



City **LOS ANGELES**

TOP STORIES

Search Curbed LA



**Tour Downtown's Huge Hall of Justice Rehab, Underway Now**



**Downtown's First Two Parking Space Parks Now Open on Spring**



**CURBED MARKETPLACE**  
728 N Kilkea Dr, Los Angeles, \$1,099,000

The RealReal™  
LUXURY CONSIGNMENT  
at up to 90% OFF  
Shop Now  
www.TheRealReal.com

SMALL LOTS

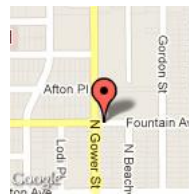
# 11 Little Houses Coming to Long-Barren Gower/Fountain Lot

Thursday, January 10, 2013, by [Eve Bachrach](#)



Back in 2008, an eight-unit apartment building and a single family house at the corner of **Gower and Fountain** in Hollywood were razed to make way for a **22-unit condo development** that never got built. But now, after several lonely years, plans have been approved to bring something other than grass to the empty lot. Under the **Small Lot Subdivision Ordinance**--which allows for several small detached houses on a single property--developer Metro Investments plans to build **11 little houses** on the site. Metro acquired the property last January and say they've worked closely with the community to get the neighbors on board with the plans, which was not the case with the condo development.

The houses will be a mix of roughly 1,500-square-foot two-bedrooms and 1800-square-foot three-bedrooms, each with a roof deck. Art Simonian, principal at Metro Investments, says the project is aimed at "young professionals," who he hopes will be drawn to the **walkable neighborhood**. Metro, which is designing and building the project, has not yet finalized the designs, but funding is in place and they hope to break ground by the first quarter of next year. No word yet on how much the finished units will cost.



- HOLLYWOOD / WEST HOLLYWOOD
- DEVELOPMENT
- DEVELOPMENTWATCH
- DIRT LOT WATCH
- METRO INVESTMENTS
- SMALL LOT SUBDIVISION ORDINANCE
- SMALL LOTS

50 COMMENTS

Like 20

SIGN UP FOR OUR NEWSLETTER

Your email here

Los Angeles, CA | 12447  
New York, NY

Price  no minimum

no maximum  
LOS ANGELES

- [Homes For Sale](#) 6,941
- [Foreclosures](#) 105
- [Rentals](#)

LOS ANGELES REAL ESTATE LISTINGS

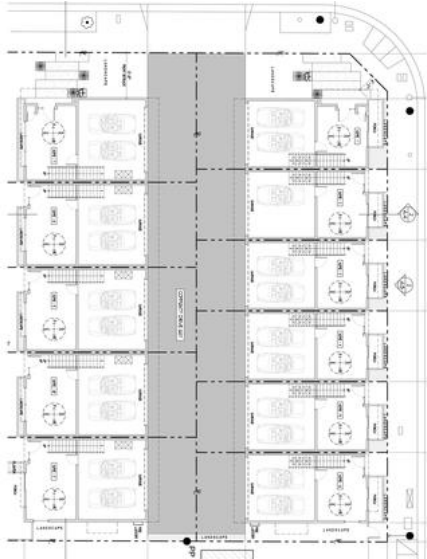
**CURBED'S GUIDE TO BUYING AND RENTING**



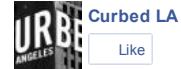
Curbed University delivers insider tips and non-boring advice on how to buy or rent a house or apartment.

- [The Eternal Debate: Renting vs. Buying](#)
- [Five Possible Financial Incentives for Buying](#)
- [Some Reasons You Might Want to Keep Renting](#)
- [Getting Pre-Approved for a Homebuying Loan](#)
- [Finding the Right Real Estate Agent](#)
- [Standard, Foreclosure, Short and Probate Sales](#)
- [Here's the Lowdown on Mortgages](#)
- [Tricks the Pros Use to Find Great Rentals](#)

FOLLOW CURBED LA



- [Metro Investments \[Official Site\]](#)
- [Hollywood's Gower and Fountain Project: Once More, With Feeling \[Curbed LA\]](#)



13,865 people like Curbed LA.



Facebook social plugin

### NEWS BY NEIGHBORHOOD

- Altadena
- Antelope Valley, Palmdale, Lancaster
- Arcadia
- Arlington Heights
- Atwater Village
- Baldwin Hills
- Bel-Air
- Beverly Area
- Beverly Crest