

FOR SALE | HIGH-DENSITY AFFORDABLE HOUSING DEVELOPMENT SITE

+ 1.28 AC | SWC SEPULVEDA BLVD & PLUMMER ST | URBAN INFILL

9441 – 9459 N. SEPULVEDA BLVD., 15420 W. PLUMMER ST., NORTH HILLS, CA 91343

NORTH HILLS

SEPULVEDA BLVD

PLUMMER ST

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NAI CAPITAL

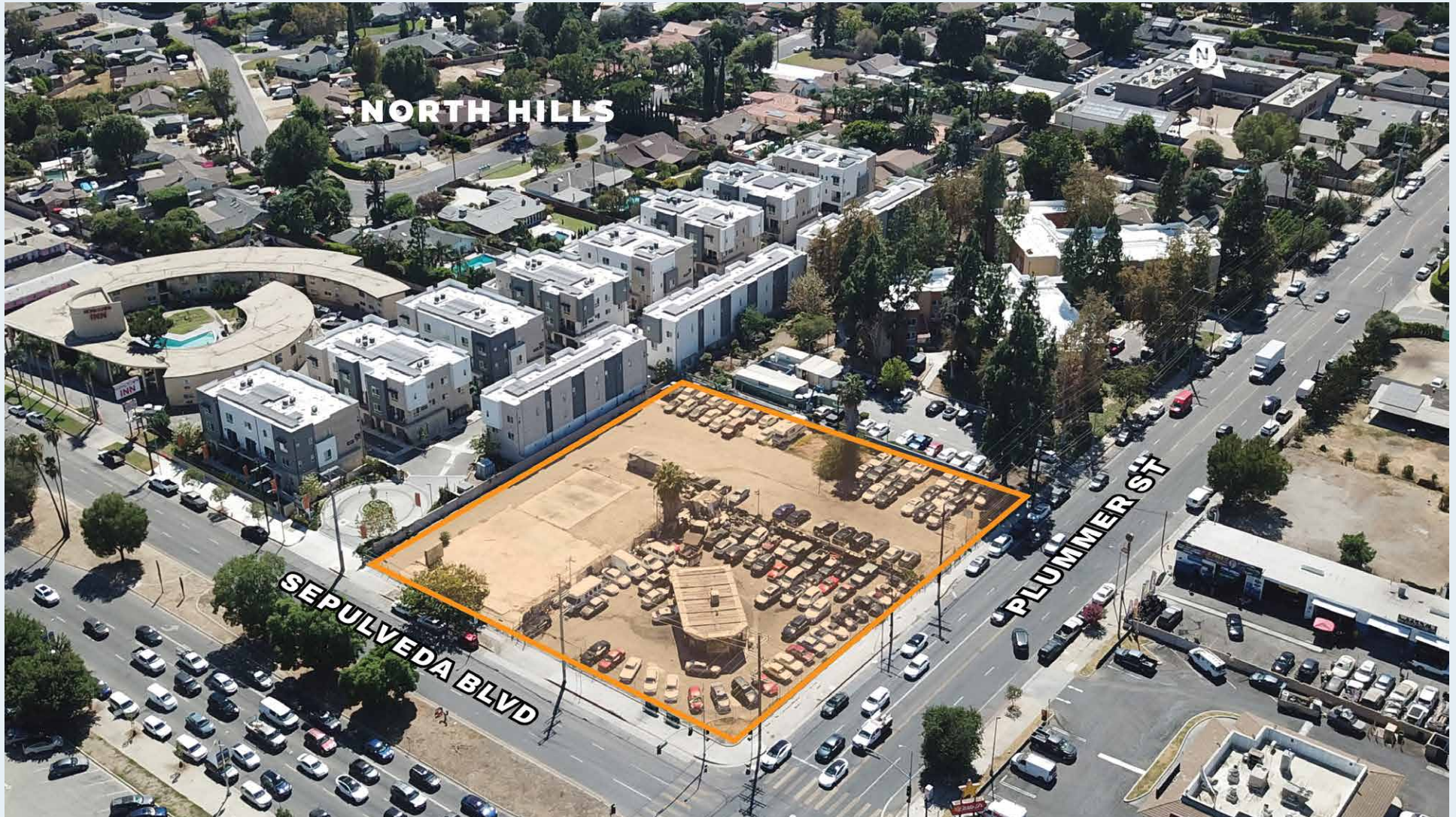
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY

Located at the SEC of Sepulveda Blvd. and Plummer St., the property represents a compelling affordable housing development opportunity in the central San Fernando Valley. The site benefits from a dense infill location with access to major employment centers, public transit, neighborhood-serving retail, and a large renter population that continues to drive demand for affordable housing. As a designated Housing Element Site eligible for TOC, State Density Bonus Law, and LA CHIP/AHIP incentives, the property offers a clear path to increased density, additional height, and reduced parking requirements.

