

NOHO HOUSING DENSITY STUDY

5114 VINELAND AVE, NORTH HOLLYWOOD, CA

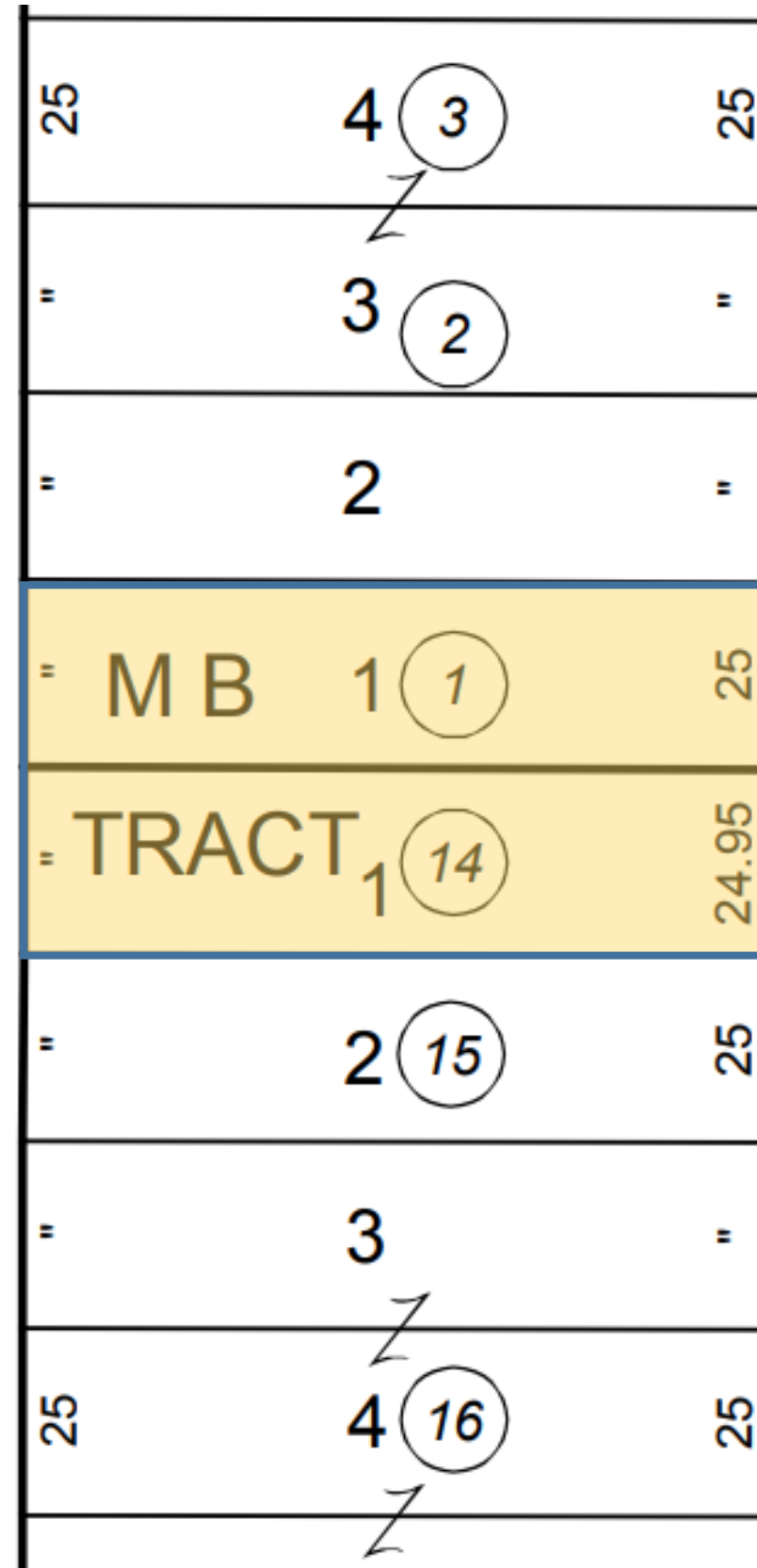


Site Plan

Currently Owned Property

125
AVE

125
VINELAND



Level 1 Plan

