

Two attached rear homes

7900 Zelzah Avenue | Concept update 1.1 | October 29, 2026

Same 30 x 44 ft rear footprint. Two floors. Two side-by-side homes. A central party wall divides the building into two 15 x 44 ft footprints. Each home has its own ground-floor entry, kitchen, internal staircase, three bedrooms and two full bathrooms. Both entries face the existing front building.

Measure	Each rear home	Combined rear building
Exterior footprint	15 x 44 ft / 660 sf	30 x 44 ft / 1,320 sf
Floors / exterior area	2 / 1,320 sf	2 / 2,640 sf
Interior target	~1,100 sf	~2,200 sf
Bedrooms / bathrooms	3 / 2	6 / 4
Base rent target	\$3,300 / month	\$6,600 / month



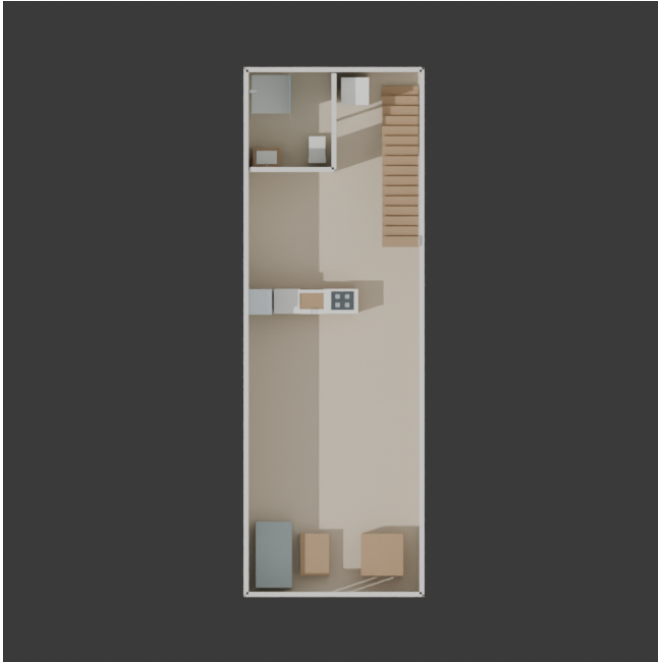
Actual Blender/Cycles concept render. The model shows K: the reconfigured 925 sf main, 500 sf JADU and the rear pair. Geometry is a GIS-based fit test, not a surveyed or approved layout.

Rooms and access

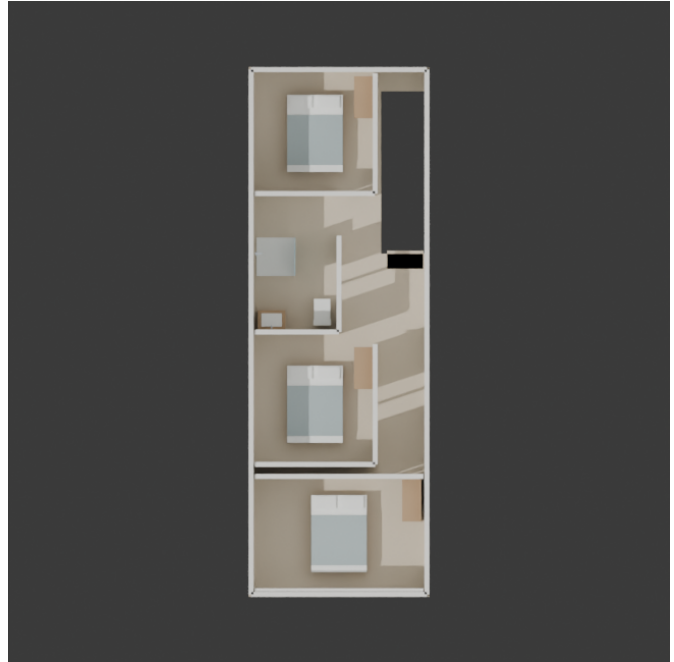
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Ground: living / dining / kitchen, full bathroom, laundry and stairs. Upper: three bedrooms and one full bathroom. Nominal bedroom clear-box tests are about 10 x 10 ft, 10 x 10 ft and 14 x 9.5 ft before final partitions and closets. The 15 ft exterior width creates a compact townhome; two bedrooms would give more generous rooms.

