

Ready-to-Issue

Ellis'd & Demo'd

Reduced to \$1,325,000

**610 N. Harvard Blvd.
Los Angeles, CA 90004**

**PARTNERSCRE
SVIDLER | STRIKOWSKI**

**6 Unit Ready-to-Issue Market Rate Construction Project
Front Duplex w/ADU, Middle 3 Story SFR, Back Duplex**



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610 N. Harvard Blvd.

Property Overview

Partners CRE are pleased to exclusively present for sale a **fully Ready-to-Issue** construction project of **6 residential dwellings** consisting of five 3 story units and one ADU in the **East Hollywood** neighborhood of Los Angeles.

Situated on N. Harvard Blvd. between Melrose Ave. and Clinton St., this 7,498 SF R3-1 Tier 2 lot has **50 feet of frontage**. The property is **scrapped** and ready for it's future.

Plan Check is fully approved, with Permits Ready-to-Issue! Get your construction crew ready!

The design consists of **four 3+3 Townhomes-style units, one 4+4 SFR and one attached 2+1 ADU** totaling **6,963 SF of rentable square footage**. The project features three separate structures with the **middle unit sharing no walls** with neighbors. The Front Structure is a 3 Story Duplex with an attached ADU. The Middle Structure is a 3 Story Single Family Residence. The Back Structure is a 3 Story Duplex. All the 3+3 Townhomes & SFR will have 2 parking spaces each (total of **10 parking spaces** on site). The **simplicity** of construction for this project will save a developer on costs and speed them to the finish line!

The property comes with an SB8 Replacement Unit Determination Letter stating that **"no affordable replacement units are required."**

This site is tucked in between **Hollywood, Silver Lake and Koreatown** - all areas in Los Angeles that are going through or have already gone through tremendous redevelopment, all with a **great nightlife scene** and **amenities** that future residents may desire. Walk Score calls this area a **Walker's Paradise!**

With a **convenient and central location**, quick access to the **101 freeway** and about a mile away from the **Metro Station**, this property should be an **easy commute to anywhere in the Greater Los Angeles**.



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At a Glance

East Hollywood

\$1,325,000

Reduced Price

Vacant Land

Property

6 Unit Ready-to-Issue Project

6,963 SF of Rentable Square Footage

No SB8 Replacement Units Needed

All Market Rate Units

Ellis'd and Demolished

**Over \$80k Average Household Income
in a 3 Mile Radius**

**85% of the Population in a 3 Mile Radius
are Renters**

7,498 SF

Lot Size

50 x 150

Lot Dimensions

R3-1 Tier 2

Zoning

5521-006-015

APN

610 N. Harvard Blvd.

Project Potential Rent Roll

Front Duplex w/Attached ADU		
Unit	Type	SF
A	3+3 TH	907
B	3+3 TH	907
ADU	2+1	836

3 Story Single Family Residence		
Unit	Type	SF
C	4+4 TH	1,773

Back Duplex		
Unit	Type	SF
D	3+3 TH	1,336
E	3+3 TH	1,204

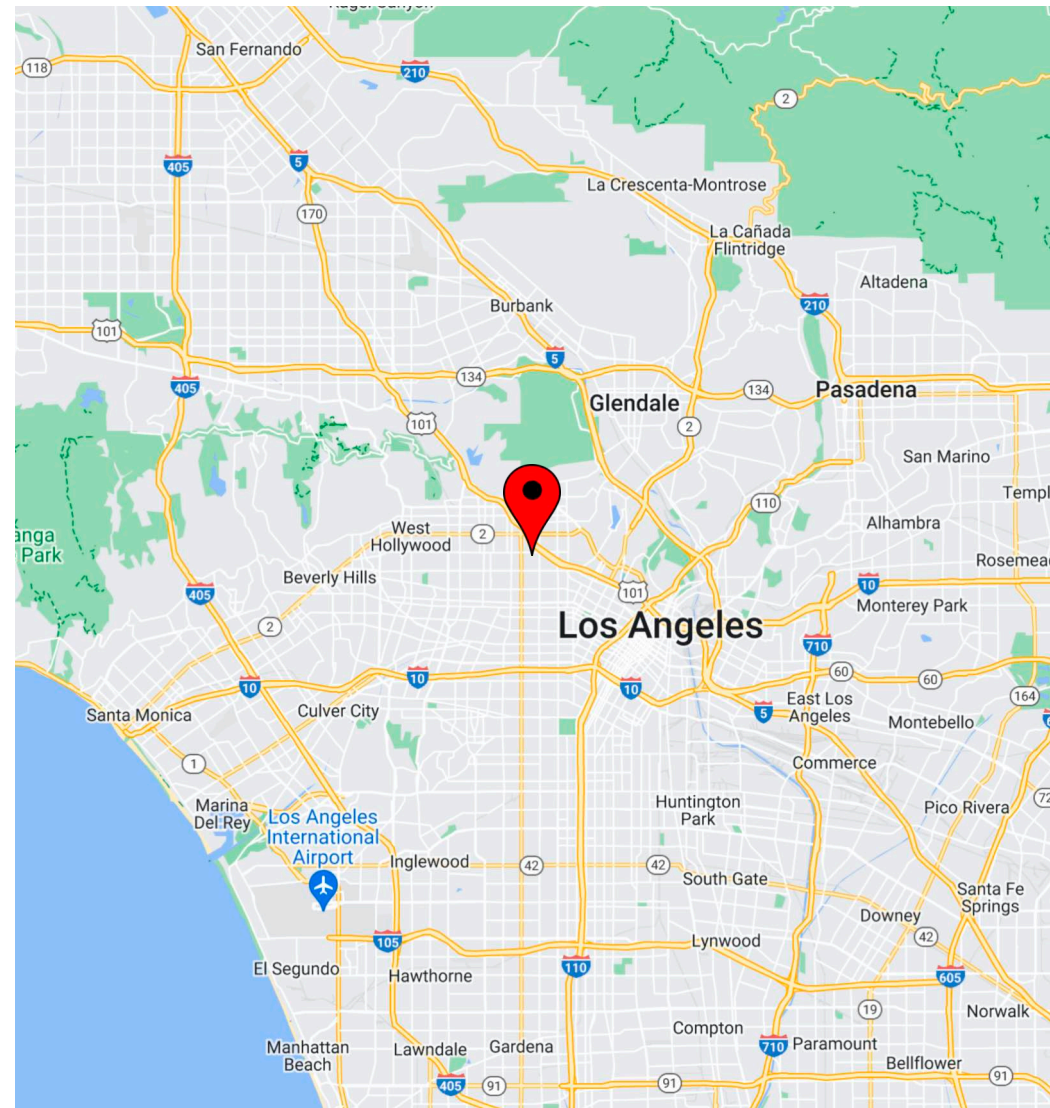
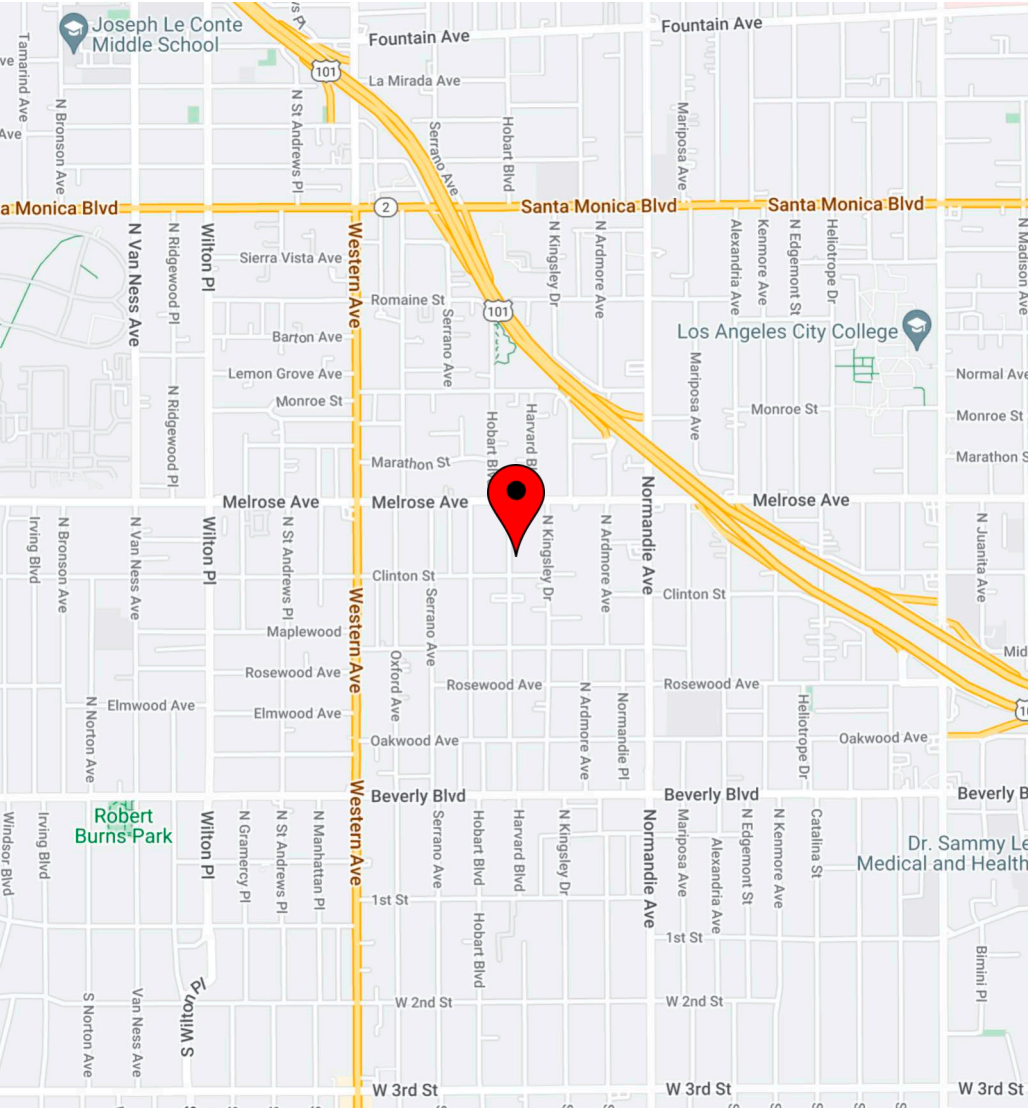
Total Rental Square Footage	
	6,963



