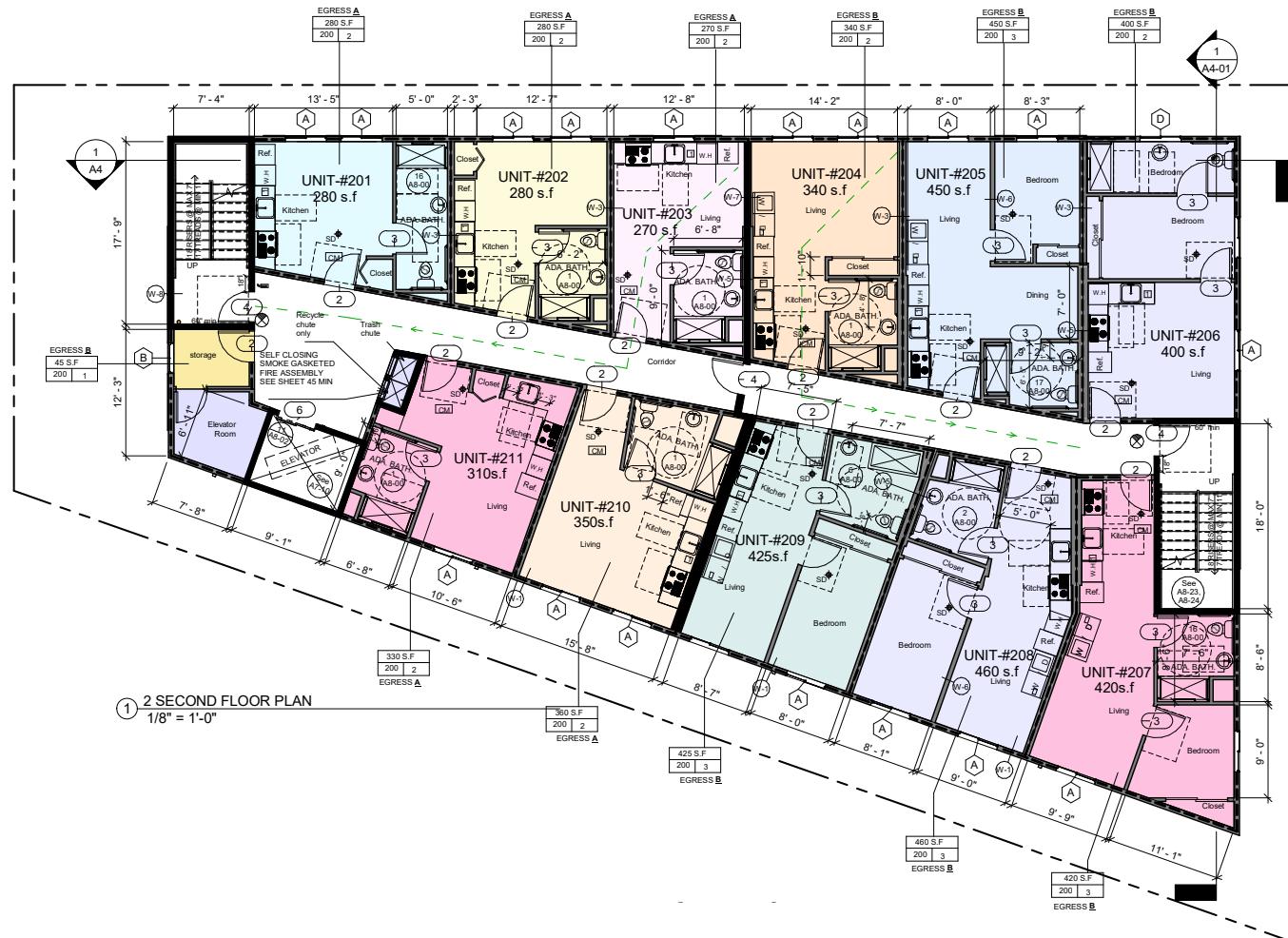
Plans - First Floor



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1108 Manzanita Street

Plans - Second Floor



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1108 Manzanita Street