The surrounding area has emerged as a proven affordable housing corridor, highlighted by the recent completion of Mission Gateway, a 356-unit income-restricted community on Sepulveda Boulevard, as well as nearby affordable housing developments including New Directions Sepulveda I & II, Plummer Village, Rayen Apartments, and Woodland Terrace. Together, these projects have added hundreds of affordable housing units within approximately one mile of the site, validating the location's suitability for affordable housing and demonstrating continued public and private investment in addressing the region's housing shortage.



PROPERTY SUMMARY

- Total site area is 55,748 SF, consisting of three parcels, with a calculated buildable area of approximately 46,208 SF.
- The property includes a mix of RA-1 and C2-zoned parcels and is designated as a Housing Element Site, creating opportunities for affordable housing incentives and zoning overrides.
- The site is eligible for multiple affordable housing development programs, including TOC Tier 1/Tier 2, State Density Bonus Law (SDBL), and LA CHIP/AHIP.
- Under State Density Bonus Law, density is effectively unlimited for a 100% affordable project, subject to applicable development standards.
- Maximum building height increases from a base height of approximately 45 feet to as much as 78 feet through affordable housing incentive programs such as SDBL and LA CHIP/AHIP.
- Parking requirements can be significantly reduced, with no parking required under TOC Tier 2, SDBL, and LA CHIP/AHIP provisions for qualifying 100% affordable developments.



ZONING

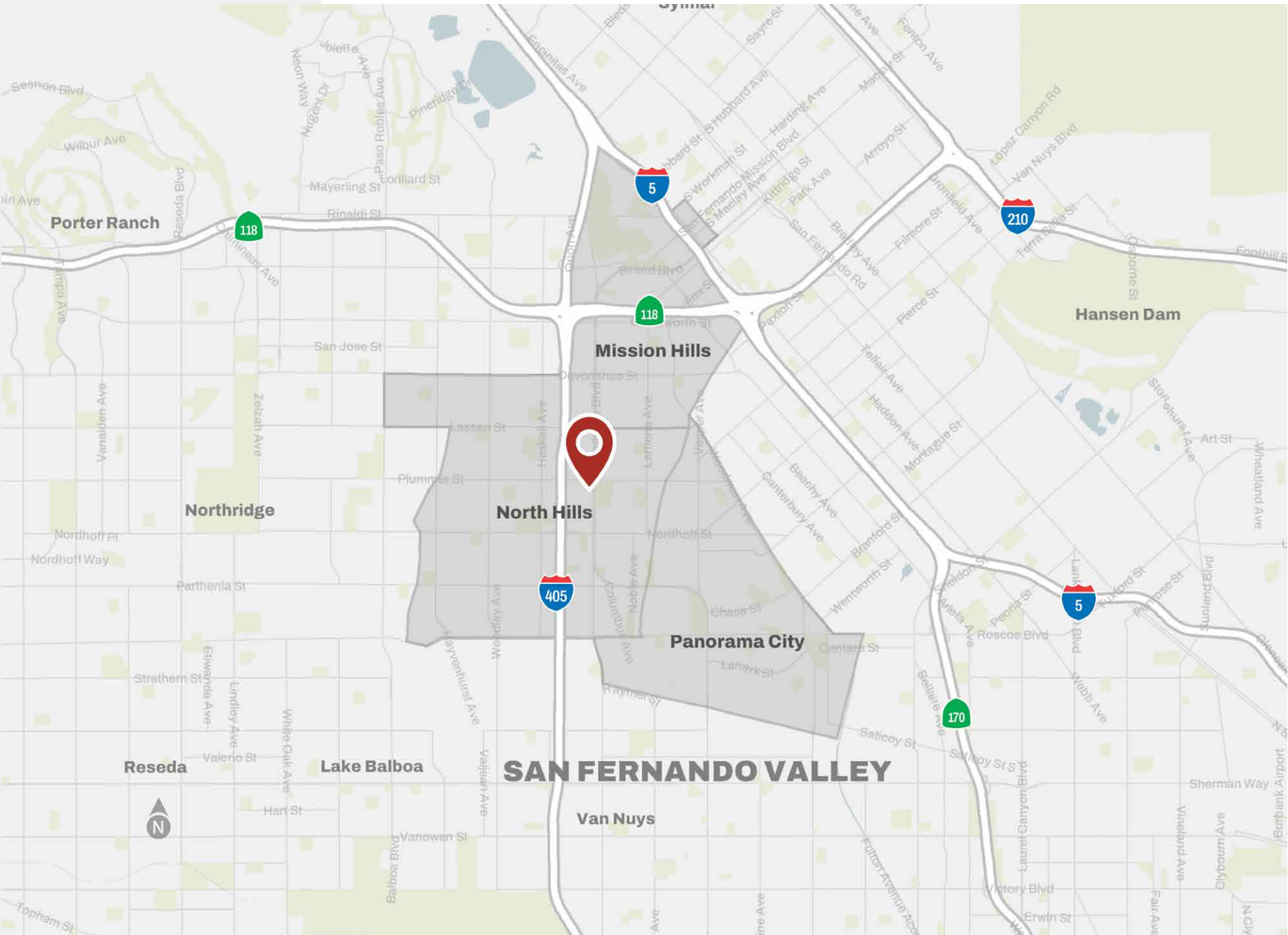
MISSION HILLS - PANORAMA CITY - NORTH HILLS COMMUNITY PLAN | LOS ANGELES CITY PLANNING

