

964 E. Jefferson Boulevard Los Angeles, CA 90011

Ready-to-Issue 71-Unit & 2 ADU ED-1 Project in South LA

\$25,000 per Buildable Unit | 2 Miles from USC @ Exposition Park

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About the Property

964 E Jefferson Blvd | South Los Angeles | 90011

- **964 E Jefferson Blvd presents a Ready-to-Issue ED-1 development opportunity in South Los Angeles, offered at \$25K per buildable unit.**
- **The property is positioned for developers seeking a low-basis project with entitlement progress already in place.**
- The site consists of an 8,950 SF C2-1-CPIO Tier 1 zoned corner lot.
- RTI plans call for a **71-unit**, 5-story multifamily project, with potential for 2 additional ADUs after Certificate of Occupancy.
- The proposed development includes approx. 29,000 SF of total building area and approx. 25,085 SF of rentable residential area.
- Planned with a modern contemporary design, straightforward stacked layout, and **Type III construction built on slab at grade.**
- Includes studios, 1-bed, and 2-bed units, creating a housing program for renters seeking access to USC, Exposition Park, DTLA, and nearby transit.
- The project is designed without on-site car parking, **supported by a walkable, bikeable location with transit access.**
- Located on a highly visible corner **near Synergy Charter Academy** and approx. one block from the LAPD Newton Community Police Station.
- Approx. 1.3 miles from the Jefferson/USC Metro station, giving the project a transit connection within the broader USC and Exposition Park area.



Offering Price	Project Status	Proposed Units	Lot Size	PPBU	Notes
\$1,895,000	Delivered RTI	71 + 2 ADU	8,950 SF	\$25,000	Qualifies for ED-1

ED-1 Project Renderings

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Site Plans

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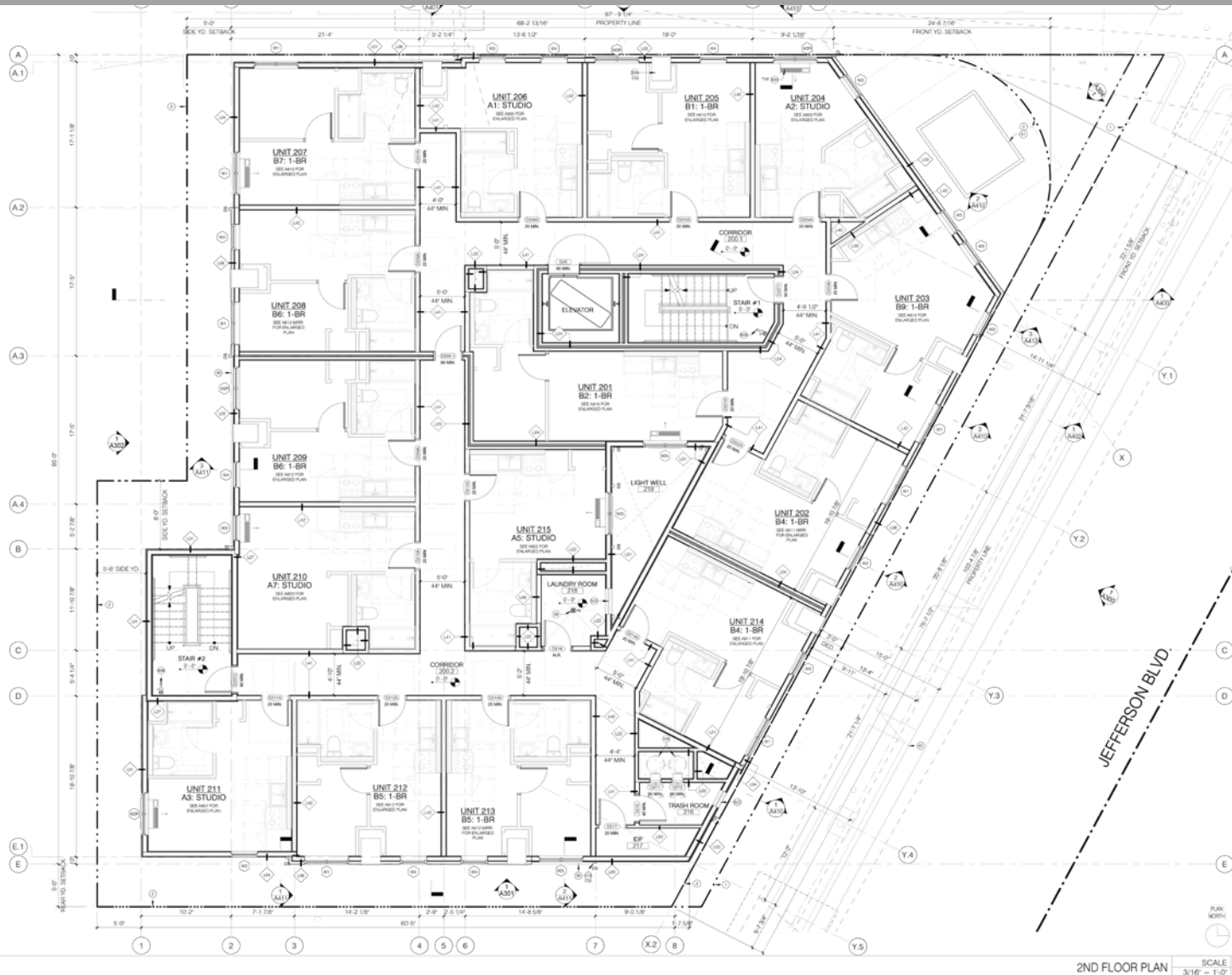