Plans - Third Floor



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1108 Manzanita Street

Plans - Fourth Floor



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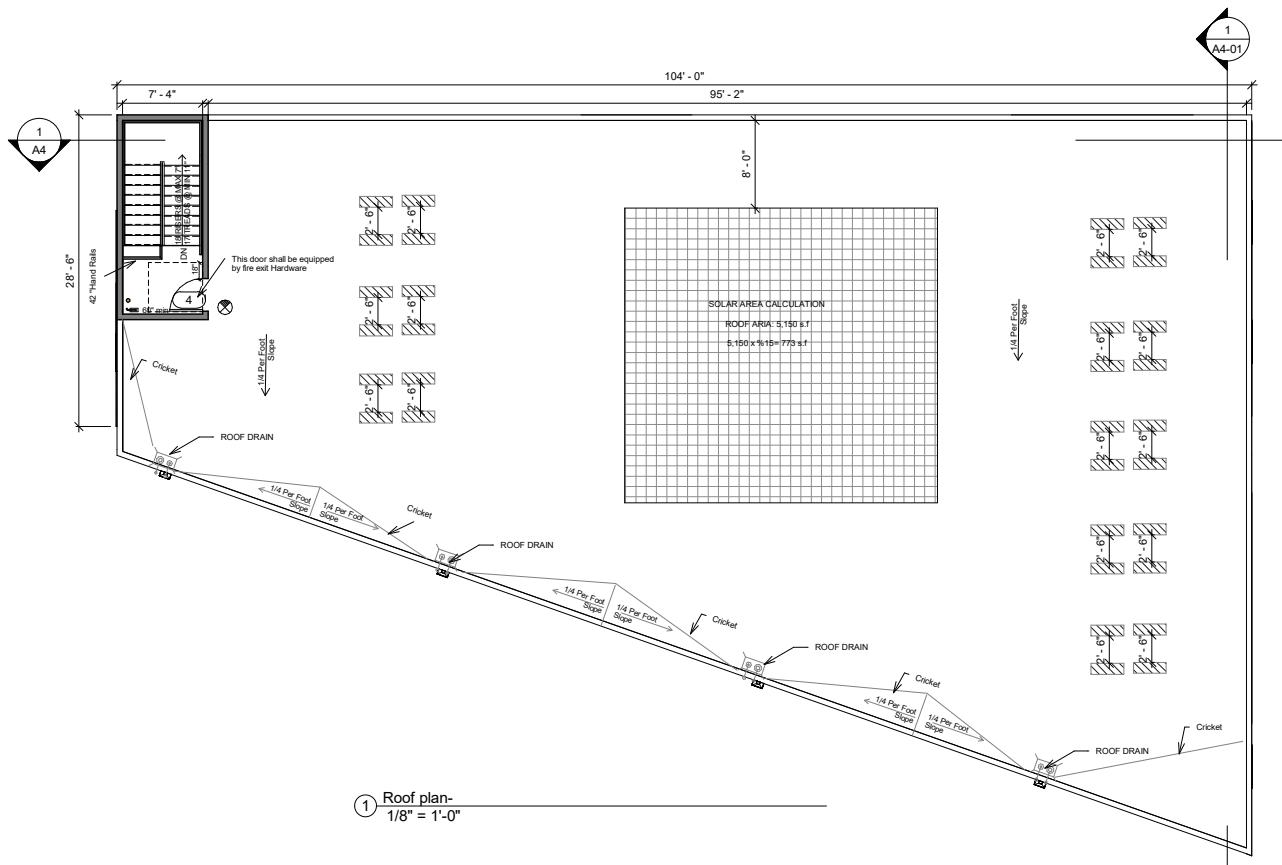
Plans - Fifth Floor



