



Reduced to \$1,149,000

10810 Woodley Ave.
Granada Hills, CA 91344

PARTNERSCRE
SVIDLER

26K SF RD3 Development Site | Priced at just \$43.86/SF
Rehab Existing SFR, Add ADUs or Build 13+ Townhomes or Higher Density



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Executive Vice President

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DRE 01884474

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10810 Woodley Ave.

Property Overview

PartnersCRE is proud to present for sale over half an acre ideal for **13 Townhouse** units built by Right (including ADUs) in a **low density neighborhood** consisting of single family residences.

Rehab the existing 3+2 house with 1,963 SF and a detached garage, while **adding ADUs** on the vast lot! Can also **add more By-Right Units!** This is a great **Land Bank** for future development, in a family-friendly neighborhood with good schools. The trees on site make the freeway almost disappear, giving the feel of being in the woods surrounded by lovely trees. Build a **family compound!**

A Developer may also choose to use **SB684** for Ministerial Approval for a Tract Map or a Buyer can choose to use the new CHIP Program as the property is in an OC-1 Opportunity Corridor Incentive Area, which allows for higher density and up to 5 stories of height.

Situated at **10810 Woodley Ave.**, abutting a wide Government-owned parcel running along the freeway, the property currently features a **vacant SFR** on a **flat and generous 26,197 SF lot** in the desirable neighborhood of **Granada Hills**.

Zoned RD3, with the benefit of **Tier 9 SAFMR** (currently at \$3,370 for a 2 Bed and \$4,270 for a 3 Bed) the property is offered at **\$43.86 per square foot of land**, combining zoning flexibility, strong local rents, and land to spare!

The neighborhood has easy access to parks, restaurants, markets, is a hop to the 118 freeway (elevated and separated by trees) and a skip to the 405. The area is designated a **High TCAC** Opportunity Area and is **not subject** to RSO. A great opportunity!

The "Future Alley Dedication" was **relinquished** by the City.

Family Friendly SFR Area

Near Parks, Well-Ranked Schools, Restaurants, Supermarkets & More

Proximity to:

CSUN, Burbank Airport, Granada Hills Little League and Aquatic Center

Granada Hills Development Opportunity

\$1,149,000
\$1,495,000

\$43.86/SF
Price Per Land

26,197 SF
Lot Area Per Survey

2667-027-082
APN

3 + 2 + Garage
Current Property

1,963 SF
House Square Footage

RD3-1
Zoning

High
TCAC Opportunity Area

Property at a Glance

13 Townhome Potential • Feasibility Study Available

Higher Density Mixed Use Potential • CHIP Program

Vacant House Rehab Potential • 3+2 @ 1,963 SF + Garage

No RSO • Rent Stabilization Ordinance

SAFMR Tier 2 • \$3,370 for 2 bed, \$4,270 for 3 bed

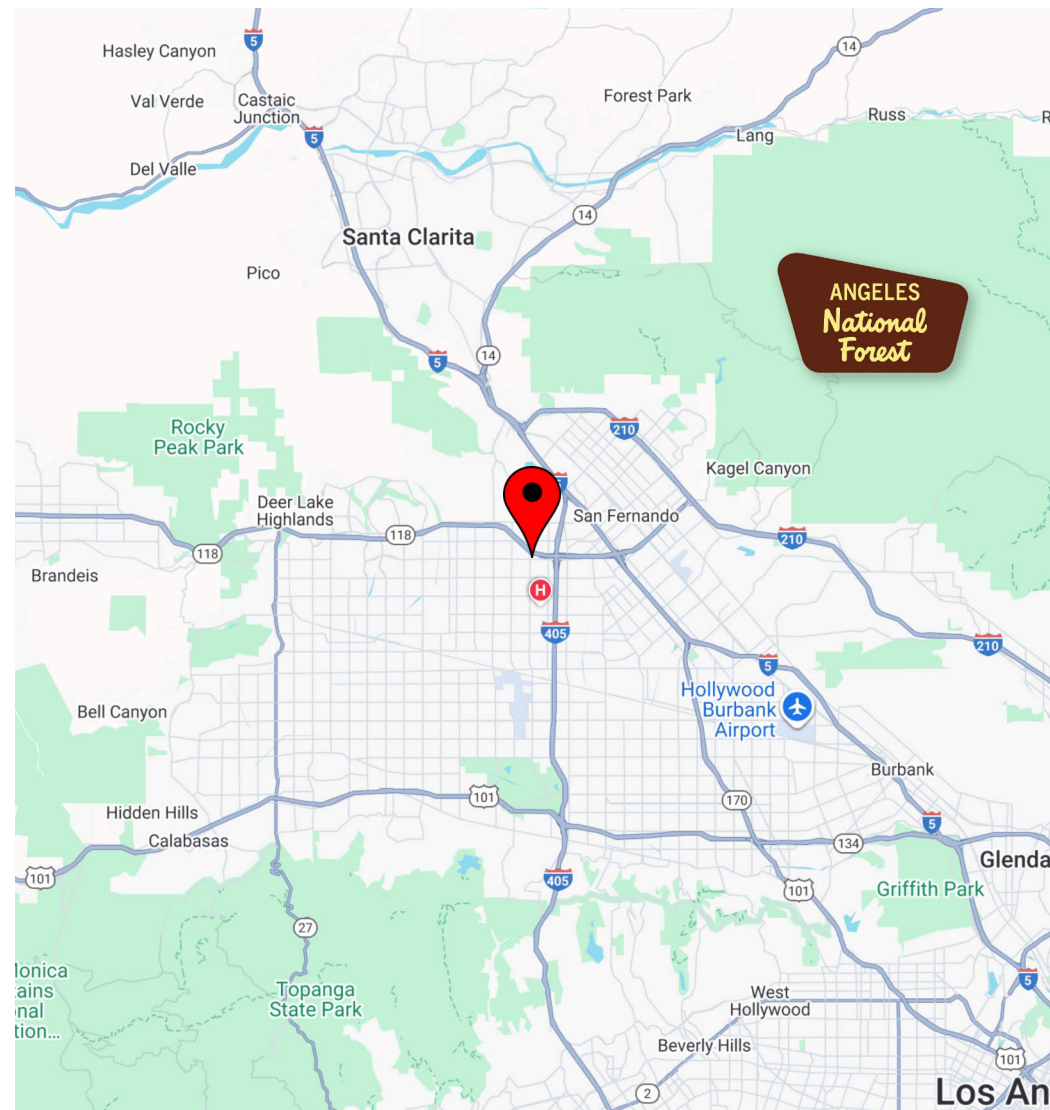
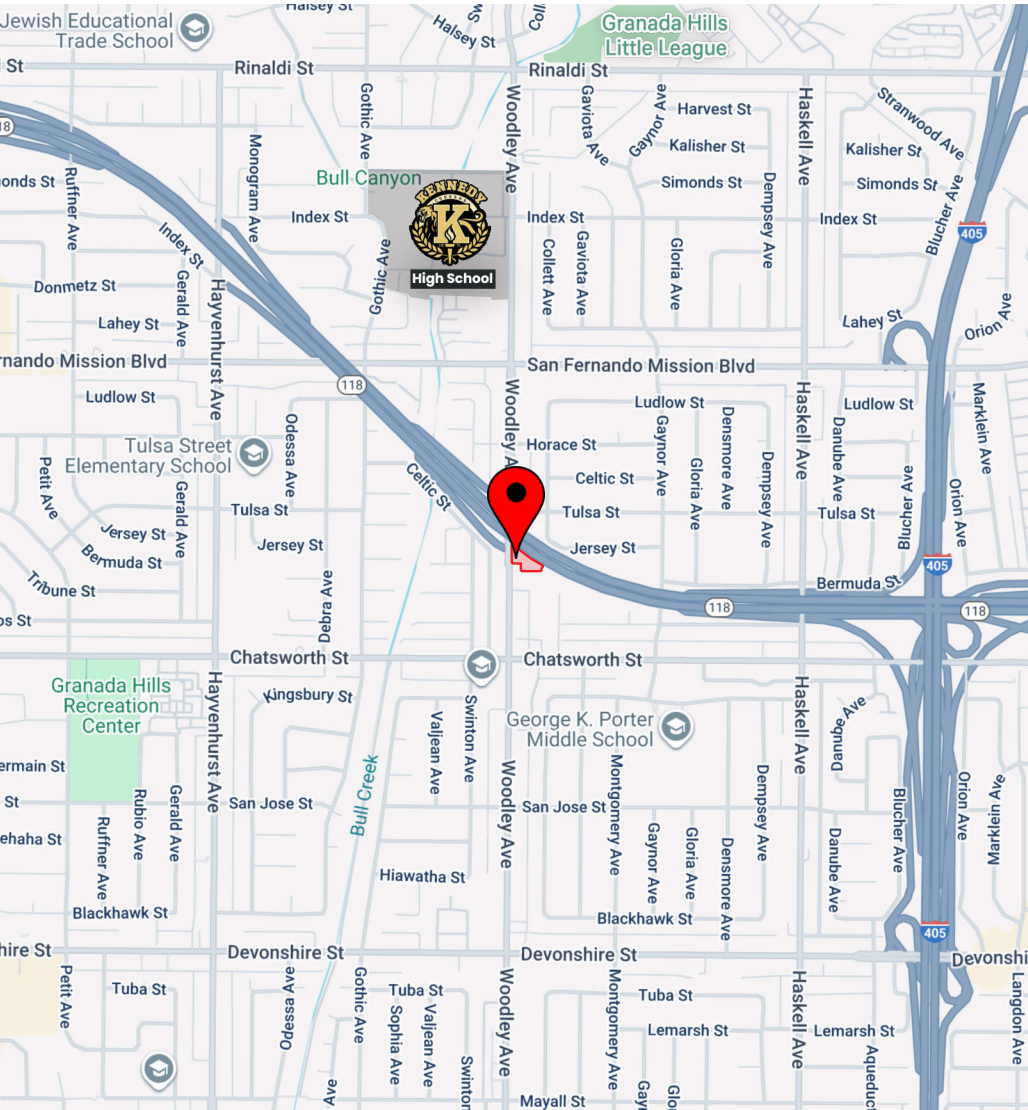
Separation from Freeway • With Large Trees