ZONING - MISSION/NORTH HILLS COMMUNITY PLAN

Development Path Notes	Note: the in-board ra-1 zoned parcel drives the complexity of development. Land use counsel should be retained to better inform developer on la city planning interpretation of utilization of ra-1 parcel. LA city planning case management should also be considered."									
Zoning: Community Plan	Lot A APN number: 2656-016-011 Base Zone - RA-1 - Mission/North Hills community plan land use map regulates density allowance to RD6 (less restrictive than RW1 zone) Lots B & C APN numbers: 2656-016-008 & 2656-016-006 Base Zone - [Q][C2-1VLI - [Q] Condition limiting residential base density equal to RE11 zoning Both lots zoned as housing element sites. Therefore, housing element site designation overrides Q] condition. All sites located w/in 1/2 mile of major transit stop All sites located w/in very low vehicle travel area not SB79 eligible Base toc tier 1 / tier 2 eligible per toc 100% affordable projects toc(IV)(9)									
100% Affordable Development Paths					Toc Tier 1- 100% affordable (Tier 2 upgrade)		State density bonus law 100% affordable	LA Chip - AHIP 100% affordable		
Affordable Development Path Eligibility					Eligible		Eligible. A development project of five or more residential units, including mixed-use developments	Eligible. LAMC12.22.A.39.C.3 - A 100% affordable housing project site may include an ra lots if the project site's maximum allowable residential density is more than 5 dwelling units."		
Site Area	Gross Lot Area Total	Lot A Area - RA Zone	Lot B Area - [Q]C2 Zone	Lot C Area - [Q]C2 Zone	Base Zoning - Buildable Area	Toc Tier 1 - Buildable Area	Cal Gov. Code 65915	Chip - Affordable Housing Incentive Program (Ahip)	<i>Notes: Buildable area respects yard requirements for ra zoned site, but lot area equals buildable area for C2 zoned lots. TOC Tier 2 rear yard reductions LA Chip MIP incentives to remove internal side and rear yards requirements"</i>	
	55748 Sf	22699 Sf	19049 Sf	14000 Sf	46208 Sf	46208 Sf	46208 SF	46208 SF		
	Lot A RA Zone	Lots B & C [Q]C2 Zone	Notes							
Base Height Limit:	30 Feet	45 Feet	Base height governed by [Q]C2-1VLI & RA-1 zones - LAMC 12.21.1a.1 Provides exception to residential only projects - height governed by feet only.							
Height Limit - TOC Tier 2	41 Feet	56 Feet	11 Additional feet - additional incentive (additional incentive request)							
Height Limit - SDBL	63 Feet	78 Feet	33 Additional feet - base incentive offered							
Height Limit - LA CHIP- AHIP	63 Feet	78 Feet	33 Additional feet - base incentive offered				<i>Note: LA Chip (AHIP) do not allow projects to solely sit on lots more restrictive than RW1 zones. However, project site incudes a single RA-1 zoned site, plus (2) C2-1VL zoned sites. Therefore, development should be able to utilize LA Chip (AHIP) development path. Land use consulting and/or la city planning case management should be retained.</i>			