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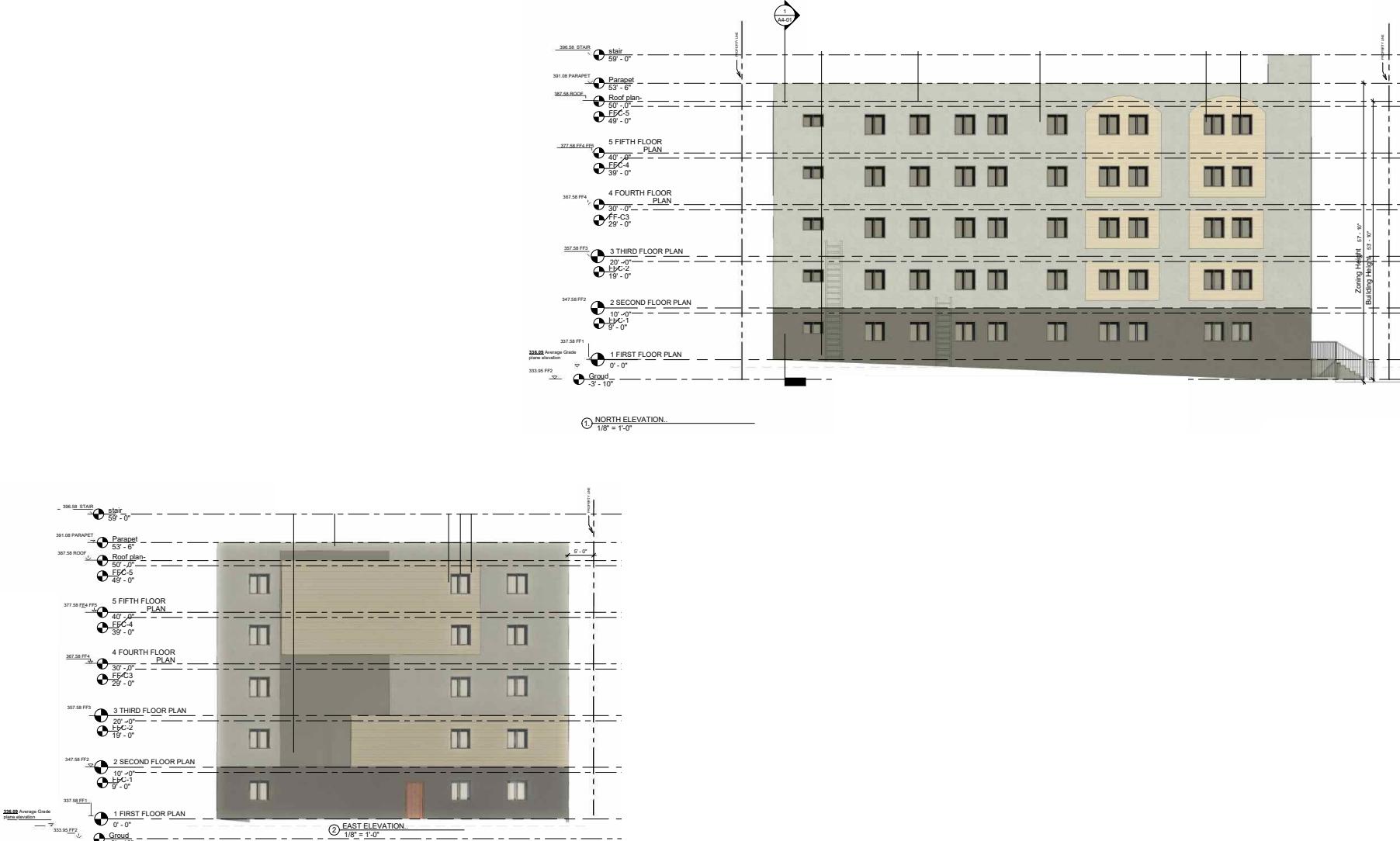
Plans - Roof



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1108 Manzanita Street

Plans - Elevations - North & East



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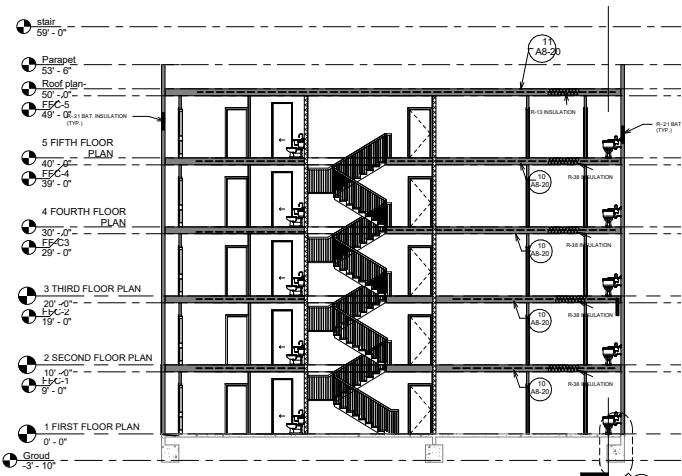
Plans - Elevations - South & West