Easy Access to Freeway • At the 118 & close to the 405

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10810 Woodley Ave.

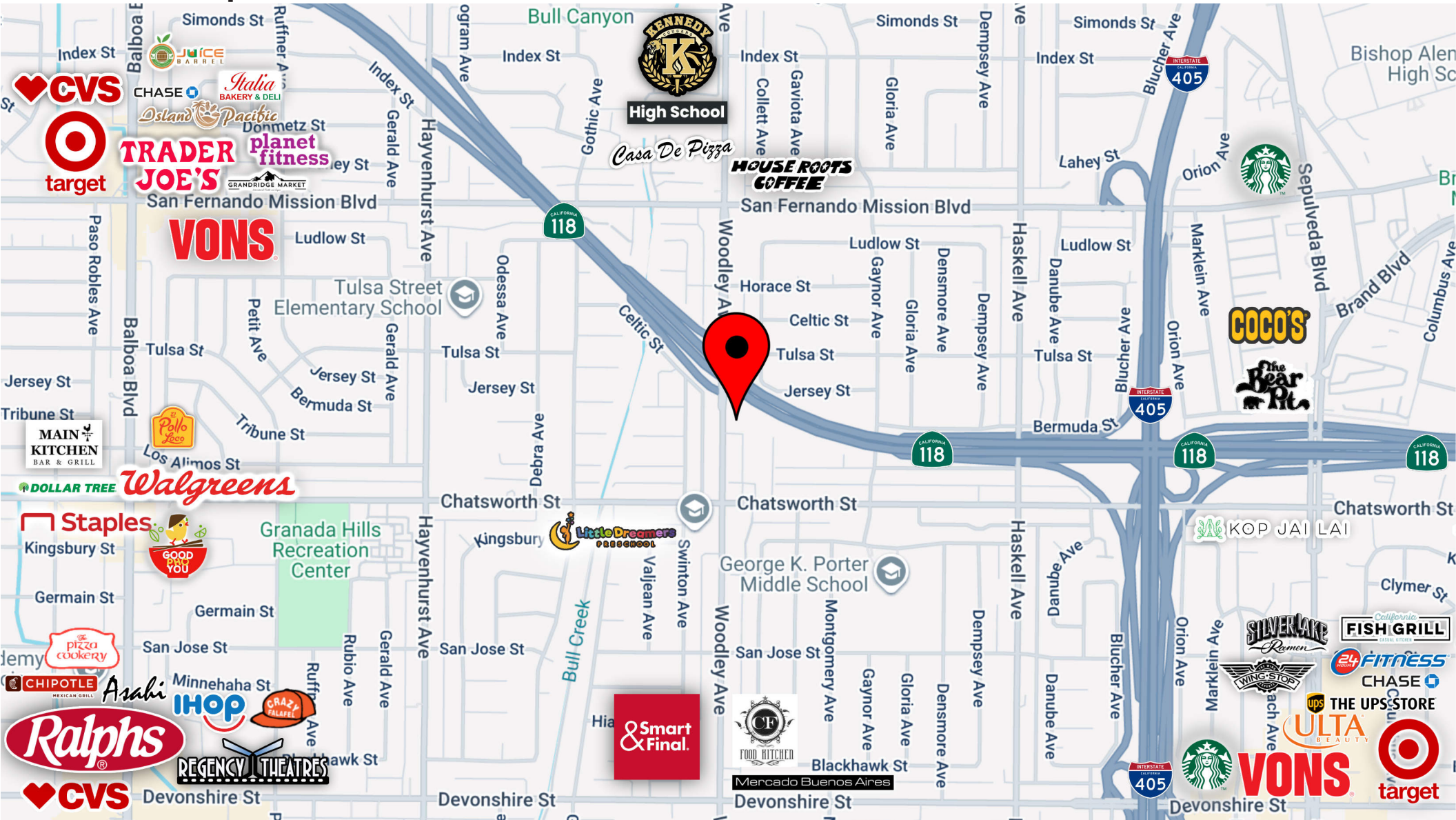
Maps