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610 N. Harvard Blvd.

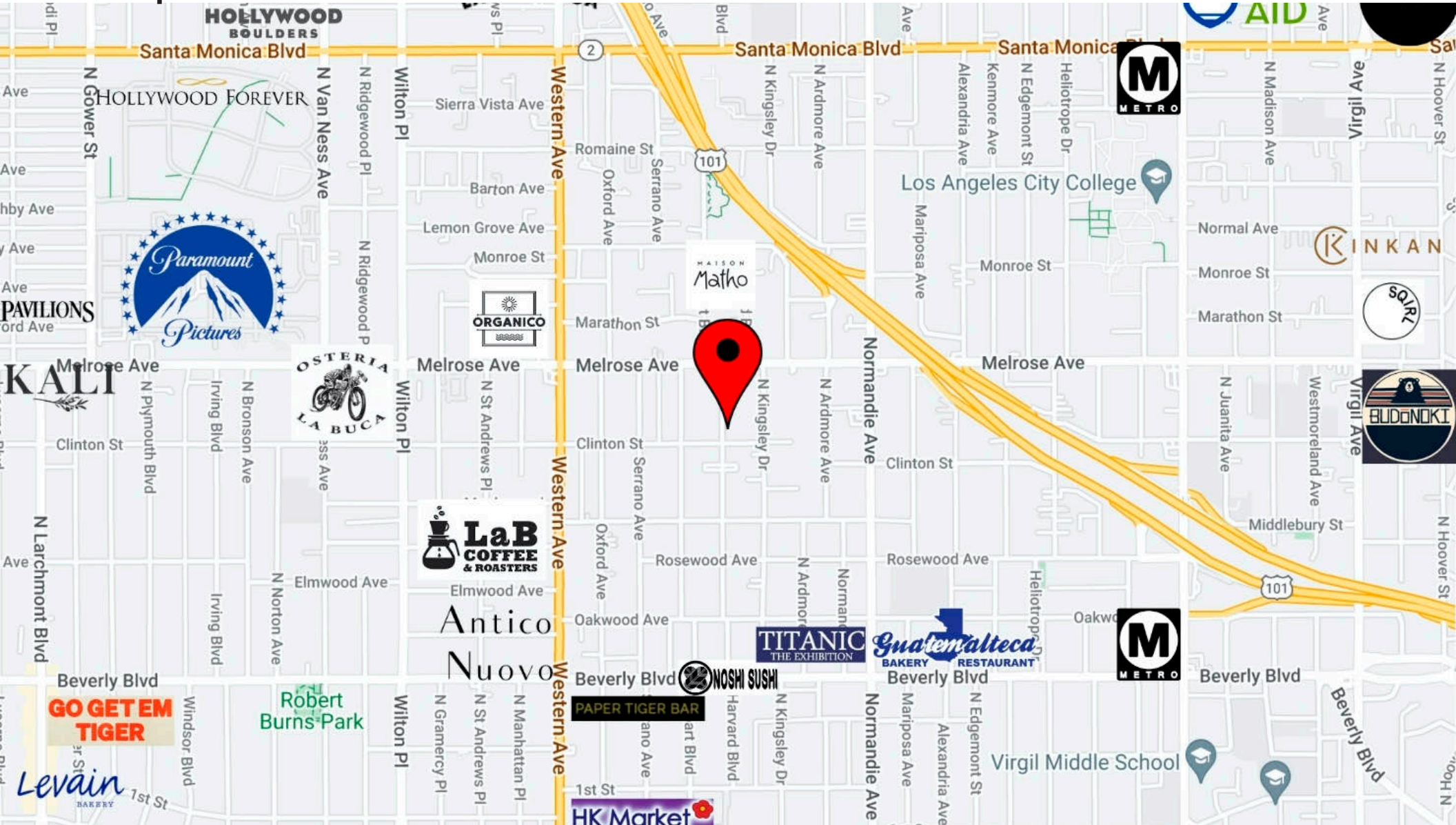
Maps



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Maps



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610 N. Harvard Blvd.