Zoning: C4 / R4
 Max Height: unlimited

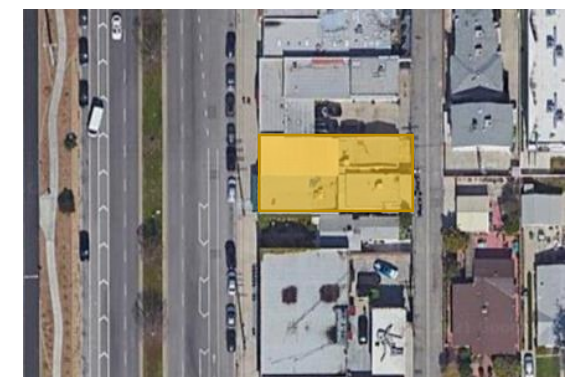
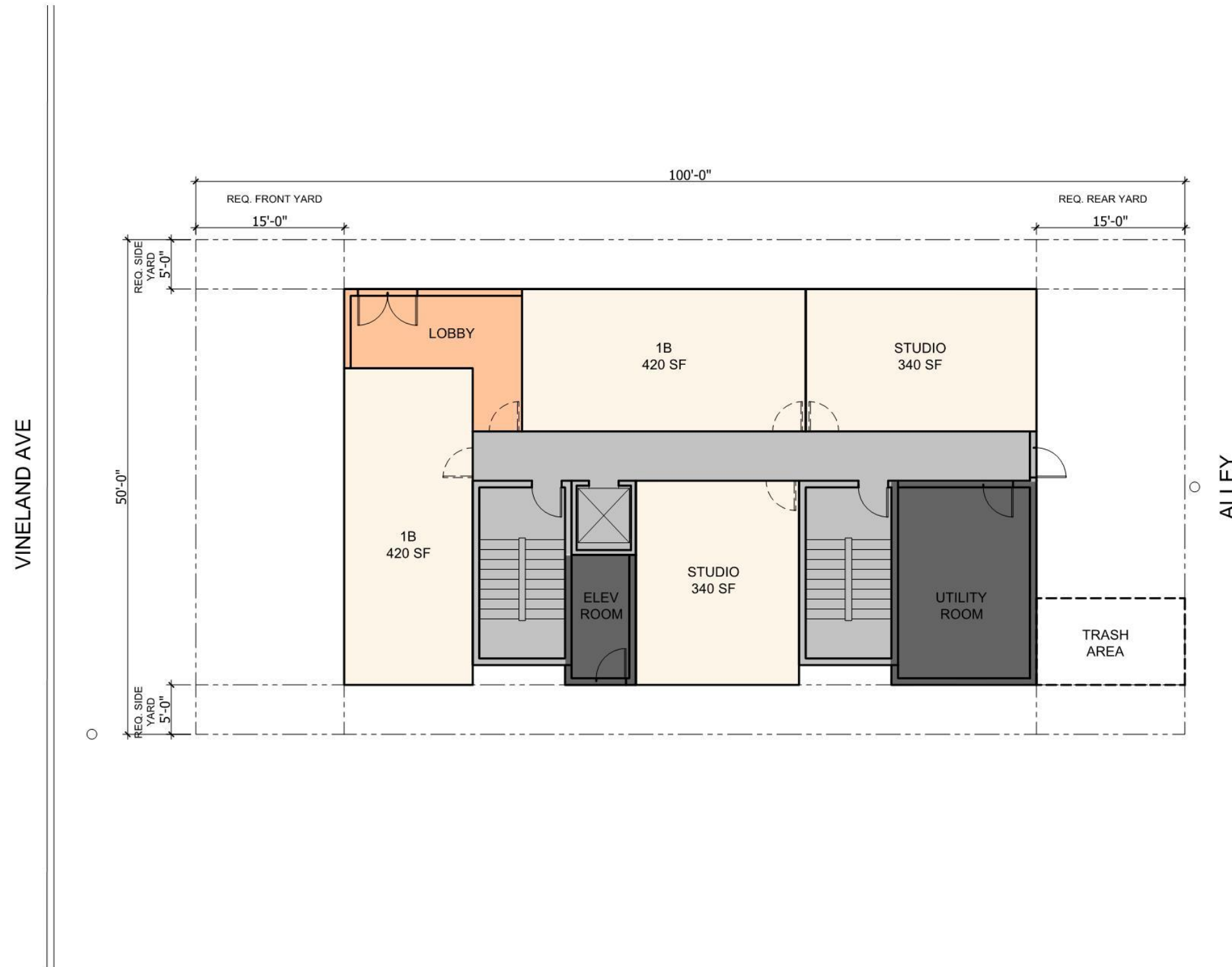
Required parking: 0 stalls (per AB2097)
 Proposed parking: 0 stalls