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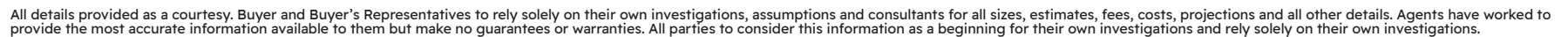
10810 Woodley Ave.

Area Map



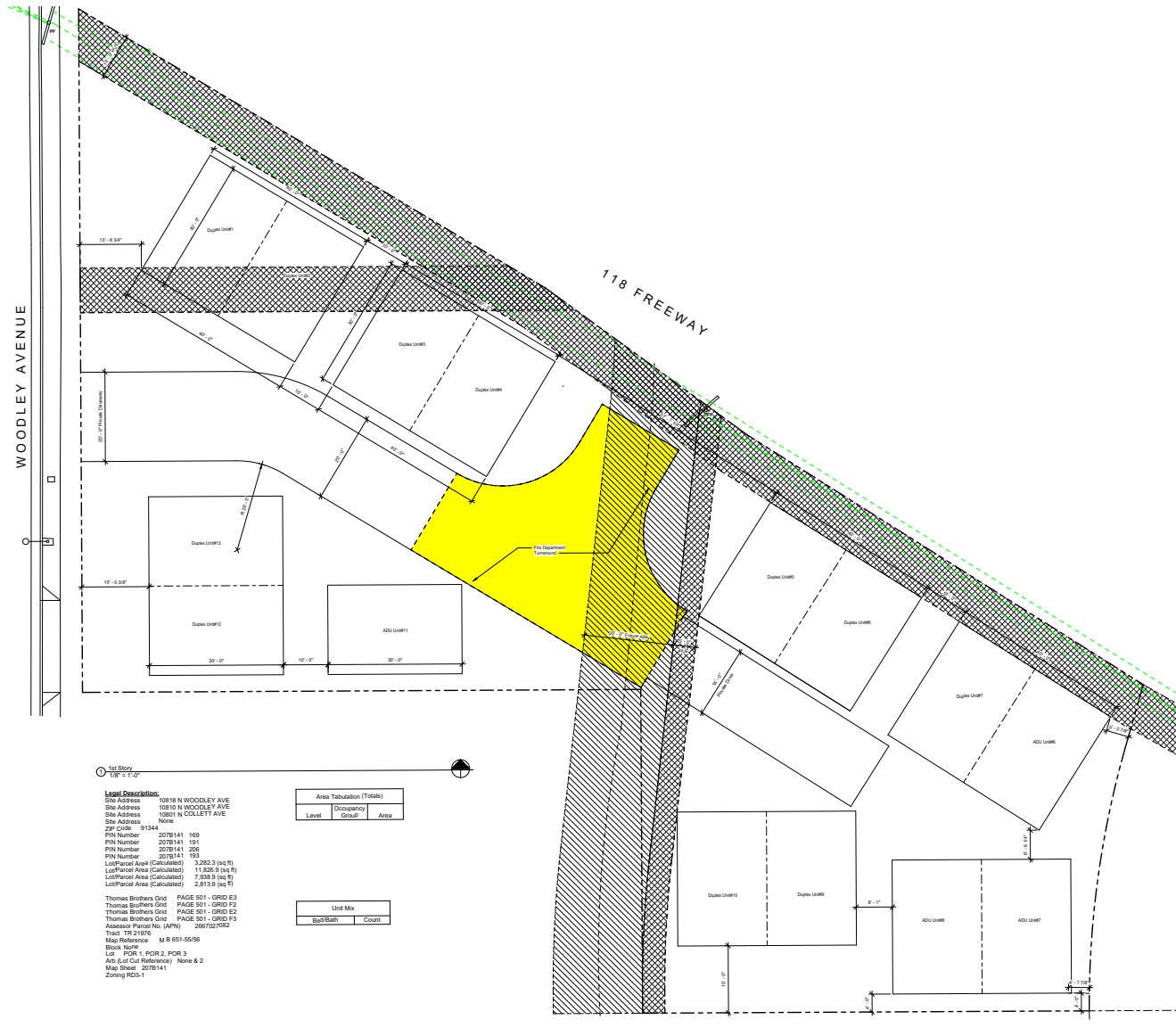
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Survey