Metro - Red (B Line) and Purple Lines

The B Line (Red), Metro's 1st subway line to be built, runs between Downtown Los Angeles and North Hollywood. Landmark stops include: Grand Central Market, LA Convention Center, Staples Center, MacArthur Park, the Pantages Theater, the Walk of Fame and Universal Studios.

<https://www.metro.net/riding/guide/B-line/>

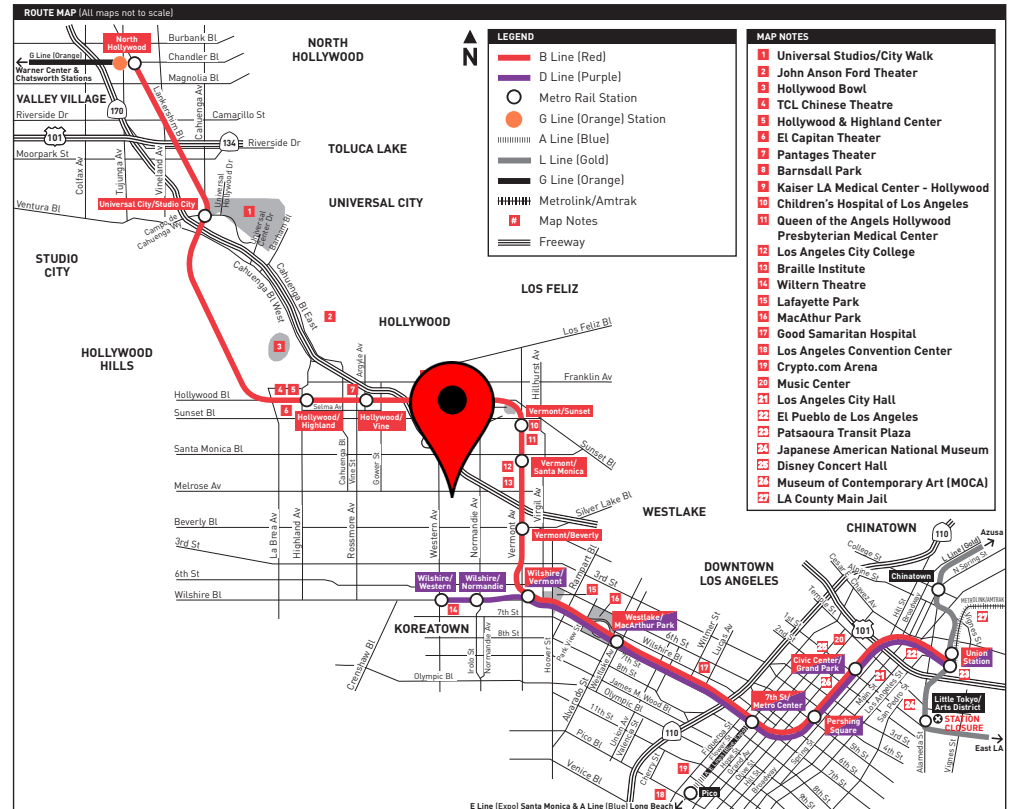
The Metro D Line (Purple) shares the Metro B Line (Red) track until Wilshire/Vermont where it forks and ends with two stops in Koreatown. Possible destinations include: Wiltern Theater, MacArthur Park, Staples Center, LA Convention Center, Grand Central Market, the Music Center, Grand Park.

<https://www.metro.net/riding/guide/D-line/>

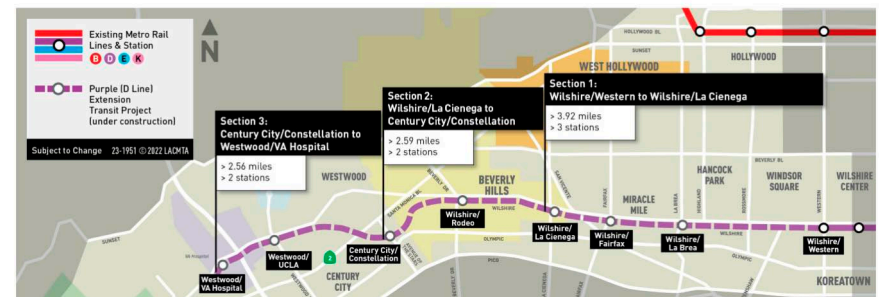
Metro has a plan to make it easier to get around by expanding our rail system to the Westside with the **Purple (D Line) Extension Transit Project**. This critical, highly anticipated new addition to Metro's network will add seven new stations and a reliable, high-speed connection between downtown and the Westside.

As one of LA's busiest areas, the Westside is the region's second-largest job center. With the Metro Purple (D Line) Extension Transit Project, we are closer than ever to connecting busy areas and improving travel for everyone who lives, works and plays in LA County.

<https://www.metro.net/projects/westside/>



Metro Purple (D Line) Extension Transit Project



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610 N. Harvard Blvd.

Walk Score



Walker's Paradise

Daily errands do not require a car.



Good Transit

Many nearby public transportation options.



Bikeable

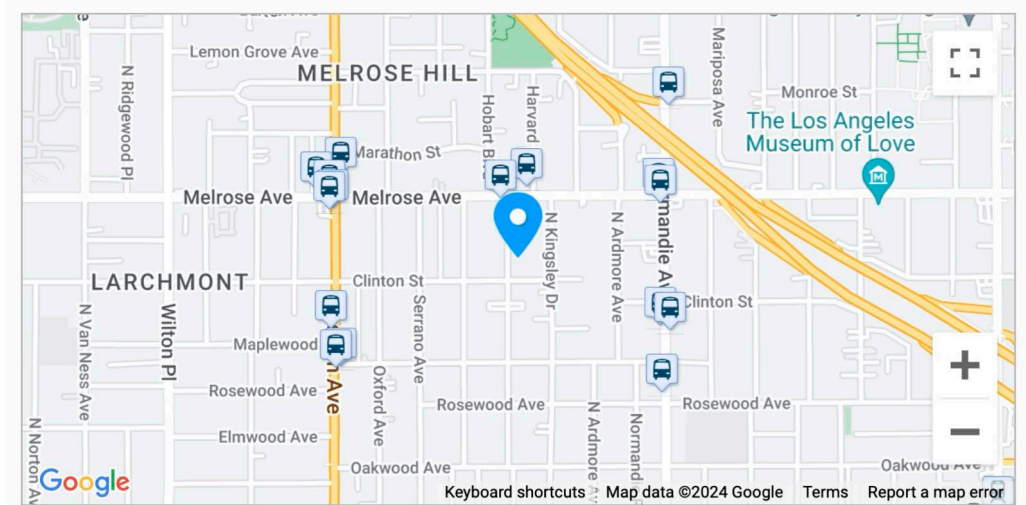
Some bike infrastructure.

