

2811 San Marino Street Los Angeles, CA 90006

DS REAL ESTATE

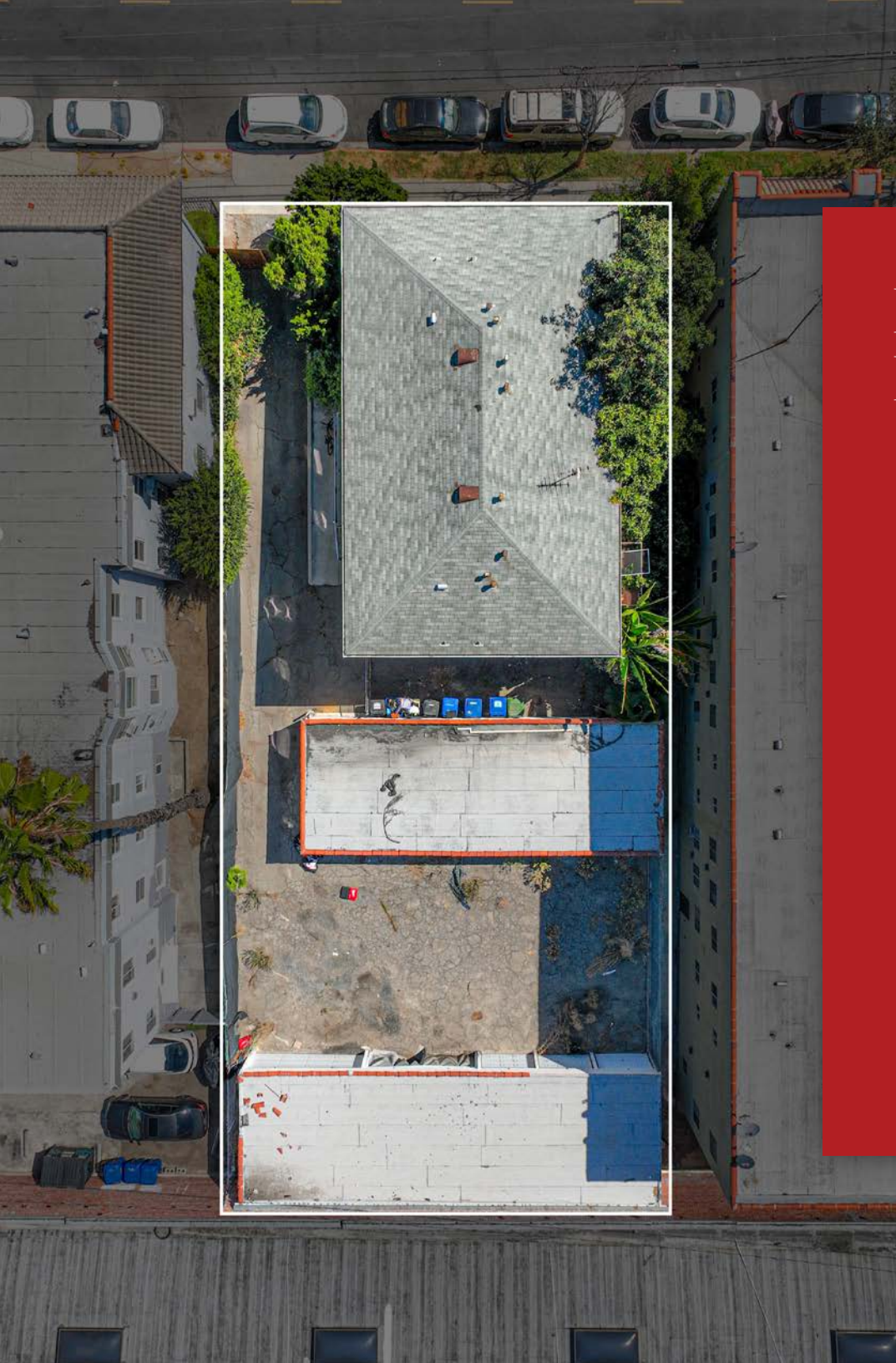
P R O P O S E D " S A N M A R I N O V I L L A S " D E V E L O P M E N T