10810 Woodley Ave.

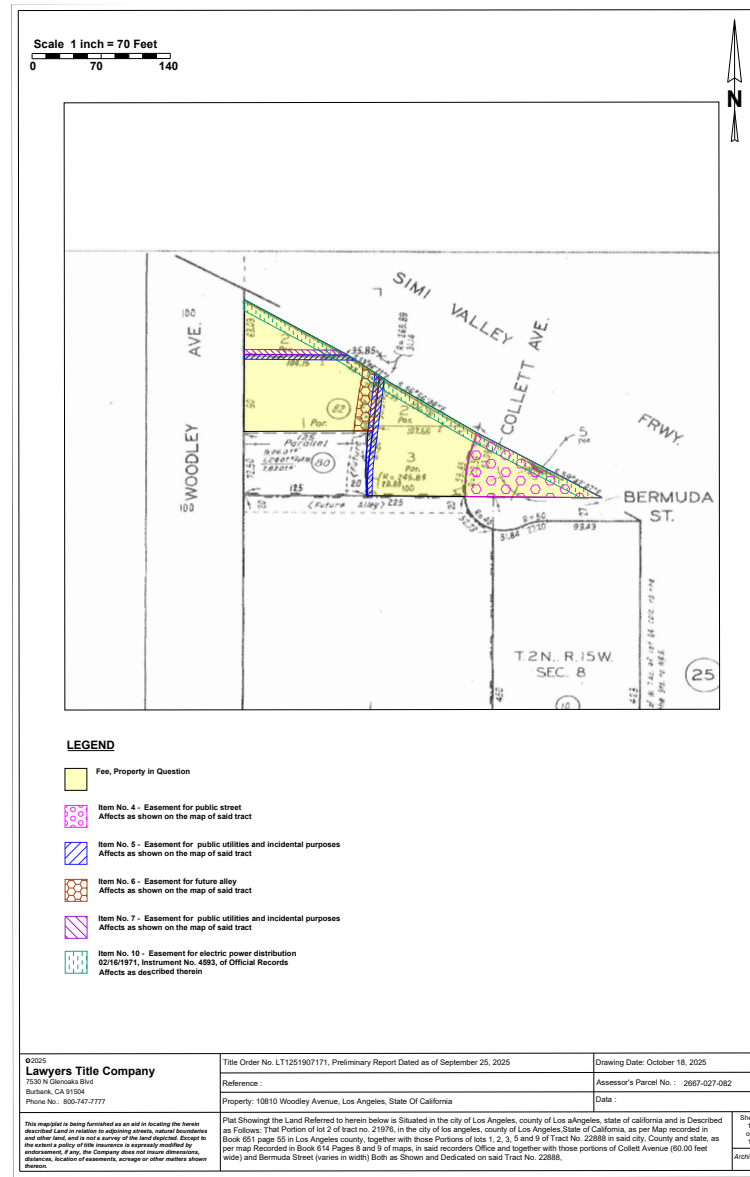
Feasibility Study



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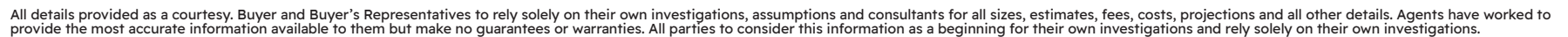
10810 Woodley Ave.

Plotted Easements



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Parcel Map



10810 Woodley Ave.

ZIMAS



City of Los Angeles Department of City Planning

9/9/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10818 N WOODLEY AVE

ZIP CODES

91344

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9199
CPC-2006-5568-CPU
ORD-183955-SA1400
ORD-115196
ORD-105718
ENV-2006-5623-EIR

Address/Legal Information

PIN Number 207B141 169
Lot/Parcel Area (Calculated) 3,282.3 (sq ft) + 11,826.9 + 2,813.9 + 7,938.9
Thomas Brothers Grid
PAGE 501 - GRID E3
PAGE 501 - GRID E2
PAGE 501 - GRID F2
PAGE 501 - GRID F3

Assessor Parcel No. (APN) 2667027082
Tract TR 21976
Map Reference M B 651-55/56
Block None
Lot POR 2
Arb (Lot Cut Reference) None
Map Sheet 207B141

Jurisdictional Information

Community Plan Area Granada Hills - Knollwood
Area Planning Commission North Valley APC
Neighborhood Council GRANADA HILLS SOUTH NC
Council District CD 12 - John Lee
Census Tract # 1097.00000000
LADBS District Office Van Nuys

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning RD3-1
Zoning Information (ZI) ZI-2512 Housing Element Sites
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use Low Medium I Residential
General Plan Note(s) Yes
Minimum Density Requirement No
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: Very Low Vehicle Travel Area Yes
AB 2097: Within a half mile of a Major Transit Stop No
Streetscape No
Adaptive Reuse Subareas No
Adaptive Reuse Program Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee
Neighborhood Granada Hills
Residential Market Area Low
Commercial Market Area Low
Inclusionary Housing No
Local Affordable Housing Incentive No
Targeted Planting No
Special Lot Line No
Transit Oriented Communities (TOC) Not Eligible
Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) Not Eligible
Opportunity Corridors Incentive Area OC-1
Corridor Transition Incentive Area Not Eligible
TCAC Opportunity Area High
High Quality Transit Corridor (within 1/2 mile) No
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line 25
500 Ft School Zone None
500 Ft Park Zone None
Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 2667027082
APN Area (Co. Public Works)* 0.604 (ac)
Use Code 0100 - Residential - Single Family Residence
Assessed Land Val. \$130,176
Assessed Improvement Val. \$214,914
Last Owner Change 10/01/2025
Last Sale Amount \$1,099,000
Tax Rate Area 16
Deed Ref No. (City Clerk) 983876
5-446
5-390
2-927
2-286
1766029-30
1272501
1261100
1203836
0-737

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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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10810 Woodley Ave.

ZIMAS

Building 1	
Year Built	1954
Building Class	D55C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,963.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2667027082]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review
Northeast D/Q Ordinance Ridgelines	No

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
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.75013112
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000

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Maximum Magnitude	7.00000000
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)	No [APN: 2667027082]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2667027082
Address	10810 WOODLEY AVE
Year Built	1954
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.

Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	

HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.02
Rezoning Sites	2
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	Valley
Division / Station	Devonshire
Reporting District	1739
Fire Information	
Bureau	Valley
Battalion	12
District / Fire Station	75
Red Flag Restricted Parking	No

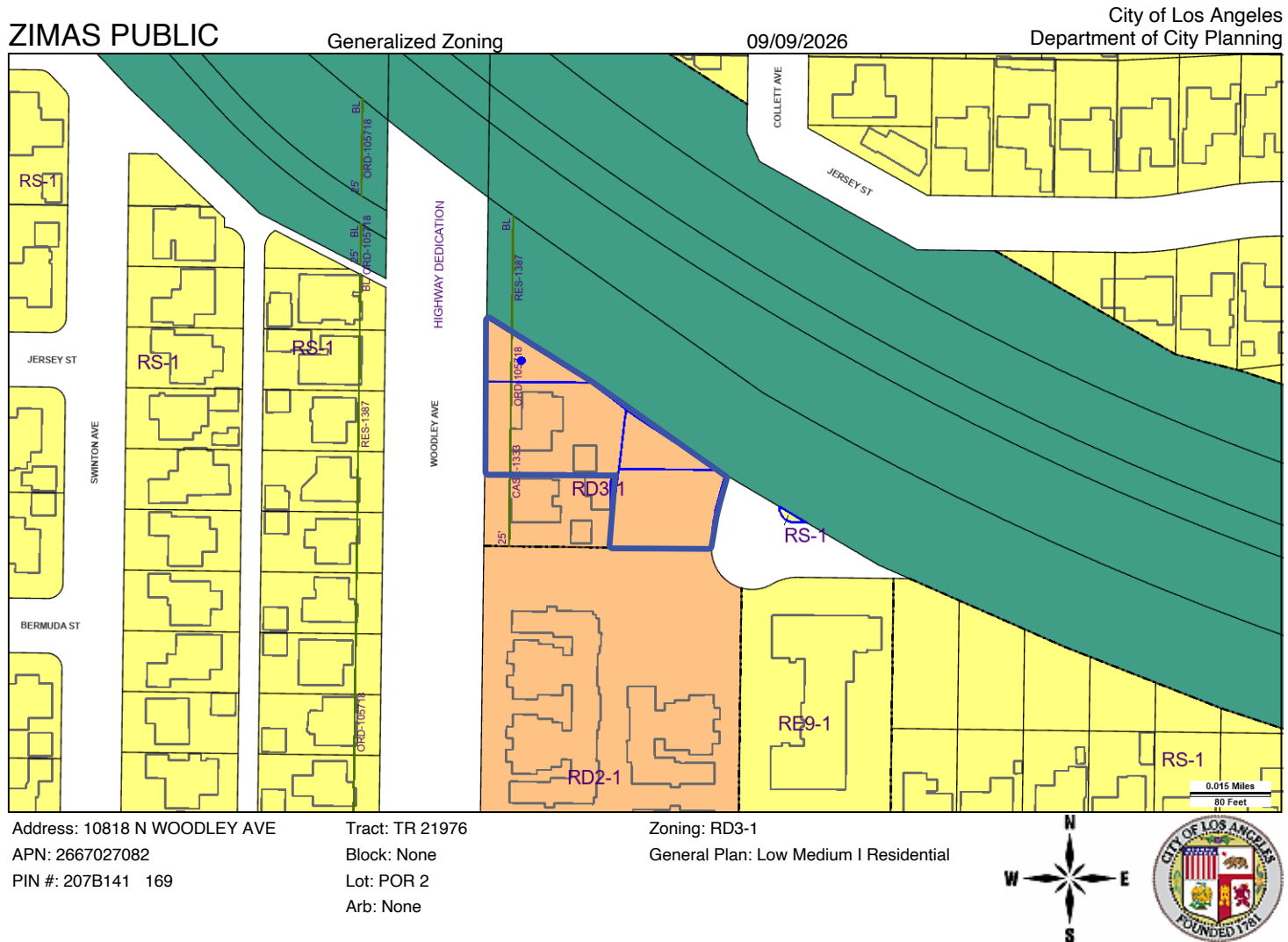
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Section 8 - SAFMR - Voucher Payment Standards



SAFMR payment standard schedule by ZIP code

Effective September 1, 2026 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										
		Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	7 Bedroom	8 Bedroom	9 Bedroom	10 Bedroom
9	90017, 90027, 90034, 90056, 90066, 90405, 90504, 90505, 90603, 90712, 90808, 91106, 91202, 91206, 91307, 91311, 91324, 91344, 91351, 91362, 91390, 91601, 91773	\$2,410	\$2,700	\$3,370	\$4,270	\$4,760	\$5,474	\$6,188	\$6,902	\$7,616	\$8,330	\$9,044