About this Location

610 North Harvard Boulevard has a Walk Score of 92 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

610 North Harvard Boulevard is a 22 minute walk from the Metro B Line (Red) at the Vermont / Beverly Station stop.

This location is in the Wilshire Center - Koreatown neighborhood in Los Angeles. Nearby parks include Lemon Grove Park, Robert Burns Park and Wilton Historic District.



Rail lines:

Metro B Line (Red)	0.8 mi	Metro D Line (Purple)	1.4 mi
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Bus lines:

10/48 Metro Local Line	0.1 mi	206 Metro Local Line	0.2 mi
Hollywood/Wilshire DASH H...	0.3 mi	207 Metro Local Line	0.3 mi

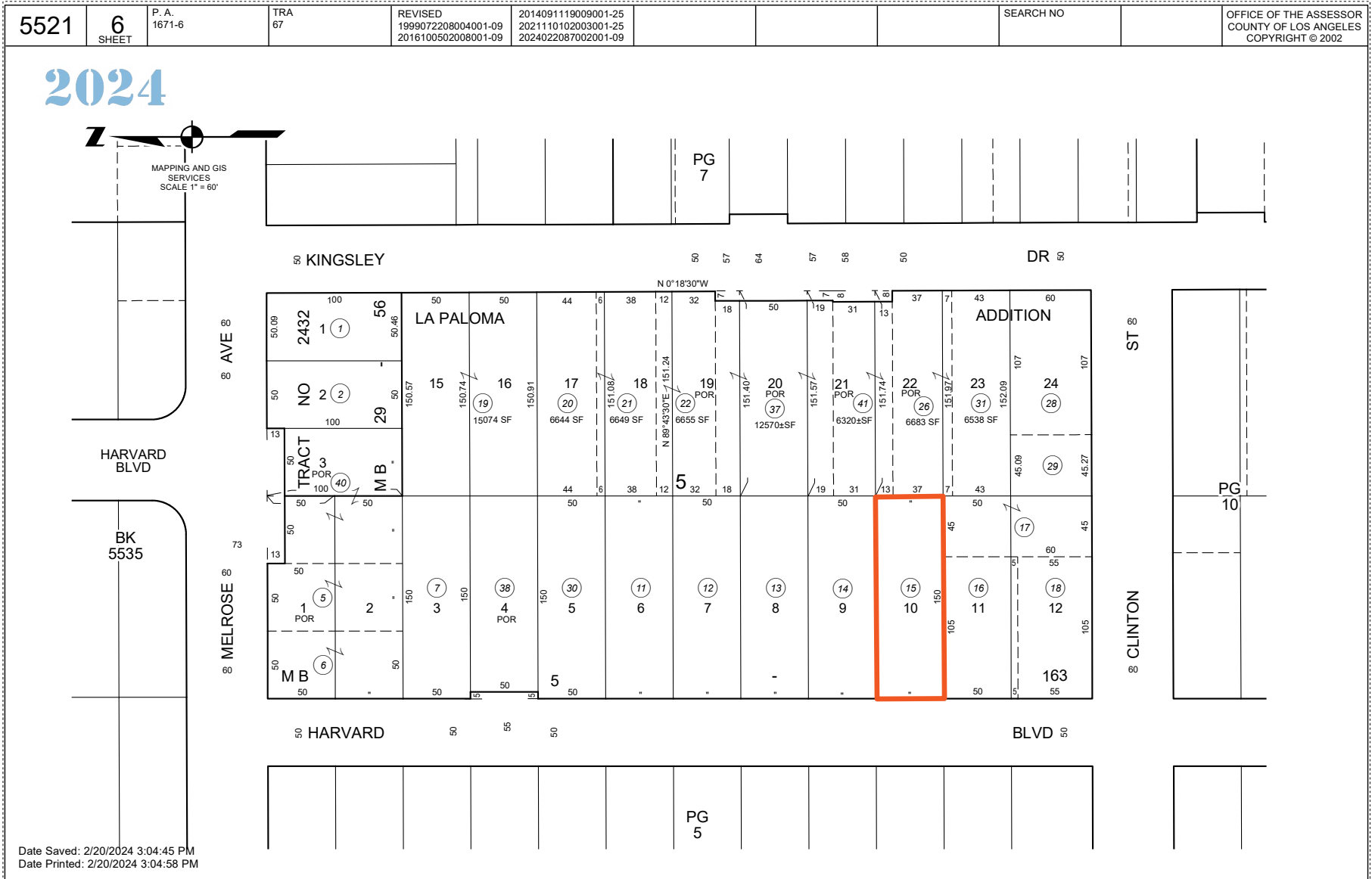


<https://www.walkscore.com/score/610-n-harvard-blvd-los-angeles-ca-90004>

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Parcel Map



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610 N. Harvard Blvd.

Demographics

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Population:						
2028 Projection	87,774		586,130		1,091,435	
2023 Estimate	89,637		593,276		1,103,652	
2010 Census	89,951		568,277		1,051,794	
Growth 2023-2028	-2.08%		-1.20%		-1.11%	
Growth 2010-2023	-0.35%		4.40%		4.93%	
2023 Population	89,637		593,276		1,103,652	
Households:						
2028 Projection	30,055		233,739		433,521	
2023 Estimate	30,820		237,190		438,740	
2010 Census	31,427		229,080		417,676	
Growth 2023-2028	-2.48		-1.45%		-1.19%	
Growth 2010-2023	-1.93%		3.54%		5.04%	
Owner Occupied	3,472	11.27%	33,726	14.22%	84,862	19.34%
Renter Occupied	27,349	88.74%	203,463	85.78%	353,878	80.66%
2023 Average Household Income	\$70,745		\$81,807		\$89,225	
2023 Median Household Income	\$50,012		\$56,120		\$61,012	

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610 N. Harvard Blvd.

RUD - Housing Crisis Act of 2019

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.org

DATE: July 10, 2024

TO: Beachwood Development LLC, a California Limited Liability Company, Owner
██████████, Owner Contact

FROM: Doris Kwok, Senior Management Analyst I
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019**
Amended Replacement Unit Determination
RE: 610-610 ½ N. Harvard Blvd., Los Angeles, CA 90004

This Replacement Unit Determination (RUD) will supersede the determination previously issued on July 3, 2024.