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1108 Manzanita Street

Plans - Sections



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RENDERING



RENDERING













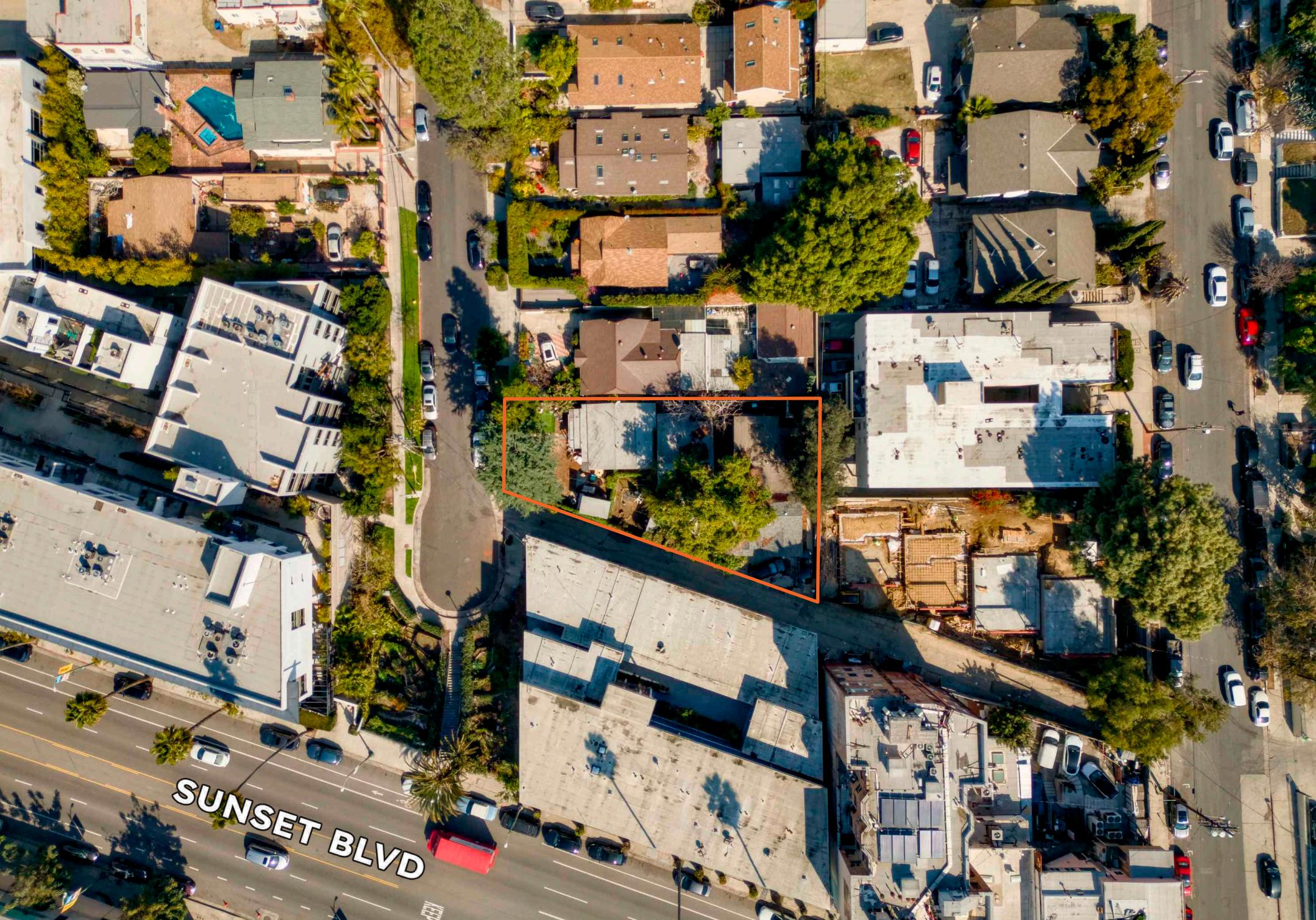












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