Information provide by: Christopher C. Coates, AIA, NCARB, AXIS Architecture + Design - 700 S. Flower St., Suite 520, Los Angeles, CA 90017. C: 661.747.3473 - axisarchitecture.com

MISSION HILLS - PANORAMA CITY - NORTH HILLS COMMUNITY PLAN & LOCATION MAP



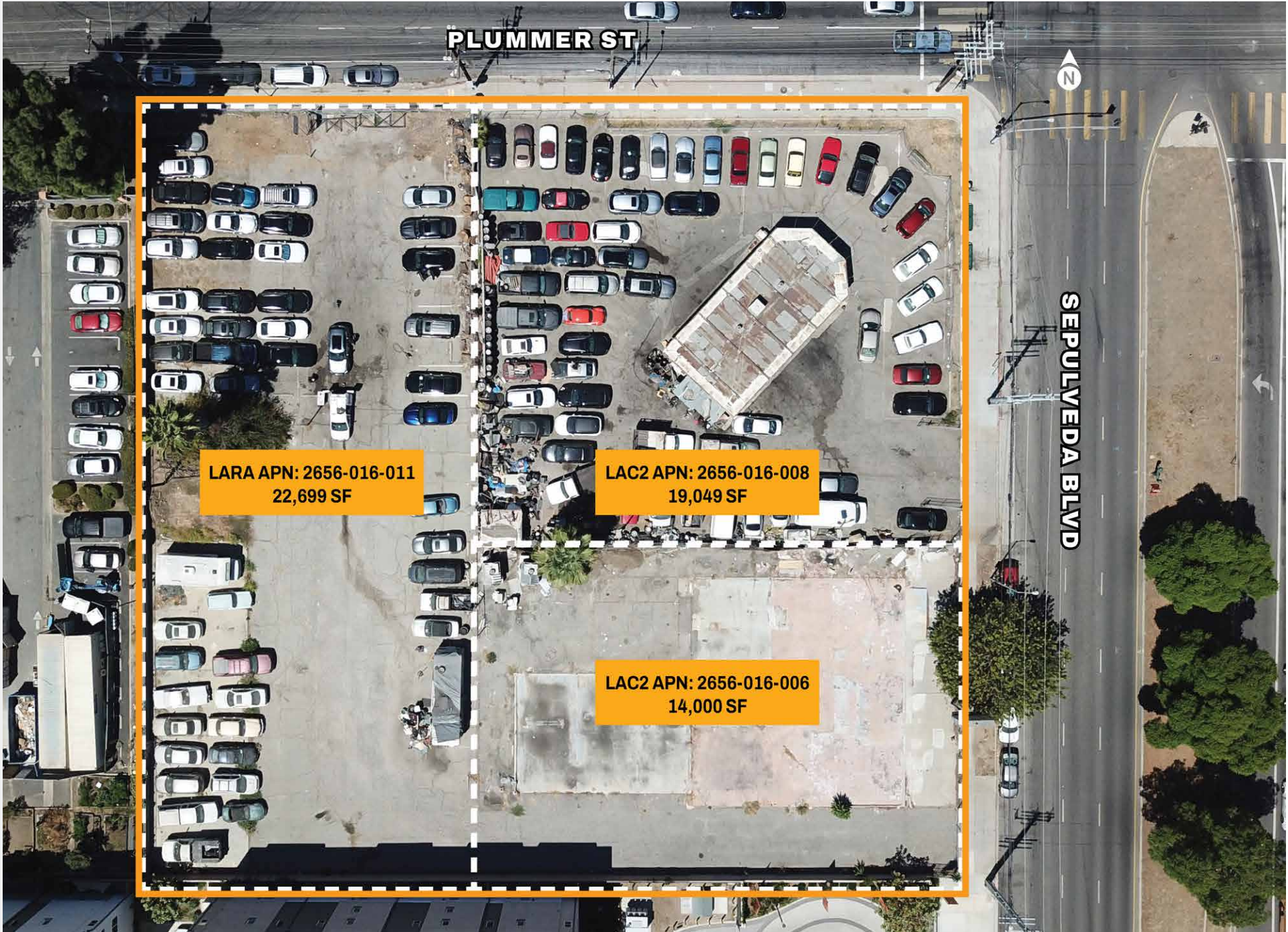
DEVELOPMENT & SETBACK STANDARDS

DEVELOPMENT STANDARDS				
Base FAR Allowed:	69312 SF	1.5 : 1 FAR - Bbase floor area limited by RA zone floor area restrictions		
FAR Allowed - TOC Tier 2	100502 SF	45% Increase - RA zone will limit far bonus		
FAR Allowed - SDBL	Unlimited	State density bonus law requires cities to place zerocontrols on density for 100% affordable projects		
FAR Allowed - LA CHIP AHIP	207936 SF	4.5 : 1 FAR - described in LA Chip AHIP		
Base Density Allowed:	49 Units	RA zone - up to 9DU to acre per general land use plan and community plan / C2 zone - Q-condition overrode by housing sites element Lot B = 25 dwelling units maximum Lot C = 19 dwelling units maximum		
Density - TOC Tier 2	78 Units	60% Increase		
Density - SDBL	Unlimited	State density bonus law requires cities to place zero controls on density for 100% affordable projects located in either 1/2 mile within transit stop or located in a very low vehicle travel area. All three parcels include both definitions.		
Density - LA CHIP AHIP	Far Driven	LA Chip (AHIP) governs density by floor area; see 4.5 : 1 FAR above	Note: LA Chip (AHIP) do not allow projects to solely sit on lots more restrictive than rw1 zones. However, project site includes a single RA-1 zoned site, plus (2) C2-1VL zoned sites. Therefore, development should be able to utilize LA Chip (AHIP) development path. Land use consulting and/or la city planning case management should be retained.	
Bldg. Stories Allowed:	3 Stories	3 Stories	LAMC 12.21.1a.1 Provides exception to residential only projects - height governed by feet only. If mixed-use is considered 3 story limitation is applied. Toc Tier 2 adds one additional story. (Additional incentive request)	