Setbacks

Side yard: 5'+1' every level over 2
 Front yard: 15'
 Rear yard: 15'+1' every level over 3

Lot Area: 4,998SF
 Max FAR: 3.75 (per Tier 3 density increase)
 Footprint within setbacks: 2,800SF
 Allowable floor area: 2,800 x 3.75 = 10,500SF
 Proposed floor area: 10,500SF
 4 Levels

Density: 400sf/DU
 - Tier 3- 70% increase in DU number
 - 4,998 SF / 400 = 12 DU x 1.7 = 20 DU
 Allowable Units: 20
 Proposed Units: **18**
 Unit mix: **3 studio + 15 1B**



Level 2 Plan

Zoning: C4 / R4
 Max Height: unlimited

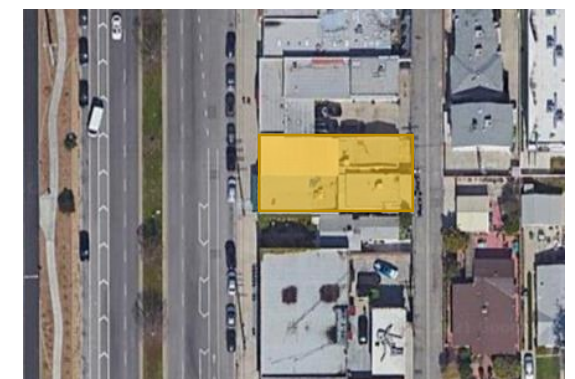
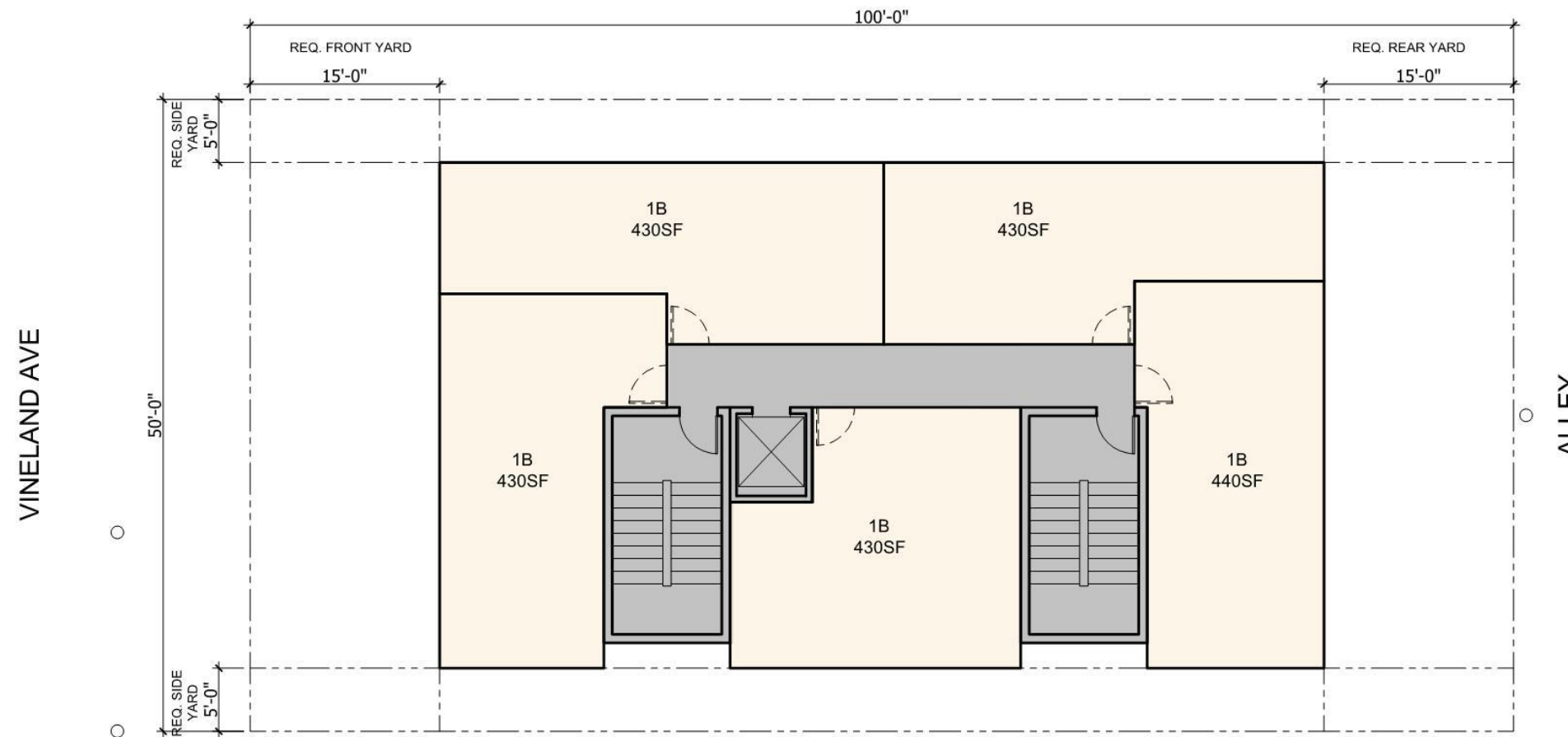
Required parking: 0 stalls (per AB2097)
 Proposed parking: 0 stalls