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Keller Williams
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Property Highlights

- **Asking Price: \$2,495,000 | ~\$55K/Unit**
- **45 Units:** 36 Units + 9 ADUs.
- **Unit Mix:** 13 Two-Bedrooms | 23 One-Bedrooms | 9 Studios
- **RTI (Ready to Issue): ALL PERMIT FEES PAID!**
- **TOC Project** — NOT ED1 | 11% of Base Units Designated Extremely Low Income.
- 7-Story TOC Development, Type III-A Construction Over Type I-A. Five Residential Stories + Two Levels of Subterranean Parking.
- Rooftop Open Space / Rooftop Deck
- Central Koreatown Location Near Shopping, Dining & Employment
- Architectural plans available for review
- Buyer to independently verify all zoning, development potential, RTI approvals, and ADU opportunities.

2811 SAN MARINO STREET



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Conceptual Rendering

2811 SAN MARINO STREET

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Conceptual Rendering

2811 SAN MARINO STREET

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Conceptual Rendering

NEW 7-STORY 36- UNIT AFFORDABLE HOUSING APARTMENT BUILDING WITH 11% E.L.I.

BASED ON TOC CASE # DIR-2023-1391-TOC-VHCA

PROJECT ADDRESS: 2811 SAN MARINO STREET, LOS ANGELES, CA 90006

DEVELOPER: 42811 SAN MARINO LLC

ROOF TOP OPEN SPACE (R-2 OCC.) OVER 5-LEVEL RESIDENTIAL BUILDING (R-2 OCC.) TYPE III-A OVER ONE-LEVEL PARKING/ LOBBY (S2-R-2 OCC.) TYPE I-A OVER TWO LEVEL SUBTERRANEAN PARKING (S-2 OCC.) FULLY SPRINKLERED NFPA-13 (PROPOSED DEVELOPMENTS COMPLIES WITH THE CITY OF LOS ANGELES T.O.C. ORDINANCE)



ACCESSIBILITY NOTES:

- THIS PROJECT IS 100% PRIVATELY FUNDED
- THIS PROJECT IS NOT A PUBLIC HOUSING OWNED OR OPERATED FOR OR IN BEHALF OF PUBLIC ENTITY
- THERE IS NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL
- NOT A T.O.C. FACILITY OR SOCIAL SERVICE CENTER
- NO GUEST PARKING REQUIRED AND PROVIDED



100 SHEET INDEX

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100-4	GENERAL NOTES
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100-12	GENERAL NOTES

DIFFERED SUBMITTAL:

- SOLAR PANEL SYSTEM
- NOTE: SOLAR PANEL LOCATION WILL BE APPROVED UNDER A SEPARATE SUBMITTAL
- MECHANICAL, PLUMBING AND ELECTRICAL WORKS
- FIRE SMOKE SYSTEM
- BATTERY INVERTER BACKUP FOR STANDBY ELEVATOR PER 1206 LAFIC 2020
- FIRE ALARM SYSTEM
- EMERGENCY RESPONDER RADIO

FIRE DEPARTMENT REQUIREMENTS AND NOTES:

- SEE ADDITIONAL FIRE DEPARTMENT NOTES ON A0.2
- NOTE: PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CIBC 1009.8)
- APPROVED MANUAL FIRE ALARM SYSTEM REQUIRED
- STANDBY POWER PROVIDED FOR THE ELEVATORS
- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (CIBC 915.4.2.4)



LIST OF ARCHITECTURAL DRAWINGS

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PROPOSED PROJECT

NEW 7-STORY 36- UNIT AFFORDABLE HOUSING APARTMENT BUILDING WITH 11% E.L.I.
BASED ON LOS ANGELES TOC CASE # DIR-2023-1391-TOC-VHCA
PROJECT ADDRESS: 2811 SAN MARINO STREET, LOS ANGELES, CA 90006
ZONE: R4-1 (LOS ANGELES T.O.C. TIER-3)
APN: 5077-029-002

LEGAL DESCRIPTIONS

LOT 3 AND THE EAST 30 FEET OF LOT 4 OF TODD'S SUBDIVISION OF THE 730. 4 FEET OF THE HOLST TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE(S) 84, INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY. EXCEPT THE EAST 10 FEET OF LOT 3.