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
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.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>



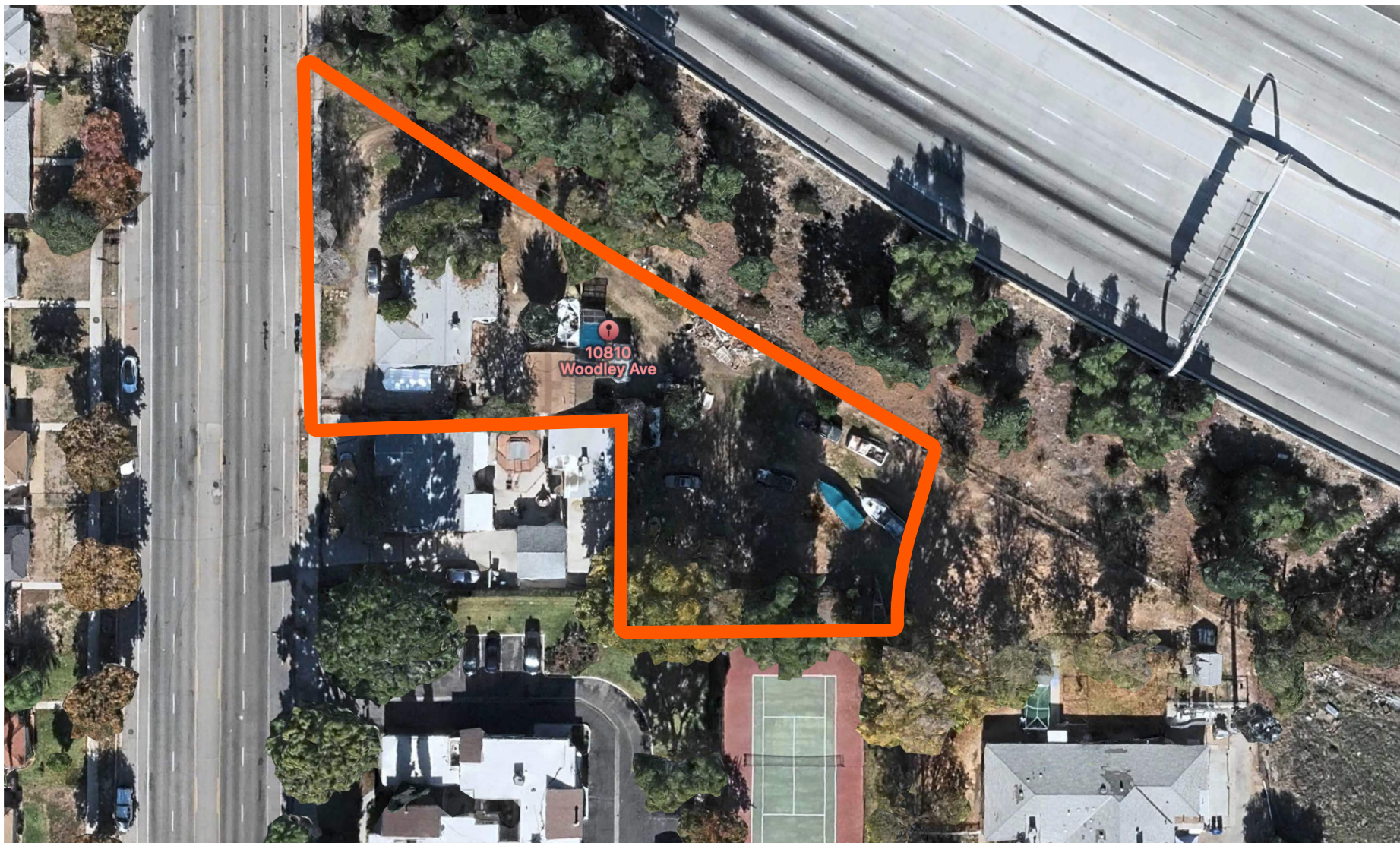








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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

PARTNERSCRE

**For more information please contact
our exclusive sales agents:**

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