



# Property Report

3552 S Western Ave  
Los Angeles, CA 90018

**South LA C-2  
Zoned Properties,  
232 Potential  
Units with AB 1287  
+ 346 Potential  
Units with ED-1**



[www.brickwork.la](http://www.brickwork.la)

# Existing Conditions

<b>Floor Area</b>	<b>16,007 sq. ft.</b>
<b>Units</b>	<b>N/A</b>
<b>Year Constructed</b>	<b>1994</b>
<b>Assessed Improvement Value</b>	<b>\$193,498</b>
<b>Assessed Land Value</b>	<b>\$613,101</b>
<b>Zone</b>	<b>C2-2D-O-CPIO</b>
<b>Lot Area</b>	<b>46,140 sq. ft.</b>

**APNs**  
**5041012049, 5041012050, 5041012054, 5041012052**

# Development Potential (By-Right)

<b>Maximum FAR</b>	<b>1.5:1</b>
<b>Maximum Height</b>	<b>60 ft.</b>

**Feet**

**Stories** **4**

## Minimum Setbacks

**Front** **0 ft.**

**Side** **0 ft. for commercial, 5 ft. for residential uses**

1 ft. for each story over 2nd, not to exceed 16 ft.

**Rear** **0 ft. for commercial, 15 ft. for residential uses**

1 ft. for each story over 3rd; 20 ft max.

# Development Potential (By-Right)

Max Buildable Area, Footprint 46,140 sq. ft.

Max Buildable Area, Envelope 69,210 sq. ft.

Max Dwelling Units

**57**

Affordable Units Required

None

## Parking Required

1 space per unit with less than 3 habitable rooms  
1.5 spaces per unit with 3 habitable rooms  
2 spaces per unit with more than 3 habitable rooms  
1 space per guest room (first 30)

## Required Bicycle Parking

### Long Term

1 space per unit for units 0-25  
1 spaces per 1.5 units for units 26-100;  
1 spaces per 2 units for units 101-200;  
1 spaces per 4 units for units 201+

### Short Term

1 space per 10 units for units 0-25;  
1 spaces per 15 unit for units 26-100;  
1 spaces per 20 units for units 101-200;  
1 spaces per 40 unit for units 201+



# Development Potential (By-Right)

## Transitional Height Limitations

Where a parcel is either abutting or across an alley from a property in the RD1.5 or more restrictive zone, the building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone.

## Required Open Space

100 sq ft per unit with less than 3 habitable rooms  
125 sq ft per unit with 3 habitable rooms  
175 sq ft per unit with more than 3 habitable rooms

## Other Development Notes

Per the CPIO the By right density is limited to 1/800 sq. ft.



# Development Potential (100% affordable) ED-1

Maximum FAR 3.75:1

Maximum Height 93 ft.

Feet

Eligible for incentives up to 33 ft.

Stories 9

### Minimum Setbacks

Front 0 ft.

Side 0 ft.

Rear 0 ft.

Max Buildable Area, Footprint 46,140 sq. ft.

Max Buildable Area, Envelope 173,025 sq. ft.

Max Dwelling Units **346**

# Development Potential 100% affordable ED-1

## ED-1 Notes

**The site has been determined as eligible for ED-1 per ZIMAS. 100% affordable projects may be eligible for on or off-menu incentives. Existing FAR may be increased through bonus incentives.**

**Please note: All ED-1 incentives are subject to change when a newly updated ordinance for ED-1 is adopted.**

**80% efficiency ratio applied to obtain a net rentable envelope and an average of 400 sq. ft. per unit. Consult with an architect for further review.**

## Affordable Units Required

**Up to 20% for moderate-income and 80% for low-income.  
100% of units are considered affordable**

## Parking

**None required.**

# Development Potential AB 1287

**Maximum FAR** 3.75:1

**Maximum Height** 71 ft.

**Feet**

**Stories** 5

## Minimum Setbacks

**Front** 0 ft.

**Side** 0 ft.

1 ft. for each story over 2nd, not to exceed 16 ft.

**Rear** 0 ft.

1 ft. for each story over 3rd; 20 ft max. For C2 only

**Max Buildable Area, Footprint** 46,140 sq. ft.

**Max Buildable Area, Envelope** 173,025 sq. ft.

**Max Dwelling Units** 232

# Development Potential AB 1287

## Affordable Units Required

**At least 11% for Very Low Income, or 20% for Low Income, or 40% for Moderate Income (for sale only)**

## Parking

**Eligible for 0 parking with AB2097**

## Required Bicycle Parking

### Long Term

1 space per unit for units 0-25  
1 spaces per 1.5 units for units 26-100;  
1 spaces per 2 units for units 101-200;  
1 spaces per 4 units for units 201+

### Short Term

1 space per 10 units for units 0-25;  
1 spaces per 15 unit for units 26-100;  
1 spaces per 20 units for units 101-200;  
1 spaces per 40 unit for units 201+



# Development Potential AB 1287

## Transitional Height Limitations

None required.

## Required Open Space

100 sq ft per unit with less than 3 habitable rooms  
125 sq ft per unit with 3 habitable rooms  
175 sq ft per unit with more than 3 habitable rooms

## Other Development Notes

An additional 15% set aside for moderate income rents is required for the AB 1287 additional 50% bonus.



# Restrictions

<b>Rent Stabilization Ordinance</b>	<b>No</b>
<b>Community Design Overlay</b>	<b>No</b>
<b>Historic Preservation Overlay</b>	<b>No</b>
<b>Specific Plan</b>	<b>Yes</b>
<b>Q/T Conditions</b>	<b>No</b>
<b>D Limitations</b>	<b>No</b>
<b>Coastal Zone</b>	<b>No</b>
<b>Community Redevelopment Agency</b>	<b>Yes</b>
<b>Hillside Area</b>	<b>No</b>
<b>Baseline Mansionization Ordinance</b>	<b>No</b>
<b>Interim Control Ordinance</b>	<b>No</b>
<b>River Improvement Overlay</b>	<b>No</b>
<b>Community Plan Implementation Overlay</b>	<b>Yes</b>

<b>Opportunity Zone</b>	<b>No</b>
<b>Other</b>	<b>No</b>
	<b>-</b>



# Restrictions

**Project is located in the South Los Angeles Alcohol Sales Specific Plan, which could impact the development potential of the site.**

**Project is Located in the South Los Angeles Community Plan Implementation Overlay, which may impact the development of the site.**





## Property Report Disclaimer

*All data are obtained from government sources. No attempt has been made to verify the data's accuracy.*

*This report is for informational purposes only. Do not rely on this report to support real estate or investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was obtained.*

*By publishing this property, you represent and warrant that you have obtained the authorization from the property owner to market this property AND to take actions on behalf of the property owner.*

## Jurisdictional

**Area Planning Commission**

**South Los Angeles**

**Community Plan Area**

**South Los Angeles**

**Neighborhood Council**

**Empowerment Congress North**

**Council District**

**8**

**Council Member**

**Marqueece Harris-Dawson**

**Land Use**

**Community Commercial**

### Legal Description

Lots FR 45, FR 24, 23, 46, 47, 48 Block 5,  
Howes Tract