EXISTING USE

MULTI-FAMILY DWELLING (4-TWO BEDROOM APARTMENT UNITS)

PROJECT DESCRIPTION

NEW 7-STORY 36-UNIT APARTMENT
PROPOSED SET A SIDE UNIT FOR EXTREMELY LOW INCOME (E.L.I.): (4-E.L.I. UNITS)
INCLUDING:
ROOF TOP OPEN SPACE (R-2 OCC.) OVER 5-LEVEL RESIDENTIAL BUILDING (R-2 OCC.) TYPE III-A OVER ONE-LEVEL RESIDENTIAL APARTMENT (R-2 OCC.) TYPE I-A OVER ONE-LEVEL PARKING/ LOBBY AND RETAIL SPACE (S2-R-2 OCC.) TYPE I-A OVER 2-LEVEL SUBTERRANEAN PARKING (S-2 OCC.) FULLY SPRINKLERED NFPA-13
TYPE OF OCCUPANCIES: R2 - S2

NOTE:
THIS PROJECT IS 100% PRIVATELY FUNDED
THIS PROJECT IS NOT A PUBLIC HOUSING
NO GUEST PARKING REQUIRED AND NOT PROVIDED
NO TAX CREDIT OR INCENTIVE RECEIVED
APPLICABLE CODE

LABC 2020, CBC 2019, LAMC, LOS ANGELES TOC ORDINANCE, CMC 2019, CPC 2019, LABC 2023

LOT AREA

Lot Area: 8,116.3 SQ. FT. (BASED ON SURVEY)

ALLOWABLE BUILDING AREA (ZONING)

ZONE: R4-1 (LOS ANGELES T.O.C. TIER-3)

F.A.R. (FLOOR AREA RATIO):

BY RIGHT: F.A.R. 3.1

5,263.55 SFX3=15,790.6 (BY RIGHT F.A.R.)

ALLOWABLE F.A.R. BY APPLYING TOC TIER-3 INCENTIVE

(50% INCREASE RATIO)

15,790.6X1.50=23,685.9 SF (ALLOWABLE F.A.R.)

ALLOWABLE DENSITY

ZONE: R4-1 400 SF PER DWELLING UNIT

(LOT AREA) 400-8,116.3=20,291 OR 21 (T.O.C. BASE UNIT)

LOT LOCATED ON TIER-3 OF L.A. T.O.C. ORDINANCE

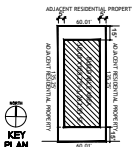
ALLOWABLE INCREASE IN DENSITY PERCENTAGE: 70%

21X1.7=35.7 (36 UNIT ALLOWED PER T.O.C. ORDINANCE)

NUMBER OF PROPOSED RESIDENTIAL UNIT: 36

PROPOSED SET A SIDE UNITS:

REQUIRED SET A SIDE UNIT FOR EXTREMELY LOW INCOME (E.L.I.): 36X0.10=3.6 (4-E.L.I. UNITS)
400-68-2.72 OR 3 UNIT
PROPOSED SET A SIDE UNITS=400.68-2 TWO BED ROOM AND 2 ONE BED ROOM (E.L.I.)



RESIDENTIAL UNIT MIX (PER FLOOR):

	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	TOTAL
STUDIO UNITS	3	3	3	3	3	3	9
ONE BED ROOM	3	3	3	3	3	3	9
TWO BED ROOM	1	1	1	1	1	1	6
TOTAL UNIT PER FLOOR	7	7	7	7	7	7	36

TOTAL RESIDENTIAL UNITS: 36 UNITS INCLUDING: 9-STUDIOS, 18-ONE BEDROOM UNIT AND 6-TWO BEDROOM UNIT

REQUIRED OPEN SPACE:

RESIDENTIAL UNIT MIX AND REQUIRED OPEN SPACE:

9- STUDIO UNITS 9X100=900 SF

24- ONE-BED RM UNITS 2X100=2,400 SF

3- TWO-BED RM UNITS 3X125=375 SF

TOTAL REQUIRED OPEN SPACE: 3,675 SF

TOTAL REQUIRED OPEN SPACE BY APPLYING 25% REDUCTION FROM TOC TIER-3 INCENTIVE: 3,750 X0.75=2,812.5 SF

PROVIDED OPEN SPACE

PROVIDED COMMON OPEN SPACE AT REAR YARD=1,400 SF

PROVIDED COMMON OPEN SPACE AT REAR YARD=1,400 SF

TOTAL OPEN SPACE PROVIDED: 2,800 ±2,812.5 SF (REQD)

REQUIRED LANDSCAPING AREA AT ROOF LEVEL: 1,920X0.25=480 SF

PROVIDED LANDSCAPING AREA AT ROOF LEVEL: 480 SQ.FT

REQUIRED LANDSCAPING AREA AT REAR YARD: 900X0.25=225 SF

PROVIDED LANDSCAPING AREA AT REAR YARD: 240 SQ.FT

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PROVIDED LANDSCAPING AREA AT REAR YARD: 240 SQ.FT

PARKING REQUIREMENT

RESIDENTIAL PARKING STALL: 36X1/2: 18 REQUIRED (1/2 PER DWELLING UNIT PER TIER-3 TOC GUIDELINE) 0 (ZERO)

PARKING TABULATIONS

	ACCESSIBLE	1 VAN ACCESSIBLE+1 ACCESSIBLE+1 E.V. ACCESSIBLE
STREET LEVEL PARKING (6-3 PARKING SPACES PROVIDED)	STANDARD	1
STREET LEVEL PARKING (6-3 PARKING SPACES PROVIDED)	COMPACT	2
STREET LEVEL PARKING (6-3 PARKING SPACES PROVIDED)	ACCESSIBLE	2
STREET LEVEL PARKING (6-3 PARKING SPACES PROVIDED)	STANDARD	5
STREET LEVEL PARKING (6-3 PARKING SPACES PROVIDED)	COMPACT	2
STREET LEVEL PARKING (6-3 PARKING SPACES PROVIDED)	ACCESSIBLE	7
STREET LEVEL PARKING (6-3 PARKING SPACES PROVIDED)	STANDARD	6

TOTAL NON-REQUIRED PARKING PROVIDED INCLUDING: 2-ACCESSIBLE-1 E.V. ACCESSIBLE AND 13-STANDARD STALL AND 10-COMPACT STALL

REQUIRED E.V. PARKING STALLS

REQUIRED EV READY AT THE RATIO OF 25% OF TOTAL PARKING PROVIDED: 25X0.25=6.25 OR 7 EV READY STALL
REQUIRED EVCS STALLS WITH E.V. CHARGER AT THE RATIO OF 10% OF TOTAL PARKING PROVIDED: 25X0.1=2.5 OR 3-STALL

PROVIDED E.V. PARKING STALLS

PROVIDED EV READY STALLS: 7- STALLS 1-AT STREET LEVEL, 5-AT 1ST BASEMENT LEVEL AND 1-AT 2ND BASEMENT LEVEL

PROVIDED EVCS (CAPABLE STALLS WITH CHARGER): 3- STALLS INCLUDING ONE EVCS ACCESSIBLE WITH REED LOADING SPACE AT STREET LEVEL 2-STD EVCS AT 1ST BASEMENT LEVEL

BICYCLE PARKING

	LONG TERM	SHORT TERM
REQD	25-11-11-1: 5-25-7-3-32-3 OR 32	25-10-13-15-2-5-0.86=3.36 OR 3
PROVIDED	32 AT 1ST BASEMENT LEVEL	3



NEW 7-STORY 36 UNIT APARTMENT BUILDING

PROJECT ADDRESS: 2811 SAN MARINO STREET, LOS ANGELES, CA 90006

CLIENT: 2811 SAN MARINO LLC

CONFORMITY STATEMENT
THE USER OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE ADDRESS AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OF RECORD. NO REUSE, REPRODUCTION OR MODIFICATION OF ANY PART OF THESE DRAWINGS IS PERMITTED UNDER THE US ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT (AMCA) & CALIFORNIA ASSEMBLY AB 633, HOLDEN ARCHITECTS SEC. 9336.4