Bldg. Stories - TOC Tier 2	4 Stories	4 Stories		
Bldg. Stories - SDBL	6 Stories	6 Stories	3 Additional stories, if mixed-use is considered 6 story limitation is applied	
Bldg. Stories - LA CHIP AHIP	6 Stories	6 Stories	3 Additional stories, if mixed-use is considered 6 story limitation is applied	Note: LA Chip (AHIP) do not allow projects to solely sit on lots more restrictive than RW1 zones. However, project site includes a single RA-1 zoned site, plus (2) C2-1VL zoned sites. Therefore, development should be able to utilize LA Chip (AHIP) development path. Land use consulting and/or la city planning case management should be retained.
Base Parking Required:	Per LAMC 12.21.A.4			
Parking Required - TOC Tier 2	Not Required	Toc Tier 2 - VI(2)(a)(i)		
Parking Required - SDBL	Not Required	State density bonus law does not require parking for 100% affordable projects located w/in 1/2 mile of transit stop or located in a very low vehicle travel area. All three parcels include both definitions		
Parking Req'd - LA CHIP AHIP	Not Required	LA Chip (AHIP) does not require parking for 100% affordable projects located w/in 1/2 mile of transit stop or located in a very low vehicle travel area. All three parcels include both definitions		

PARCEL MAP									
Site Setbacks		Base zone required setbacks		Toc Tier 2 - setbacks (add. incentive request)		SDBL Setbacks		LA Chip AHIP Setbacks	
		Lot A - RA-1 zone	Lots B & C- [Q]C2 zone	Lot A - RA-1 zone	Lots B & C- [Q]C2 zone	Lot A - RA-1 zone	Lots B & C- [Q]C2 zone	Lot A - RA-1 zone	Lots B & C- [Q]C2 zone
	Front yard	25'-0"	None	10' - 0" Per averaging allowance per toc additional incentives	10' - 0" Per averaging allowance per toc additional incentives	Single incentive used to reduce front and rear setbacks		Single incentive used to reduce front and rear setbacks	
	Side yard	10'-0"	5' - 0" + 1ft for every story over level 2	Retain	Retain				
	Street side yard	10'-0"	None	N/a	N/a				
	Rear yard	25'-0"	15' - 0" + 1ft for every sotry over level 3	30% Reduction	30% Reduction				