Setbacks

Side yard: 5'+1' every level over 2
 Front yard: 15'
 Rear yard: 15'+1' every level over 3

Lot Area: 4,998SF
 Max FAR: 3.75 (per Tier 3 density increase)
 Footprint within setbacks: 2,800SF
 Allowable floor area: 2,800 x 3.75 = 10,500SF
 Proposed floor area: 10,500SF
 4 Levels

Density: 400sf/DU
 - Tier 3- 70% increase in DU number
 - 4,998 SF / 400 = 12 DU x 1.7 = 20 DU
 Allowable Units: 20
 Proposed Units: **18**
 Unit mix: **3 studio + 15 1B**



Level 3 Plan

Zoning: C4 / R4
 Max Height: unlimited

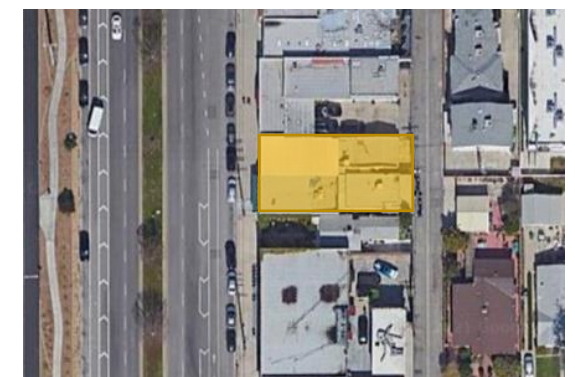