Based on the application for a RUD submitted by ██████████ (Applicant), on behalf of Beachwood Development LLC, a California Limited Liability Company (Owner), for the above referenced property located at 610-610 ½ N. Harvard Blvd. (APN 5521-006-015 and lot 10, block 5) (Property), the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above-referenced application. Two (2) units existed on the property within the last five (5) years. Two (2) units subject to the Rent Stabilization Ordinance (RSO) were removed from the rental market under Ellis filed on February 13, 2019. The two (2) units were demolished prior to January 1, 2020, and are not subject to replacement.

PROJECT SITE REQUIREMENTS:

The Housing Crisis Act of 2019 (HCA), as amended by SB 8 and AB 1218 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed development project ("Project") on a site ("Property") that will require demolition of existing residential dwelling units or occupied or vacant "Protected Units," or that is located on a site where "Protected Units" were demolished in the previous five (5) years, unless the Project replaces those units as further specified below.

Replacement of Existing Dwelling Units

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past five (5) years.

Replacement of Existing or Demolished Protected Units

The Project must also replace all existing or demolished "Protected Units" except for "Protected Units" demolished prior to January 1, 2020. Protected Units are residential dwelling units on the Property that are, or were, within the five (5) years prior to the owner's application for a RUD (referred to as the "five year lookback period"): (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (2) subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five (5) years (3) occupied by lower or very low income households (an affordable Protected Unit), or (4) that were withdrawn from rent or lease per the Ellis Act, within the past ten (10) years.

HCA Determination: 19-125721

Revised 5/2/2024

HCA Determination: 610-610 ½ N. Harvard Blvd.
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Whether a unit qualifies as an affordable Protected Unit, is determined by the income level of the current or last known renter household in occupancy. If a low or below low income tenant currently occupies the Property, affordable replacement will be required at Extremely Low Income, Very Low Income and/or Low Income (based on tenant income information), *regardless of the entitlement (such as Density Bonus) requested for the proposed project*. If the unit is vacant, the income of the last known tenant will be used to determine the affordability replacement of the unit. Interwest, LAHD's contractor, will send Tenant Income Certification (TIC) forms along with additional information to each occupant of the existing Property. Tenants have thirty (30) days to complete and return the TIC forms to Interwest. The owner is responsible for working with the occupants to ensure that the requested information is produced in a timely manner.

- **In the absence of occupant income documentation:** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database. As of September 5, 2023, the defaults are: 31% extremely low income, 18% very low income and 20% low income for Transit Oriented Communities (TOC) projects and 49% very low income and 20% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 49% very low income and 20% low income. The remaining 31% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO) and Last Occupied by Persons or Families at Moderate Income or Above

The City has the option to require that the Project provide: (1) replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR (2) require the units to be replaced in compliance with the RSO. The City chose to replace the units according to the RSO.

Tenant Noticing, Relocation, Right to Return, Right to Remain:

- All existing occupants must be allowed to occupy their units until six (6) months before the start of construction activities.
- The project proponent shall provide existing occupants with written notice of the planned demolition, the date they must vacate, and their rights under this section.
 - Notice shall be provided at least six (6) months in advance of the date that existing occupants must vacate.
- Any existing occupants that are required to leave their units shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

All existing **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to:

- Relocation benefits also subject to Government Code Section 7260 et seq., and
- The right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost," as applicable. The Right to Return does not apply to: (1) a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, or (2) a Project that consists of 100% lower income units (excluding any Manager's Unit(s)), unless the occupant of a Protected Unit qualifies for residence in the new development and for whom providing a comparable unit would not be precluded due to unit size limitations or other requirements of one or more funding source of the Project.

HCA Determination: 19-125721

Revised 5/2/2024

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610 N. Harvard Blvd.

RUD - Housing Crisis Act of 2019

HCA Determination: 610-610 ½ N. Harvard Blvd.
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Single Family Dwelling Units Replacement

Where an affordable Protected Unit consists of a Single Family Dwelling (SFD) and the tenant has a Right to Return in the future project, a comparable affordable replacement unit is defined as follows:

- If the existing SFD contains three (3) or fewer bedrooms, the affordable replacement unit(s) must contain the same number of bedrooms.
- If the existing SFD contains four (4) or more bedrooms, the affordable replacement unit(s) must contain at least three (3) bedrooms.
- The affordable replacement unit(s) is not required to have the same or similar square footage or same number of total rooms as the existing SFD.

Where an affordable Protected Unit consists of a Single Family Dwelling (SFD) Unit and the tenant does not have a Right to Return in the future project, the three (3) bedroom maximum mentioned above will not apply. The affordable replacement unit(s) must contain at least the same total number of bedrooms as the unit(s) being replaced. For example, an existing five (5) bedroom affordable Protected Unit where no Right to Return applies will need to be replaced with a unit or units that total five (5) bedrooms (ex. one (1), five (5) bedroom unit or five (5), one (1) bedroom units). Studio or single-room units do not count as a one (1) bedroom.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on March 21, 2024, the Owner plans to construct two (2) duplexes, one with an attached ADU and a single family dwelling on the Property.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on March 21, 2024. To comply with the required five (5) year look back period, LAHD collected and reviewed data from March 2019 to March 2024.

Review of Documents:

Per the Grant Deed, Owner acquired the Property on August 3, 2020.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of "020V – Residential – Double, Duplex, or Two Units – 4 Stories or Less – Vacant Land" for the Property (APN 5521-006-015).

Google images, and an internet search support that the Property currently contains vacant land. Per the Rent Stabilization Ordinance (RSO) Unit, the Property previously contained two (2) units subject to the RSO that were demolished under Permits issued in March 15, 2019. The two (2) units were also withdrawn from the rental market through an Ellis application filed on February 13, 2019. Google Maps images indicate that the property was demolished in April 2019.

The LADBS database indicates that the Owner has applied for Demolition Permits (#18019-10000-05501) Permit Issued 3/15/2019, Expired 12/12/2023 and (18019-10000-05500) Permit Issued 3/15/2019, Expired 12/12/2023 and new Building Permits (#23010-10000-03857), (#23010-10000-04195) and (#23010-10000-04194).

REPLACEMENT UNIT DETERMINATION:

HCA Determination: 19-125721

Revised 5/2/2024

HCA Determination: 610-610 ½ N. Harvard Blvd.
Page 4

LAHD has determined the Property previously contained two (2) units subject to the RSO that were demolished in April 2019, and has remained vacant since then. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. Further, the provisions of AB 1218 do not apply to residential units that were demolished prior to January 1, 2020. As such, no affordable replacement units are required.

Additional Information:

A unit that is determined to not be an affordable replacement unit will only remain valid provided the unit remains vacant or owner occupied. Government Code Section 66300.6(b)(3), (4) do not tie benefits afforded to "existing occupants" with any set look back period. Therefore, "existing occupants" in place after the issuance of this RUD may also be entitled to benefits under the HCA.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This replacement determination is provisional and subject to verification by the RSO Section.

This RUD applies only if the proposed project is a rental project and NOT condominiums or units for sale. In the event the project changes to condominiums, the owner needs to request a RUD amendment to reflect 100% replacement of the units.

