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SMALL LOTS

# Long-Vacant Silver Lake Lot Getting 8 Little Houses

Tuesday, February 12, 2013, by [Eve Bachrach](#)



Silver Lake/Echo Park continues to be a hot zone for little houses built under the the Small Lot Subdivision Ordinance, which allows [several small houses](#) to be built on a single parcel—developer Metro Investments will be building eight little houses on a long-vacant, half-acre site in Silver Lake at 1310 Tularosa Drive (just a bit south of Sunset Junction). The property somehow resisted earlier attempts at development, possibly because its hillside location does not make for the easiest site to build on. Originally slated for condos, Metro put its plans on hold in 2008, then changed course in 2010 and revived the project as a site for small lot houses. Aimed at the **"sophisticated and refined Silver Lake buyer,"** the eight units will be pretty big for small lots. Art Simonian, principal of Metro Investments, says that each three-level unit will be between 2,000 and 2,200 square feet, with three or four bedrooms with open-plan living space, outdoor space, and views of Downtown.

According to Simonian, the site's neighbors are fully supportive of the project, not least because it will shore up a hillside that has been eroding for years. The plan calls for two parallel driveways around which the eight houses will be built. Each house has a two-car garage, and a total of four guest parking spots will also be provided. Construction is scheduled to begin before the end of the year, and last about one year. The site is walking distance to Sunset Junction and the Silver Lake farmers market, a plus assuming people still like that sort of thing in 2015.

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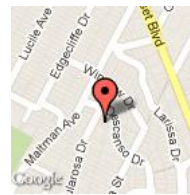
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