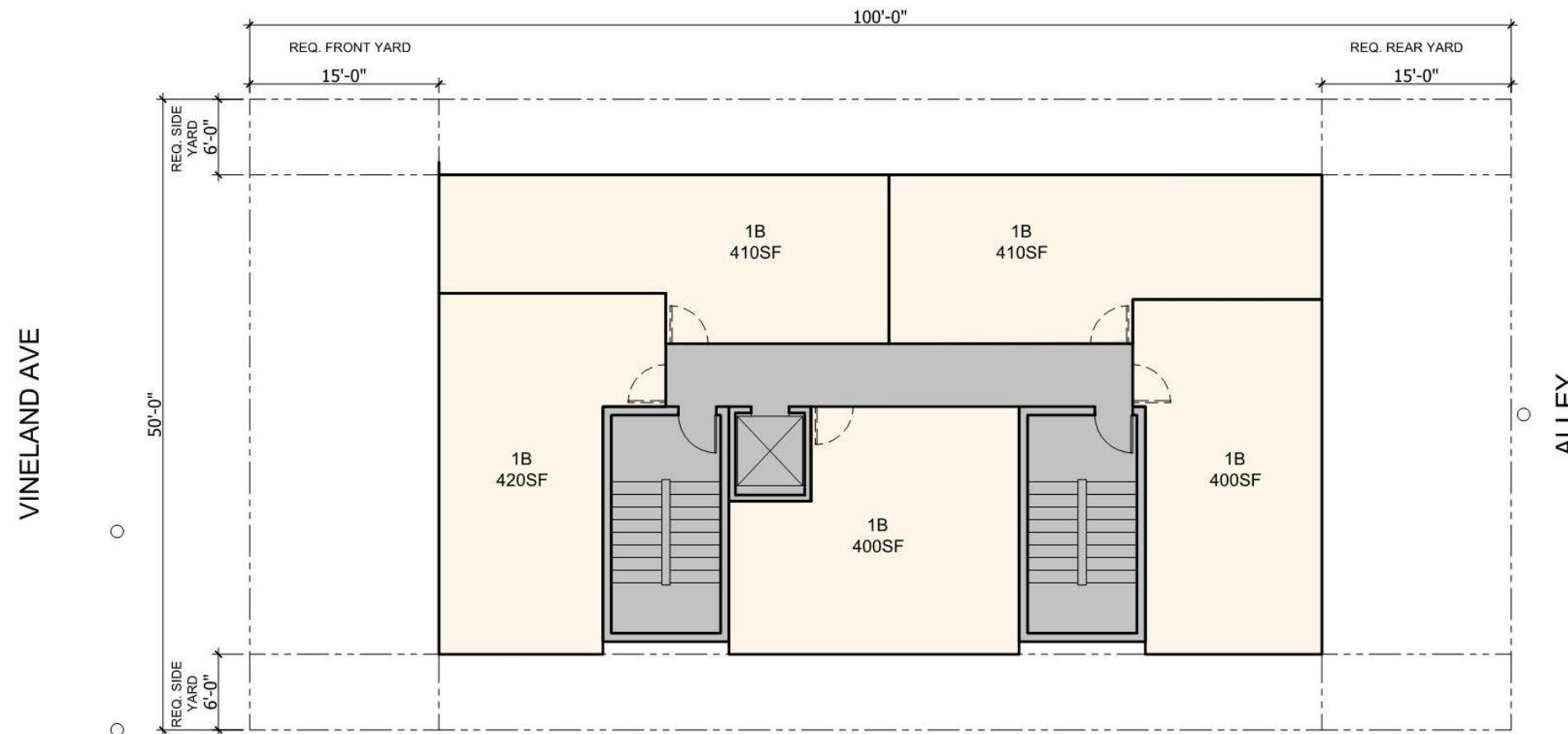
Required parking: 0 stalls (per AB2097)
 Proposed parking: 0 stalls

Setbacks

Side yard: 5'+1' every level over 2
 Front yard: 15'
 Rear yard: 15'+1' every level over 3

Lot Area: 4,998SF
 Max FAR: 3.75 (per Tier 3 density increase)
 Footprint within setbacks: 2,800SF
 Allowable floor area: 2,800 x 3.75 = 10,500SF
 Proposed floor area: 10,500SF
 4 Levels

Density: 400sf/DU
 - Tier 3- 70% increase in DU number
 - 4,998 SF / 400 = 12 DU x 1.7 = 20 DU
 Allowable Units: 20
 Proposed Units: **18**
 Unit mix: **3 studio + 15 1B**