The findings of this determination are final and effective upon distribution of this determination. LAHD will only amend the determination in the event of a staff error or if misinformation was provided by the applicant. If the project changes or the project has been closed a new RUD will be required.

****WARNING****

LOT TIES AND PRE-1978 SINGLE FAMILY DWELLINGS

Please be aware that Owner's replacement obligations may change if the development involves single family dwellings built prior to 1978 and lot ties. If a lot tie is required for the new proposed housing development project, Owner's existing RSO replacement obligation, if any, will INCREASE by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

NOTE: This determination is provisional and is subject to verification by LAHD's Rent Division.

Submitting forged or false documents is a crime that may be punishable as a felony under state law (Cal. Penal Code 115). Documents submitted in connection with your application are subject to investigation. The use of any false or forged document may be grounds for revision to the replacement unit determination. If, following an investigation, the City determines that false or forged documents were used to exempt housing units from the replacement obligations required by law, the housing units may be deemed as affordable replacement units. Other applicable penalties may also be applied.

If you have any questions about this RUD, please contact Blake Bouligny at blake.bouligny@lacity.org.

cc: Los Angeles Housing Department File
Planning.HCA@lacity.org, Department of City Planning for discretionary projects, or
LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

DK:bb

HCA Determination: 19-125721

Revised 5/2/2024

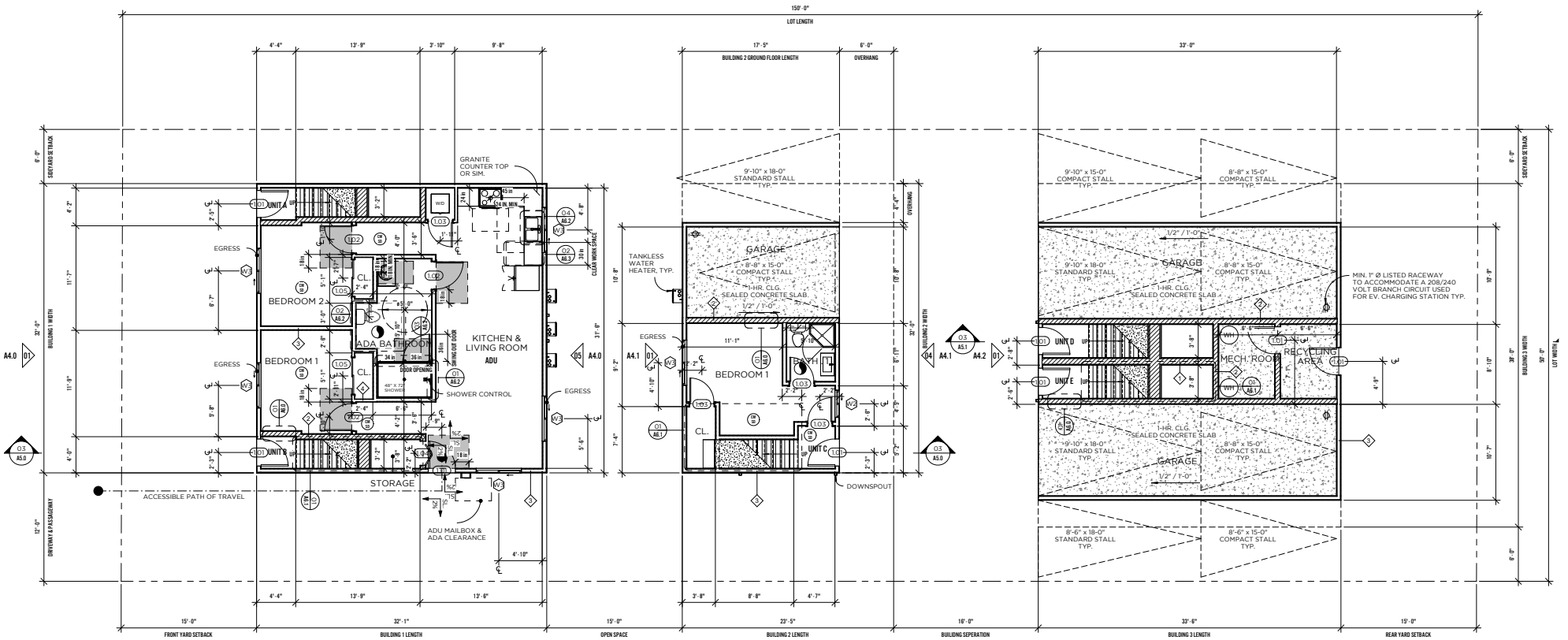
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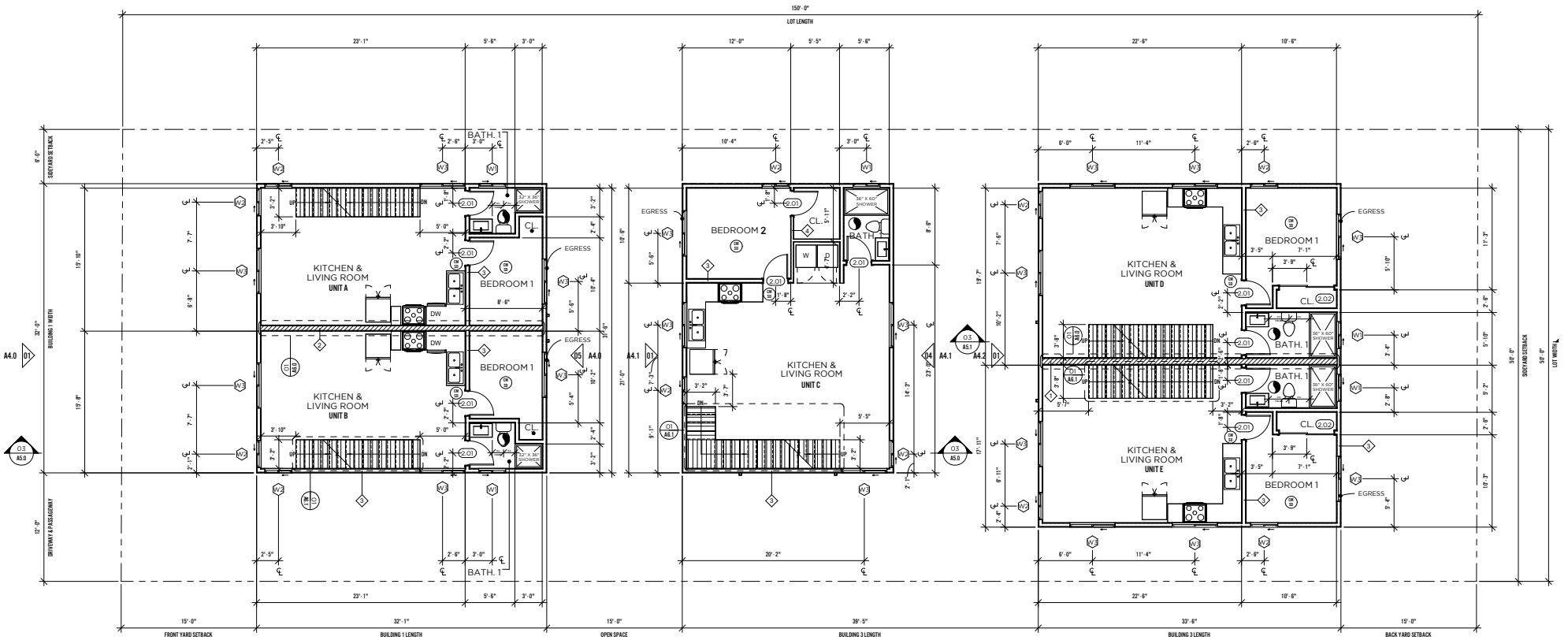
Plans - First Floor



