

**1418 South Mansfield Avenue  
Los Angeles, CA 90019**

Existing Structure: Multi-family combined parcels



## Maximum Buildable Structure:

This shows what you can legally build per zoning data from LADBS (Zimas)\*

### By Right:

**Maximum Unit Count: 9 units + 2 ADUs**

The parcel allows 9 units and 2 detached Accessory Dwelling Unit (up to 1,200 sqft each) with 20 parking spots required. The by right height limit is 3 stories (45 ft).

**Maximum Build Size: 25,975 sqft**

Based on the zone, a max build size of 25,975 sqft is allowed for all livable structures.

### TOC Bonus:

**Maximum Unit Count: 14 Units + 2 ADUs**

With the Transit Oriented Communities program, the parcel allows 14 units and 2 detached Accessory Dwelling Unit (up to 1,200 sqft each) with 0 parking spots required. It must include 2 very low-income units.

**Maximum Build Size: 43,292 sqft**

With the TOC program, a max build size of 43,292 sqft is allowed for all livable structures.

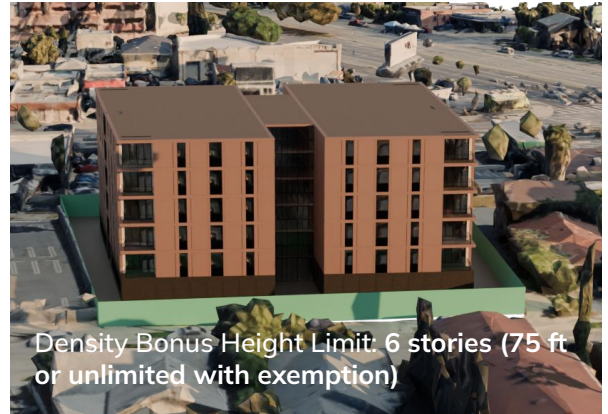
### Density Bonus:

**Maximum Unit Count: 18 Units + 2 ADUs**

With the Density Bonus program, the parcel allows 18 units and 2 detached Accessory Dwelling Unit (up to 1,200 sqft each) with 0 parking spots required. It must include 100% affordable housing.

**Maximum Build Size: 51,950 sqft**

With the Density Bonus program, a max build size of 51,950 sqft is allowed for all livable structures.



## Property Details:

Zone: **RD1.5-1-O**

TOC Zone: **Tier 3**

APN: **5070019011, 5070019010**

Lot Size: **13,808.9 sqft**

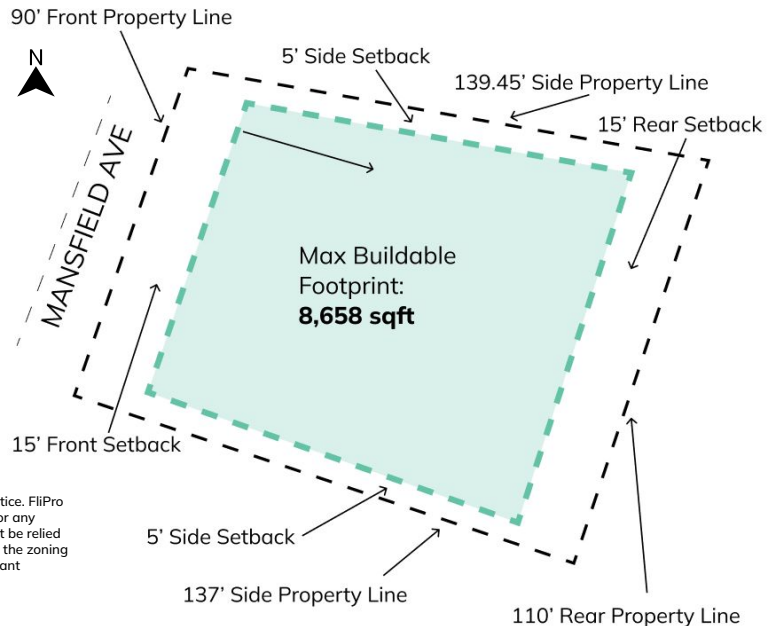
Existing Building Size: **8,739 sqft**

Year Built: **1941**

Hillside: **None**

Specific Zone: **Oil Drilling District**

Building Plan: **None**



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