NEW CONSTRUCTION
71-UNIT APARTMENT BUILDING
5 STORIES TYPE III-A
CONSTRUCTION
FULLY SPRINKLERED PER NFPA 13
OCCUPANCY GROUP R-2

2nd Floor Development Plans

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- REVISIONS**
- 1 (E) PROPERTY LINE
 - 2 (N) PROPERTY LINE
 - 26 AREA ORIGIN - REFER TO CIVIL AND PLUMBING
 - 51 TRANSFORMER PAD
 - 56 LINE OF BUILDING ANCHOR
 - 62 (E) CURB AND GUTTER - REFER TO CIVIL
 - 100 TRASH CRATE
 - 316 DOWNSPOUT - PAINT TO MATCH ADJ. WALL FINISH
 - 522 DRAINABLE INTAKE LOUVER
 - 533 STAIR LIFT - REFER TO MECH
 - 534 VTRAC UNIT - REFER TO MECH
 - 609 CLASS 1 STANDPIPE ADJACENT TO A HORIZONTAL EXIT

- FLOOR PLAN NOTES**
1. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
 2. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 3. FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.
 4. 2% MAX. CROSS SLOPE AT ALL ACCESSIBLE LANDINGS.

- SYMBOL LEGEND**
- (K) KEYNOTE TAG
 - (S) CLASS 1 STAND PIPE PER FIRE PROTECTION
 - (E) EXIT SIGN
 - (W) DIRECTIONAL, AS NOTED IN PARAGRAPHS
 - (W) WALL TAG
 - (W) WINDOW TAG
 - (D) DOOR TAG (PATING BELOW)
 - (S) STOREFRONT TAG
 - (D) FLOOR DRAIN/IRRIGATION DRAIN
 - (T) THERMOSTAT
 - (L) LOW VOLTAGE PANEL
- FLOOR PLAN LEGEND**
- (---) NEW PARTITION
 - (---) NEW MASONRY
 - (---) NEW CONCRETE

Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T: 310.486.8226 www.kevintsaia.com

architect's stamp

consultant

DATE: _____ ISSUE RECORD:

PLAN CHECK

PROJECT TITLE:
JEFFERSON APARTMENTS

164972 E. JEFFERSON BLVD
LOS ANGELES, CA 90007

PG/PM: _____ KSJ
DRAWN BY: _____ SH
DATE: _____ 2/24/17

DRAWING TITLE:
2ND FLOOR PLAN

SHEET NO.: _____
A120

5th Floor Development Plans

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- 1 (S) PROPERTY LINE
- 2 (N) PROPERTY LINE
- 26 AREA DRAIN - REFER TO CIVIL AND PLUMBING
- 31 TRANSFORMER PAD
- 60 (S) CURB AND GUTTER - REFER TO CIVIL
- 100 TRANSFORMER
- 316 DOWNPOUT - FINISH TO MATCH ADJ. WALL FINISH
- 502 DIMENSIONAL INTAKE LOUVER
- 503 INTAKE UNIT - REFER TO MECH
- 534 VTC UNIT - REFER TO MECH
- 609 CLASS 1 STANDPIPE ADJACENT TO A HORIZONTAL EXIT