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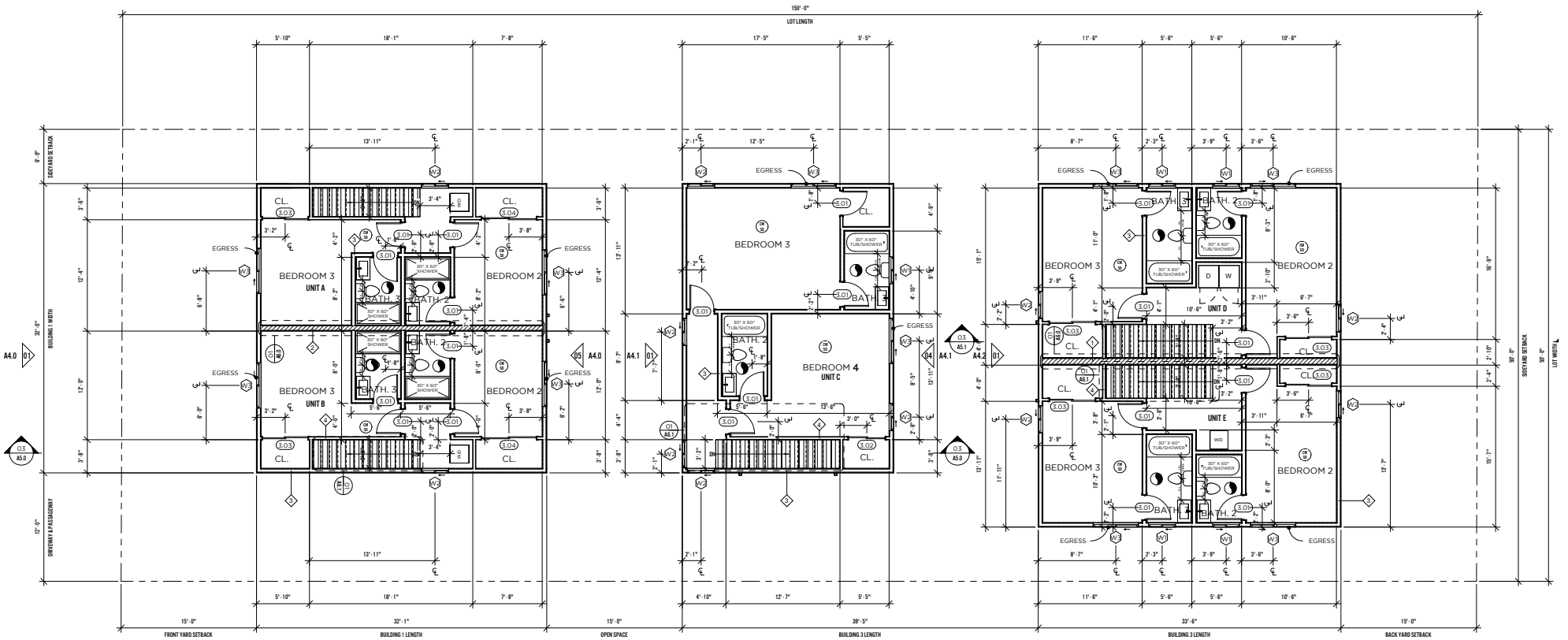
Plans - Second Floor



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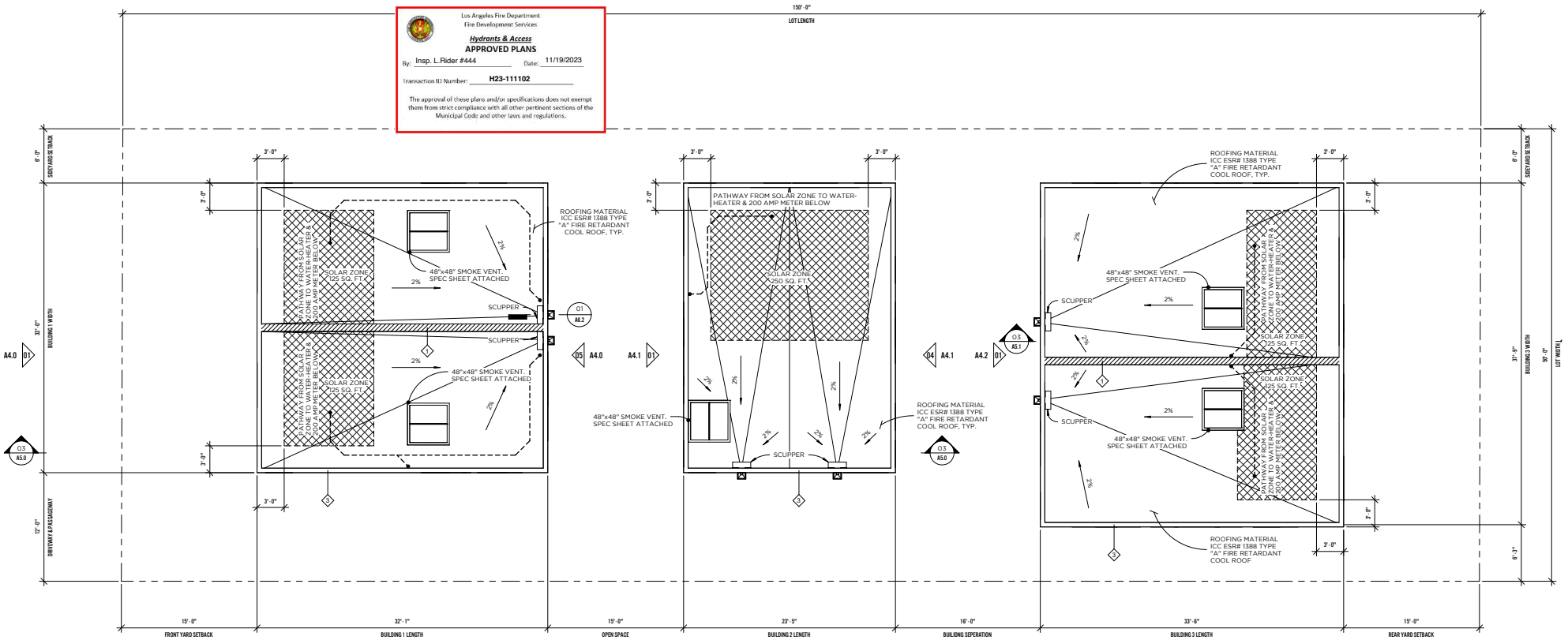
Plans - Third Floor