NO.	DESCRIPTION	BY	DATE
1	DESIGNED BY: BABAR BARDI CHAHARMANALI	B	8/6/22
2	CHECKED BY: BABAR BARDI CHAHARMANALI	B	8/6/22
3	DRAWN BY: E.SANAJULU-MESARI	E	8/6/22
4	DATE DRAWN: 8/6/22		
5	JOB NUMBER: CDD-2214		

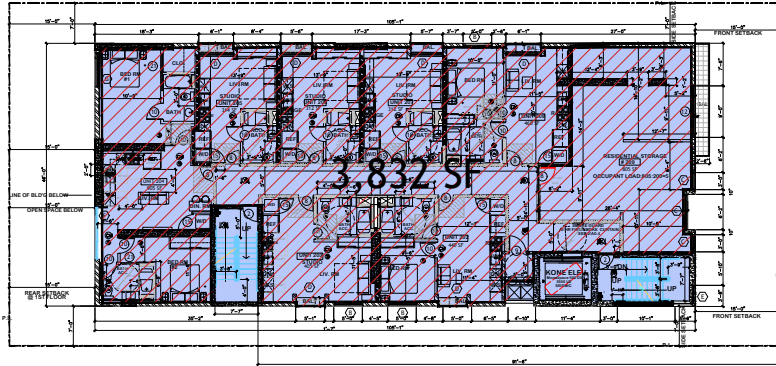


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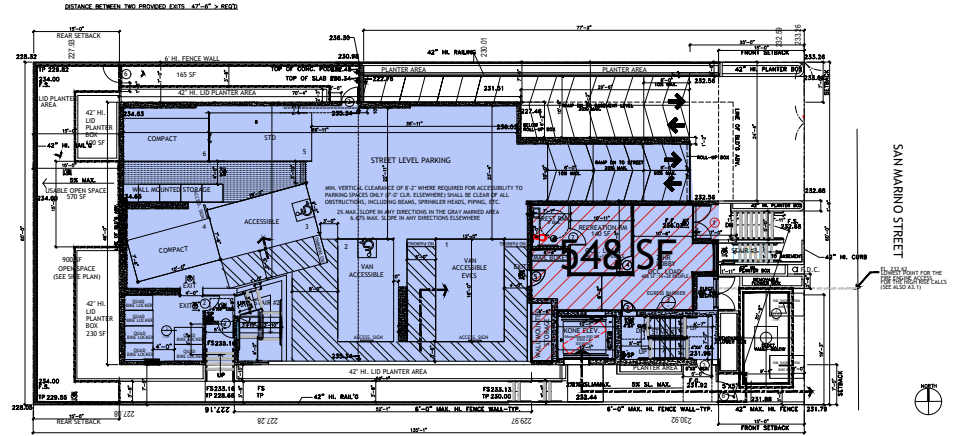
CALIFORNIA DEVELOPMENT & DESIGN INC.
PRINCIPAL: BABAR BARDI CHAHARMANALI, AIA (REGISTERED ARCHITECT)
CALIFORNIA LIC.#C3492, OKLAHOMA LIC.#P3376, TEXAS LIC.#26090
11023 SANTA MONICA BLVD., 2000, LOS ANGELES, CA 90025
TEL: 310.430.5565 FAX: 310.427.7446 EMAIL: INFO@CDDARCH.COM WWW.CDDARCH.COM

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② 2ND FLOOR PLAN

SCALE: 1"=10'-0"



① 1ST FLOOR PLAN

SCALE: 1"=10'-0"

ZONING AREA (F.A.R.)