- FLOOR PLAN NOTES**
1. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE EXCISED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
 2. BATHROOM EXHAUST FAN, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 3. FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.
 4. 2% MAX. CROSS SLOPE AT ALL ACCESSIBLE LANDINGS

- SYMBOL LEGEND**
- (K) KEYNOTE TAG
 - (S) CLASS 1 STAND PIPE PER FIRE PROTECTION
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 - (W) DIRECTIONAL AS NOTED (W/ARROWS)
 - (W) WALL TAG
 - (W) WINDOW TAG
 - (D) DOOR TAG (PATING BELOW)
 - (S) STOREFRONT TAG
 - (D) FLOOR DRAIN/PARAPET DRAIN
 - (T) THERMOSTAT
 - (L) LOW VOLTAGE PANEL
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- (---) NEW PARTITION
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 - (---) NEW CONCRETE

Kevin Tsai Architecture

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Architect's stamp: KEVIN TSAI ARCHITECTURE, ARCHITECT, No. 21774, STATE OF CALIFORNIA

consultant

DATE: _____

SCALE RECORD:

PLAN CHECK

PROJECT TITLE:
JEFFERSON APARTMENTS

16492 E. JEFFERSON BLVD
LOS ANGELES, CA 90007

PG/PM: _____

DATE: _____

DRAWN BY: _____

CHECKED BY: _____

DATE: _____

DRAWING TITLE:
5TH FLOOR PLAN

SHEET NO.: _____







A150

E. Jefferson Blvd. Elevation

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ELEVATION FINISHES LEGEND:

 BLACK BRICK	 WHITE STANDING SEAM METAL PANELING
 SMOOTH BROWN STUCCO	 BLACK CORRUGATED METAL PANELING
 SMOOTH BLACK STUCCO	 MATTE BLACK WINDOW TRIM

LEGEND:

 NON-RATED WALL	 1/2 HR FIRE-RATED WALL
 2 HR FIRE-RATED WALL	 3 HR FIRE-RATED WALL
 GLASS 1/2" STAND PANE PER FT	 DOOR TAG - SEE DOOR SCHEDULE A AND-NET
 WINDOW TAG - SEE WINDOW SCHEDULE APS	 PARTITION TYPE - SEE WALL TYPES AND
 FLOOR AND CEILING ELEVATION LINES	 SMOKE CARBON MONOXIDE DETECTOR PER IFC
 EQUIVALENCY FAN ASSEMBLY COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.	

SHEET NOTES:

- A. ALL INTERIOR WALLS TO BE TYPE 1A, UNO
- B. ALL DIMENSIONS ARE TO CURB AND
- C. ALL DIMENSIONS INDICATED AS TO FINISH TO FINISH
- D. WALL BASE TO BE 4" REVEAL BASE HOLDINGS AT ALL WALLS
- E. GRADE AWAY FROM FOOTING 1% MIN
- F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE LOAD END FROM THE INFLU FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC. CAL GREEN 211.4 ENERGY CODE 19% TO LAP REQUIREMENT NO 86
- G. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE
- H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN A TOP STORY AND THE ROOF SPACE FOR KING 11
- I. EDGE FLASHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FACIA
- K. ROOFING MATERIAL TO BE MALDEN ROOFING, ECOLOGIC SOL P/RO-M
- MEISQUE CLASS A ROOF COVERING
- L. ROOF TO HAVE A 3-YEAR AGED 3/8" VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 63% AND A THERMAL BARRIER OF AT LEAST 2.0 ESR INCHES
- M. IN CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM EFFECTIVE FIRE BARRIERS BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE FOR KING 11
- N. IN CONCEALED CONSTRUCTION WHERE THERE IS USABLE SPACE OF A CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER 302.10
- O. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY VISIBLE AND ACCESSIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER 302.11
- P. PROTECTION OF IRON AND WOOD ADDED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED FOR SECTION R01.1.8.7
- Q. THE USE OF NATURAL, DURABLE WOOD OR WOOD THAT REPRESENTATIVE TREATED IN ACCORDANCE WITH AIAA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AIAA U1.