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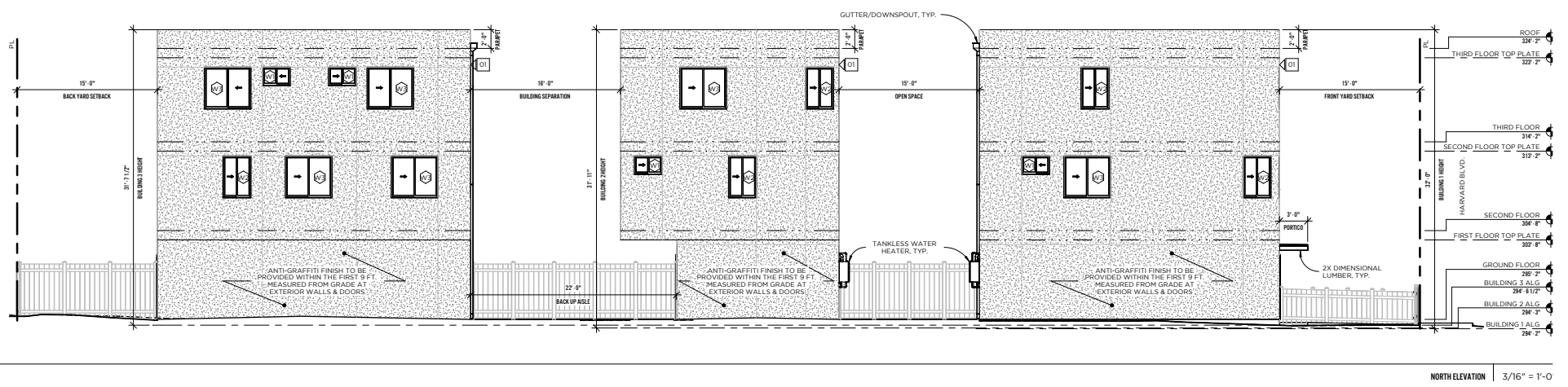
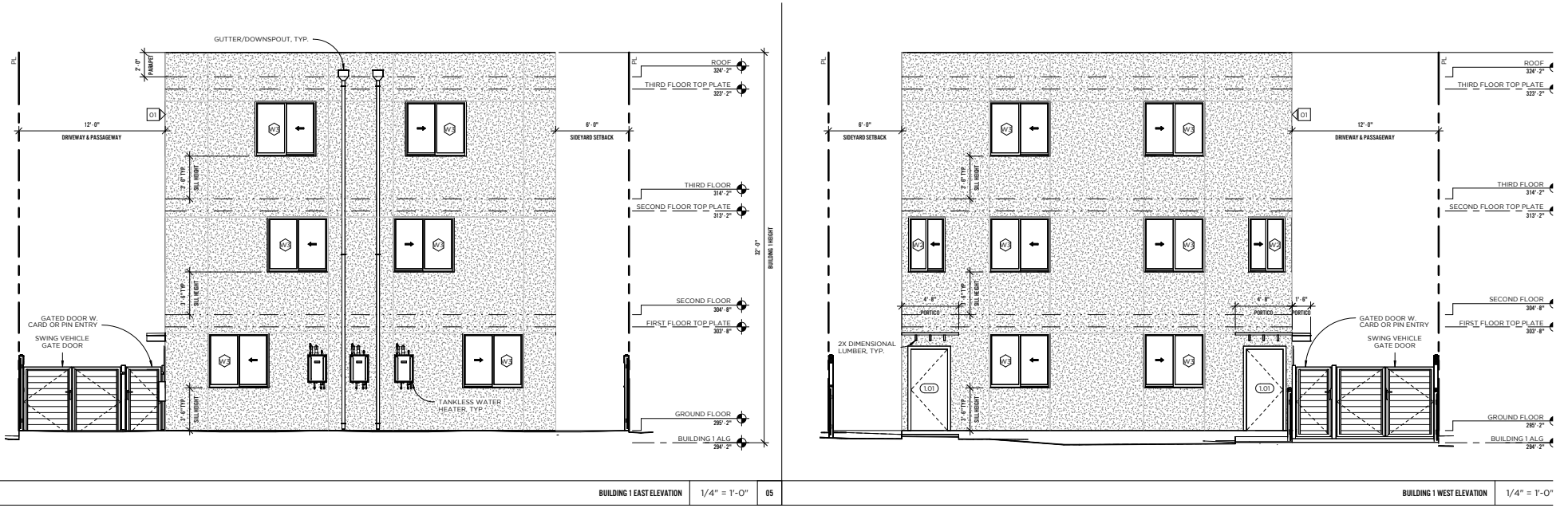
Plans - Roof



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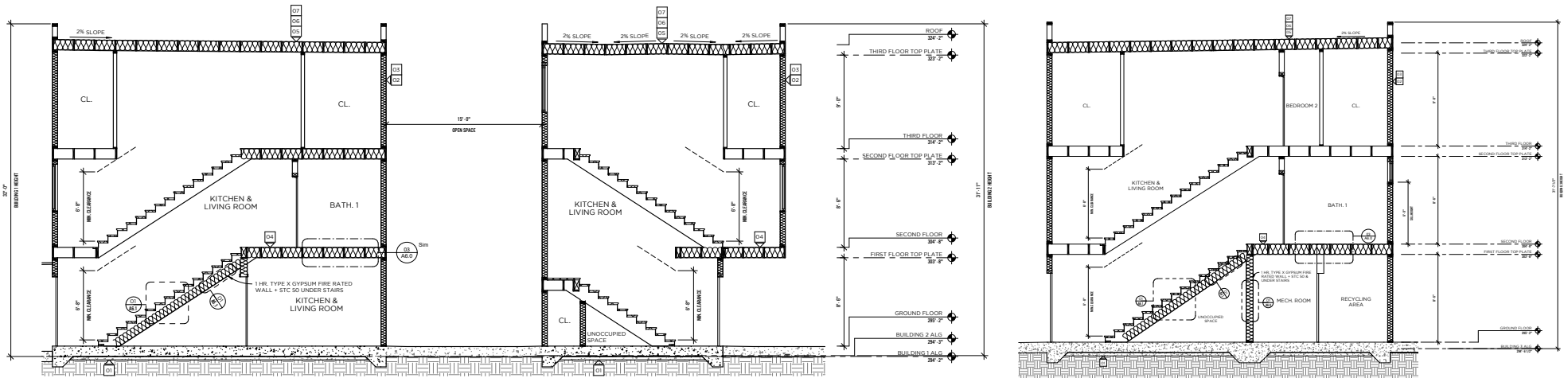
Plans - Elevations



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610 N. Harvard Blvd.

Plans - Sections



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