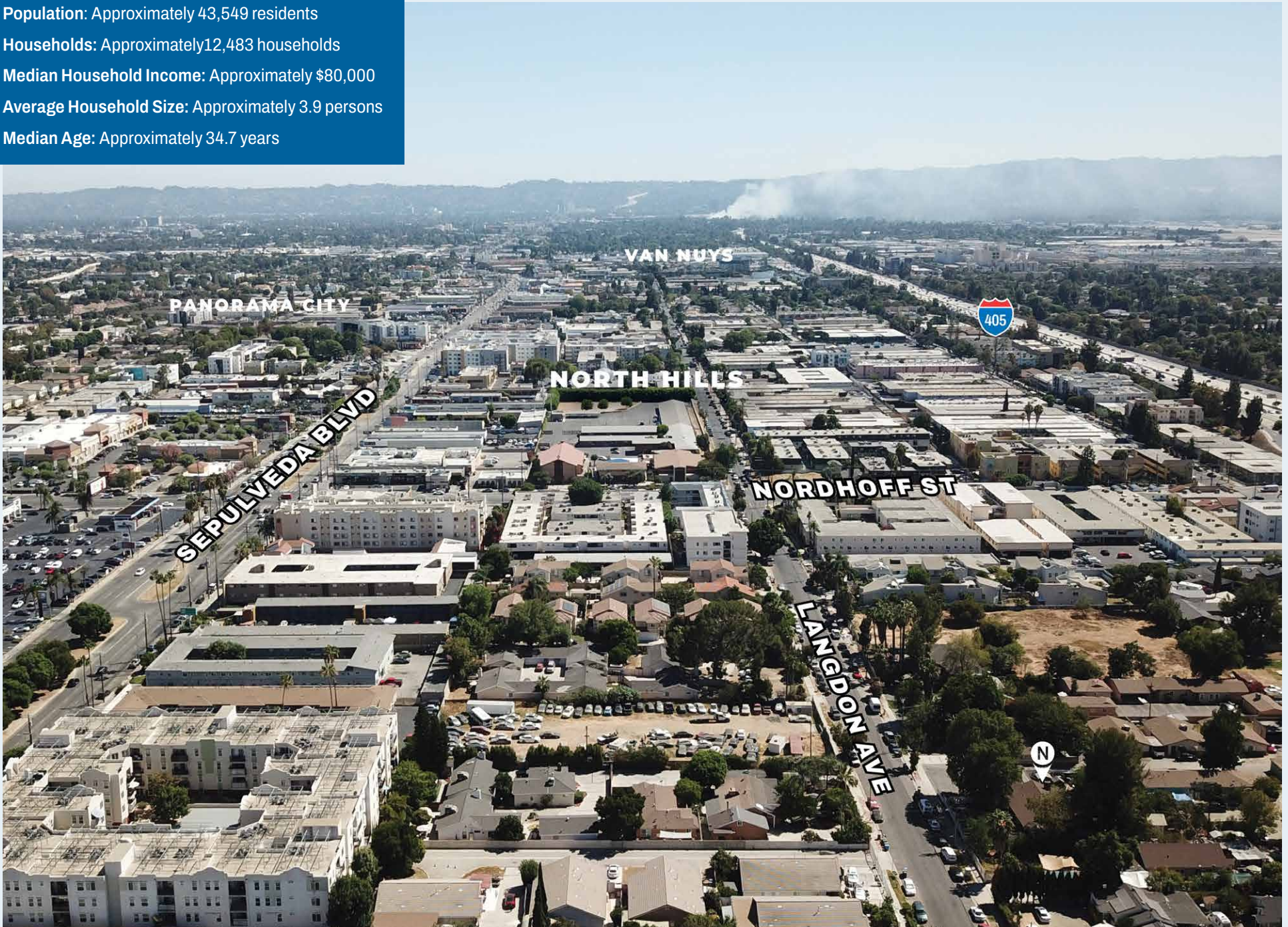
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ESTIMATED 1-MILE RADIUS DEMOGRAPHICS

- **Population:** Approximately 43,549 residents
- **Households:** Approximately 12,483 households
- **Median Household Income:** Approximately \$80,000
- **Average Household Size:** Approximately 3.9 persons
- **Median Age:** Approximately 34.7 years



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