- B. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 8 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS
- E. BUILDING WITH BASED FLOOR CONSTRUCTION UNDER FLOOR VENTILATION OPENINGS IN THE UNDER FLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - A. THE TOP OF THE OPENING SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST
 - B. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION. FOR EXAMPLE, BY LOCATING THE OPENINGS ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES OF THE BUILDING
 - C. THE OPENINGS SHALL BE THE LARGER OF 1.5 SQUARE FEET FOR EACH 25 LINEAR FEET OR FRACTION OF EXTERIOR WALL OR OPENINGS SHALL BE EQUAL TO 1% OF UNDER FLOOR AREA
 - D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 1/2 INCH IN DIMENSION, IN 719.2.2

K
T
A

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architects stamp

consultant

KEY PLAN



DATE: 01/13/2023
SHEET DESCRIPTION: 1. ELEVATION - NORTH EAST ELEVATION

DATE	SHEET DESCRIPTION
01/13/2023	1. ELEVATION - NORTH EAST ELEVATION

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
JEFFERSON APARTMENTS

964 972 E. JEFFERSON BLVD
LOS ANGELES, CA 90011

PC/MR: KSB
DRAWN BY: KSB
JOB NO: 23-12

DRAWING TITLE:
NORTH EAST ELEVATION
E. JEFFERSON BLVD



Exterior Photography

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Aerial Photography

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Neighborhood Overview

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About South Central

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A Neighborhood With Memory and Movement

964 E Jefferson Blvd is located in Historic South Central, approx. 1.3 miles east of the University of Southern California and just south of Downtown Los Angeles. It is a part of the city where history, culture, education, and access sit close together, giving the location a more layered story than proximity alone. South Central has long been shaped by Black and Latino communities, local businesses, schools, churches, civic institutions, and generations of residents who helped define the character of South Los Angeles.

For future residents, the immediate area offers practical access to some of LA's most active educational, cultural, entertainment, and retail destinations. USC, USC Village, The Shrine Auditorium, Figueroa Street retail, BMO Stadium, and more, are all part of the broader neighborhood setting. Together, these institutions create a strong daily-use and destination-driven location story, with access to campus life, museums, sports, concerts, employment centers, public gathering places, and everyday retail.

The future project has a close connection to one of the region's largest employment and cultural centers. Just north of the site, Downtown's Fashion District continues to evolve from its long-standing role as a wholesale and garment hub into a more mixed-use urban environment shaped by housing, adaptive reuse, creative businesses, retail, hospitality, and street-level activity.

The strength of this location is not only that it sits near USC, Exposition Park, and DTLA. It is that it sits within South Central, a neighborhood with cultural weight, deep roots, and a clear place in LA's past and future. For a new housing project, that context creates a more complete location story: access to major city anchors, connection to transit and employment, and a setting that carries real local history as Los Angeles continues to grow around it.



Nearby Hotspots

964 E Jefferson Blvd | South Los Angeles | 90011

1) Mercado La Paloma

Mercado La Paloma brings food, small business, and community gathering together along the Figueroa Corridor. Rooted in local entrepreneurship, it gives the area a warm neighborhood anchor near USC and Exposition Park without losing its South LA identity.

2) Exposition Park

Exposition Park is one of LA's most layered civic campuses, bringing museums, gardens, sports, and public space into one setting. With CAAM, the California Science Center, Natural History Museum, BMO Stadium, the Coliseum, and the Lucas Museum, it keeps culture and

3) University of Southern California

USC sits approx. 1.3 miles west of 964 E Jefferson and remains one of South LA's defining institutional anchors. Its campus, research activity, events, retail, and daily student and employee movement help shape the rhythm of University Park and the Figueroa Corridor.

4) The Shrine Auditorium & Expo Hall

The Shrine Auditorium adds history and event energy just beside USC. With its 6,300-seat auditorium and 54,000 SF expo hall, the venue brings **concerts, award shows, conventions, and performances** into the broader Exposition Park and University Park setting.