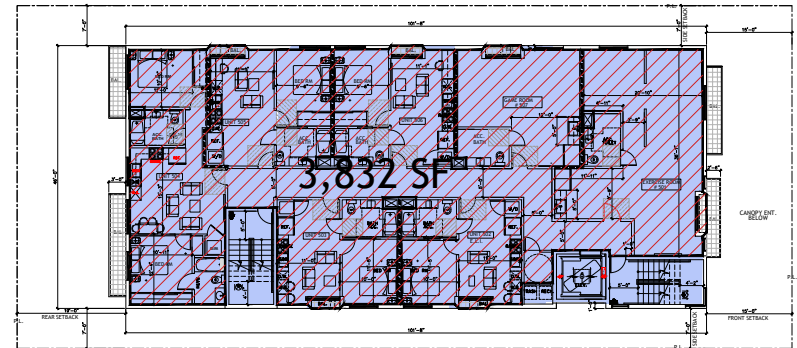
FLOOR LEVEL	RESIDENTIAL
1ST BASEMENT	105 SQ.FT. (TRASH/RECYCLE)
1ST FLOOR	548 SF
2ND FLOOR	3,832 SF
3RD FLOOR	3,832 SF
4TH FLOOR	3,832 SF
5TH FLOOR	3,832 SF
6TH FLOOR	3,832 SF
7TH FLOOR	3,832 SF
TOTAL	23,645 SF

BUILDING CODE AREA

FLOOR LEVEL	TYPE I-A		TYPE III-A
	R-2 OCCUPANCY	S-2 OCCUPANCY	R-2 OCCUPANCY
2ND BASEMENT		6,450 SF	
1ST BASEMENT	105 SF	6,868 SF	
1ST FLOOR	548 SF	3,303 SF	
2ND FLOOR	3,832 SF		
3RD FLOOR			3,832 SF
4TH FLOOR			3,832 SF
5TH FLOOR			3,832 SF
6TH FLOOR			3,832 SF
7TH FLOOR			3,832 SF
TOTAL	4,485 SF	16,621 SF	19,160 SF

23,645 SF PROPOSED TOTAL AREA (ZONING) < 15,790.6X1.50=23,685.9 SF (ALLOWABLE F.A.R.)

- INDICATES SPACE COUNTED AS ZONING AREA
- INDICATES SPACE COUNTED AS BUILDING AREA



③ 3RD, 4TH, 5TH, 6TH AND 7TH FLOOR PLAN

SCALE: 1"=10'-0"

NEW 7-STORY 36 UNIT APARTMENT BUILDING
PROJECT ADDRESS: 2811 SAN MARINO STREET, LOS ANGELES, CA 90006
CLIENT: 2811 SAN MARINO LLC

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REVISIONS		BY	DATE
NO.	DESCRIPTION		
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2			
3			
4			
5			



DESIGNED BY: BABAK BARDI CHAHRAMAHAL
CHECKED BY: BABAK BARDI CHAHRAMAHAL
DRAWN BY: E. SANAJOU L. MESBAH
DATE DRAWN: 8/6/22
JOB NUMBER: CDD-2214



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ZONING AND BUILDING AREA

SHEET TITLE:

A0.2A

SHEET NO.



Los Angeles

The city of Los Angeles is the commercial, financial and cultural center of the Southern California region

Los Angeles County is the most populous county in the United States, with more than 10 million inhabitants as of 2022. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the nation's second largest city with about 4 million people.

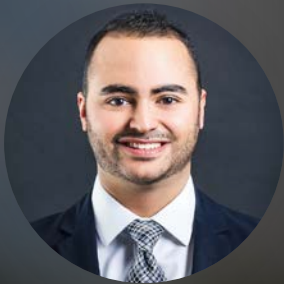


Economic Impact

Los Angeles County is commonly associated with the entertainment and digital media industry; all six major film studios—Paramount Pictures, 21st Century Fox, Sony, Warner Bros., Universal Pictures, and Walt Disney Studios—are located within the county. Numerous other major industries also define the economy of Los Angeles County, including international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering and design services, financial services and more. High-tech sector employment within Los Angeles County is 368,500 workers, and manufacturing employment within Los Angeles County is 365,000 workers.

Exclusively Listed By

DS REAL ESTATE



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2811 San Marino Street
Los Angeles, CA 90006

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