Level 4 Plan

Zoning: C4 / R4
 Max Height: unlimited

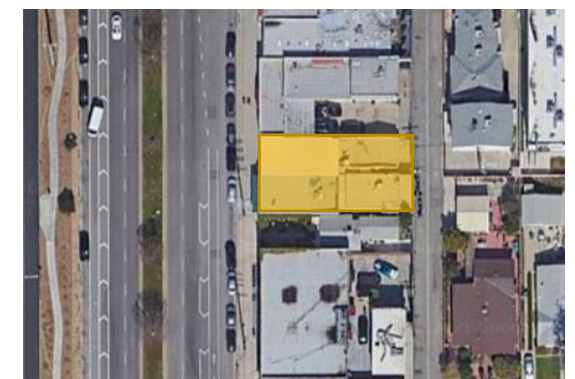
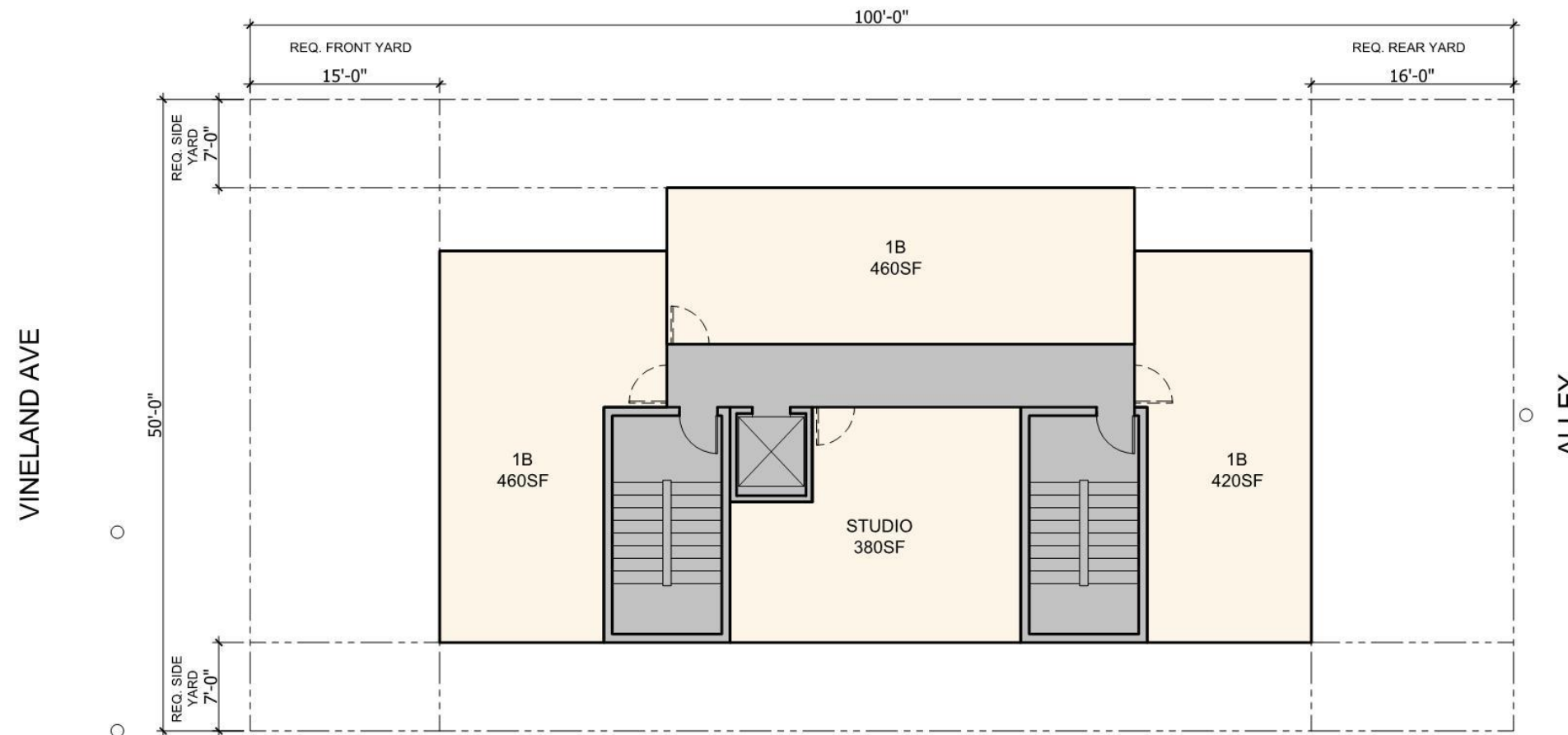
Required parking: 0 stalls (per AB2097)
 Proposed parking: 0 stalls

Setbacks

Side yard: 5'+1' every level over 2
 Front yard: 15'
 Rear yard: 15'+1' every level over 3

Lot Area: 4,998SF
 Max FAR: 3.75 (per Tier 3 density increase)
 Footprint within setbacks: 2,800SF
 Allowable floor area: 2,800 x 3.75 = 10,500SF
 Proposed floor area: 10,500SF
 4 Levels

Density: 400sf/DU
 - Tier 3- 70% increase in DU number
 - 4,998 SF / 400 = 12 DU x 1.7 = 20 DU
 Allowable Units: 20
 Proposed Units: **18**
 Unit mix: **3 studio + 15 1B**





LOS ANGELES
110 E 9th St, C881
Los Angeles CA 90079