5) The Shrine Auditorium & Expo Hall

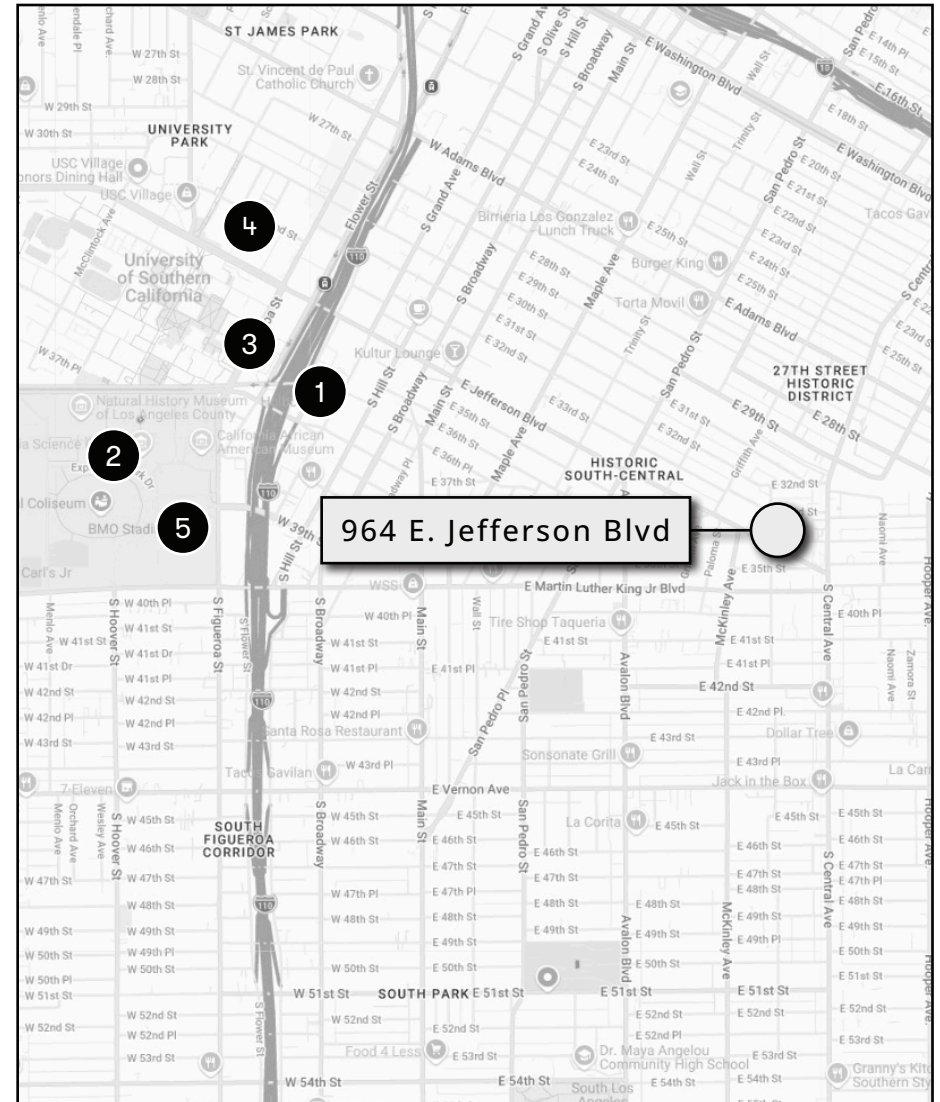
BMO Stadium anchors the southern edge of Exposition Park with soccer, concerts, and major public events. Home to LAFC and Angel City FC, the 22,000-seat venue adds steady regional draw while reinforcing the area's role as a sports and entertainment destination.



Nearby Hotspots Map

964 E Jefferson Blvd | South Los Angeles | 90011

Nearby Hotspot:	Distance:	Notes:
Mercado La Paloma	1.4 miles	A South LA food and community hub rooted in local entrepreneurship and gathering.
Exposition Park	2 Miles	A major civic campus with museums, gardens, sports venues, and public space.
University of Southern California	2 Miles	A major education and employment anchor shaping daily activity around South LA.
The Shrine Auditorium & Expo Hall	2 Miles	A historic USC-adjacent venue for concerts, award shows, conventions, and events.
BMO Stadium	2 Miles	A major Exposition Park venue for soccer, concerts, public events, and regional draw.