GROUND FLOOR



UPPER FLOOR



The east home follows the same program. Party-wall openings are omitted. Exterior windows are illustrative; required bedroom emergency openings, glazing, wall ratings, sound separation, structural design, stair headroom/guards and final circulation need architectural resolution.

Area is a target, not a takeoff: 1,320 exterior sf per home becomes approximately 1,100 interior sf after exterior/shared walls, partitions and the stair opening. The shared construction replaces the previous gap between two detached buildings. Side/rear setbacks, corner-yard designation, front-building separation and easements remain survey/code checks.

Height: the model uses 9 ft floor-to-floor spacing and a flat roof at roughly 18 ft. Actual roof structure, drainage, parapets and grade can increase measured height. This is not evidence that a complete two-story building qualifies under an 18 ft height allowance.

Four or five homes on the site

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Configuration	Front homes	Site totals	Base gross rent
K: modeled	925 sf main: 3/2 500 sf JADU: 1/1	4 homes 10 beds / 7 baths ~3,625 sf	\$11,900/mo
L: comparison only	800 sf main: 2/2 320 sf JADU: 1/1 350 sf conversion: 1/1	5 homes 10 beds / 8 baths ~3,670 sf	\$13,150/mo

K retains the earlier large-JADU front proposal; it does not preserve all 1,188 sf of existing main-house living area. L uses the earlier D front conversion with a smaller JADU. L is included in the financial table; only K has been added as a new 3D model.

Screening result	K / four homes	L / five homes
Hard-cost allowance	\$1,120,000	\$1,180,000
All-in cost including \$695k purchase	\$2,382,152	\$2,489,920
Annual NOI	\$80,608	\$89,158
Income-sized refinance loan	\$807,738	\$893,413
Equity remaining after refi	\$1,594,607	\$1,618,842

Same financing assumptions as the prior report. Rear-pair hard allowance is \$800,000, plus front work and site/utilities. Costs are not bids. Rents extrapolate the earlier Reseda comparisons; no directly matched new 1,100 sf three-bedroom lease is verified. Refinance requires additional equity under these assumptions.

Permit distinction: keeping the main house and adding a rear duplex of two primary homes makes three primary homes. SB 9 on an unsplit parcel only provides two primary homes plus permitted ADUs. K/L therefore need a confirmed accessory-unit route; calling the building a duplex does not establish approval.

How to test the permitting route

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Route 1: one rear primary + one attached ADU. This keeps the front primary and tests the second primary under SB 9. The attached ADU category, its allowable size, the JADU/conversion combination and objective development standards must be accepted by the City. The equal 1,100 sf split is not assumed to be protected: attached-ADU size rules may require a smaller ADU or unequal split.

Route 2: two attached rear ADUs serving a qualifying front duplex. HCD expressly permits new detached ADUs on a multifamily lot to attach to each other while remaining detached from the primary multifamily building. That supports the shared rear-building form. The current house plus JADU is not proof of a qualifying primary duplex. The front would need a verified two-primary-home plan; JADU rights and any fifth home must be separately established. This alternative is not the K front configuration.

Route 3: SB 9 lot split. A rear duplex on a new parcel can be studied, with the main/JADU on the front parcel. The 40/60 split limits, minimum areas, legal access, utilities and new setbacks need a separate subdivision fit. No parcel split has been fitted or approved here. It is not a five-home guarantee.

What this update confirms: a coherent two-home massing and room-count test within the earlier rear rectangle, with both floors modeled, six bedrooms and four rear bathrooms, named unit/floor controls, Cycles views and screening economics. It does not confirm a legal four- or five-home entitlement.

HCD March 2026 ADU Handbook: pp. 38-41, sizes and mutually attached rear ADUs

HCD April 2026 SB 9 fact sheet: two primary homes plus allowed ADUs