

\$799,000 - 1357 Rolland Curtis Place, Los Angeles

MLS® #BB21195187

\$799,000

0 Bedroom, 0.00 Bathroom,
Land on 0.12 Acres

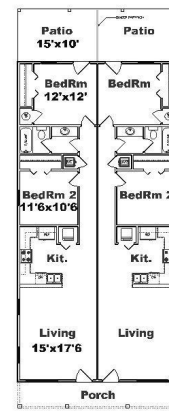
N/A, Los Angeles, CA

Great Development Opportunity!



*Tier 3 for RD2 allows up to 4 units for this lot size

*The possible plans consist of a 2 story 4-plex comprised of 4 two-bedroom, 2 bathroom units.



*The total proposed habitable area is 4,000 square feet.

The property features a 5227 sq. ft. lot zoned RD2 in a TOC Tier 3 area allowing for additional units & increased density for a TOC redevelopment project.

Special Notes	None
Zoning	RD2-1
Zoning Information (Z)	Z-13231 Specific Plan, South Los Angeles Alcohol Sales
Zoning Information (Z)	Z-2324 State Entertainment Zone, Los Angeles
Zoning Information (Z)	Z-2452 Transit Density Area in the City of Los Angeles
General Plan Land Use	Low Medium II Residential
General Plan Naming	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUIII LOS ANGELES ALCOHOL SALES
- Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic/Placenet.A	View
CDD - Community Design Overlay	None
CPO - Community Plan Imp. Overlay	None
- Subarea	None
CUCU - Clean Up Green Up	None
HER - Hillside Construction Regulation	No
NSO - Neighborhood Stabilization Overlay	No
POD - Pedestrian Oriented Districts	None
RFA - Residential Floor Area District	None
ROC - River Implementation Overlay	No
SN - Sign District	View
SB 35 Eligibility	View
Severage	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee:	
- Residential Market Area	Low
- Non-Residential Market Area	Exempt (Prior to 2/1/21)
Transit Oriented Communities (TOC)	Zone A
BPA - Redevelopment Proped Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 FT School Zone	None
500 FT Park Zone	No

Take advantage of Transit Oriented Communities Incentive and bonus program

The house on the property has already been removed to make way for redevelopment in

this designated opportunity zone.

The possible plans consist of a 2 story 4-plex comprised of 4 two-bedroom, 2 bathroom units, each unit 1,000 square feet.

Confirm with Building Department

Essential Information

MLS® #	BB21195187
Price	\$799,000
Bathrooms	0.00
Lot Size	5,227
Type	Land
Status	Pending

Community Information

Address	1357 Rolland Curtis Place
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
State	CA
Zip Code	90062

Amenities

Utilities	Sewer Connected
View	None

Exterior

Lot Description	Level, Street Level
-----------------	---------------------

Additional Information

Date Listed	September 2nd, 2021
Days on Market	3
Zoning	LARD2
HOA Fees	0.00

Listing Details

Listing Agent Juliette Torres
Listing Office TrustTower RealEstate Solution

Based on information from California Regional Multiple Listing Service, Inc. as of October 23rd, 2021 at 12:44pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.