Nearby Developments

964 E Jefferson Blvd | South Los Angeles | 90011

1) 3602 Crawford St.

The proposed project would add a 3-story affordable housing building with (19) 1-bed units designated for affordable housing. Designed by JZA Architecture for Logos Faith Development, the project also **received \$500,000 in funding from the Roy and Patricia Disney Foundation.**

2) 161 W. 35th St.

The proposed project features a 5-story mixed-use project featuring **11 live/work apartments averaging 900 SF**, 372 SF of ground-floor commercial space, and 8 parking spaces on a corner lot near USC, the 110 Freeway, and a former Pacific Electric right-of-way.

3) 306 E. Washington Blvd.

This 7-story Hollywood Community Housing project taking shape near the Metro A Line, with **104 studio, 1-bed, 2-bed, and 3-bed apartments for renters earning 30% to 60% of AMI**, plus 1,581 SF of ground-floor commercial space and 49 parking spaces.

4) 400 E. Adams Blvd.

This project by Markwood will add **84 studio and 1-bed units**, with 42 parking spaces and a rooftop amenity deck. 8 units are set aside for extremely low-income renters, while **modular installation moved the structure to full height in approx. five days.**

5) Los Angeles Trade & Technical College

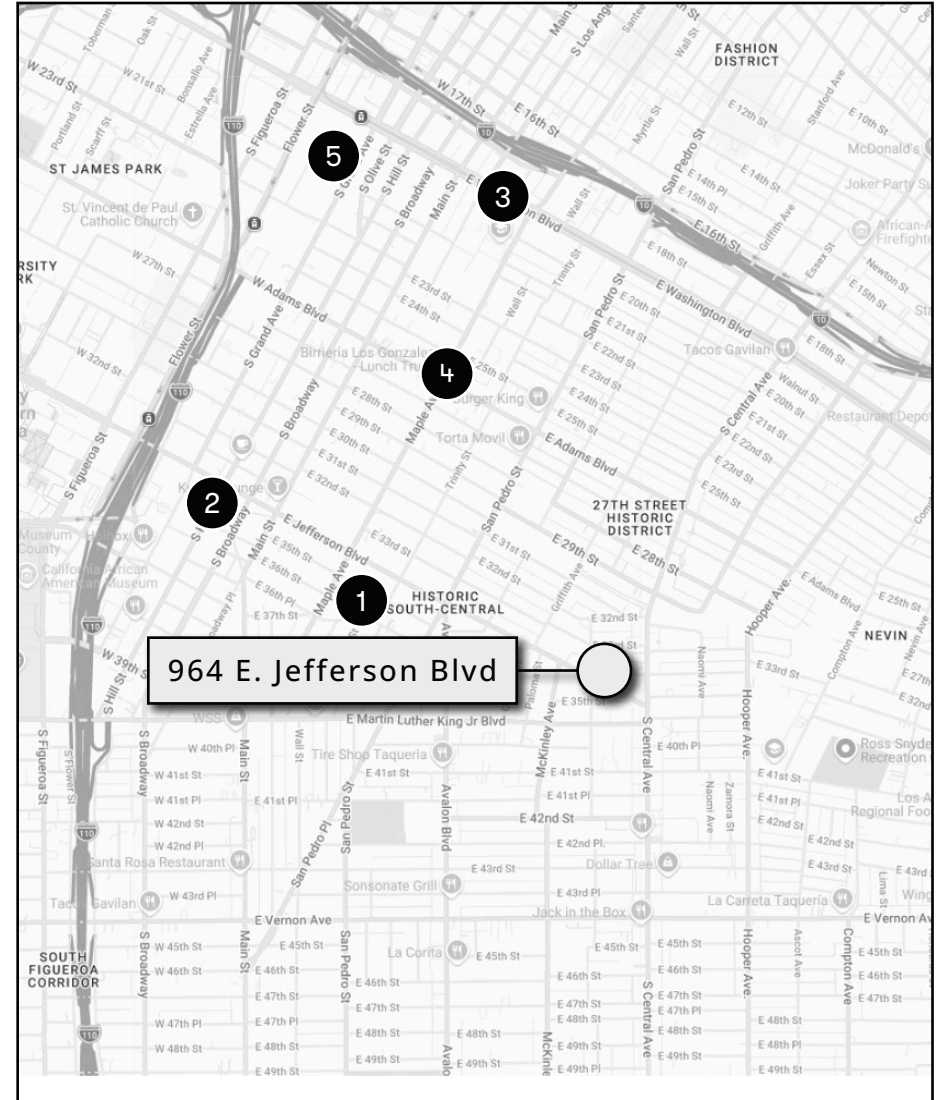
The **\$80M LATTC Design and Media Arts Building** is rising directly south of the A Line's Grand Station. The 3-story, approx. 90,000 SF facility will house classrooms, labs, lounges, gallery space, and design/media programs, with **opening targeted for 2027.**



Nearby Developments Map

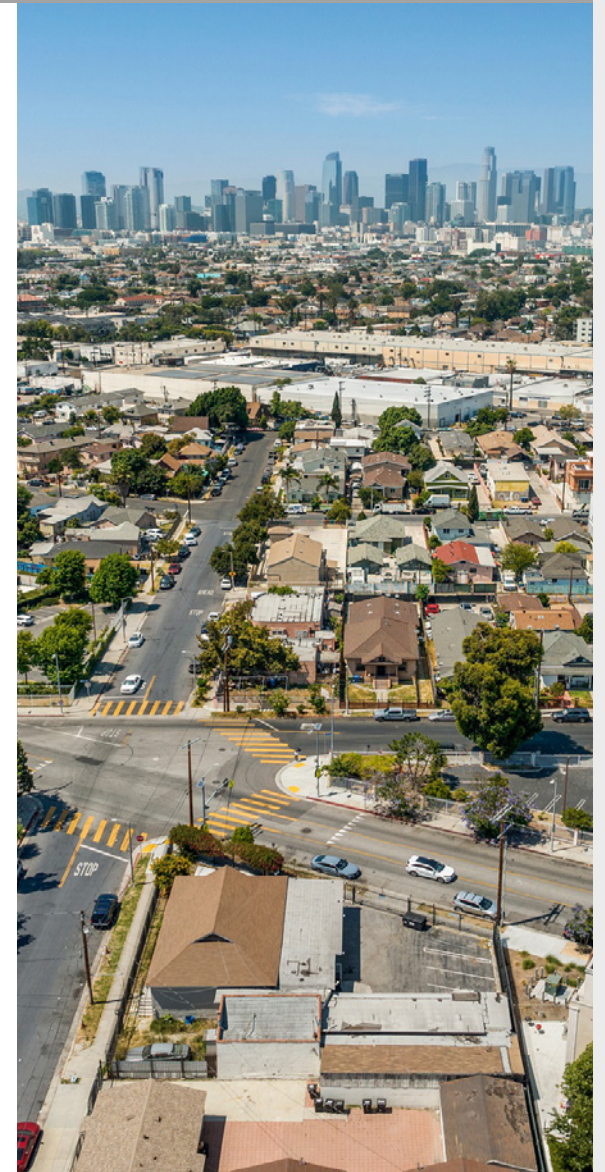
964 E Jefferson Blvd | South Los Angeles | 90011

Nearby Hotspot:	Distance:	Notes:
3602 Crawford St.	Approx. 0.5 Mile	A proposed 19-unit affordable housing project adding low- and moderate-income apartments to Historic South-Central.
161 W. 35 th St.	Approx. 1.1 Miles	A small mixed-use infill project with live/work apartments and ground-floor commercial space near USC and the 110 Freeway.
306 E. Washington Blvd.	Approx. 1.1 Miles	A 104-unit affordable housing project near the Metro A Line with family-sized units and ground-floor commercial space.
400 E. Adams Blvd.	Approx. 0.7 Mile	An 84-unit modular apartment project with studio and 1-bed units, affordable set-asides, and a rooftop amenity deck.
LATTC Design & Media Building	Approx. 1.2 Miles	An \$80M campus expansion bringing new classrooms, labs, gallery space, and creative programs to Washington Blvd and Grand Ave.



964 E. Jefferson Boulevard Los Angeles, CA 90011

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Clear thinking, honest guidance & an owner's perspective on LA multifamily.
If you have any questions, please contact Max Berger.



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