

Opportunity Zone  
Raw Land / No structure



**\$1,375,000**  
~~\$1,475,000~~

# 146 N Berendo Street

Los Angeles, CA 90004

K-Town 7500 SF vacant land | R3-1 Tier 3 TOC  
ED1 Eligible potential to build 64 Units

**PARTNERSCRE**  
Danali | Svidler

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# 146 N Berendo Street

## The Offering

Kevin Daniali and Dario Svidler of Partners CRE are pleased to present the sale of a prime development opportunity in **Koreatown** at 146 N Berendo St, Los Angeles, CA 90004. This **vacant 7500 SF land**, previously a single-family house, is **zoned R3-1, Tier 3 TOC**, located within an **Opportunity Zone**, is eligible for an **designation** to construct around **65 units**.

The seller has secured entitlements for a 15-unit development with subterranean parking but a savvy investor will likely redesign the project into a higher density design. Berendo is walking distance to pretty much all, including the Metro Subway Station waiting for the westward expansion to Westwood, or take the Subway to Hollywood, Downtown, or connect to practically anywhere in the Greater Los Angeles area!



~~\$1,475,000~~

**\$1,375,000**

**7,500 SF**  
Lot Size

**R3-1 Tier 3 TOC**  
Zoning

**Demolished - Vacant Land**  
Status

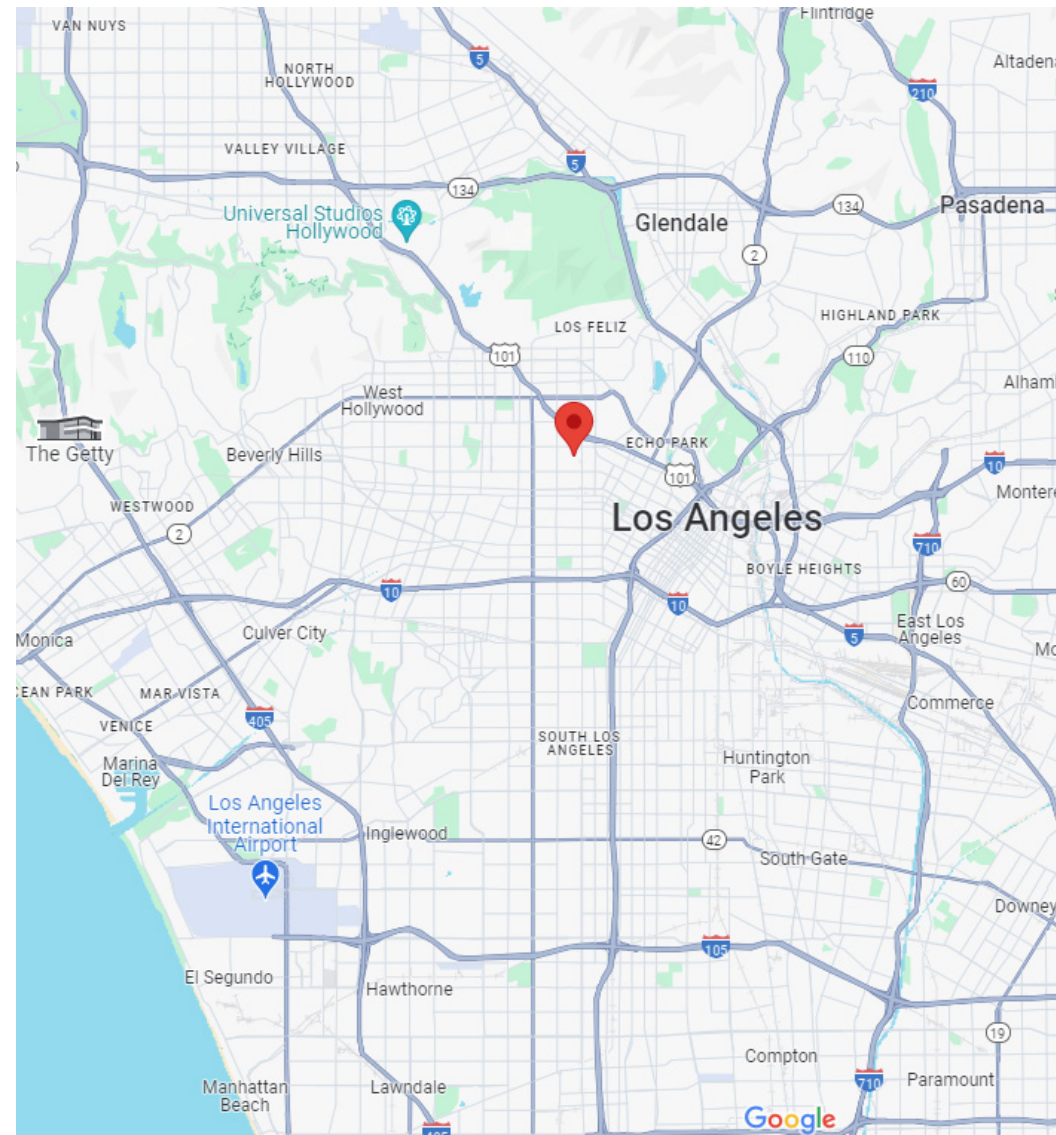
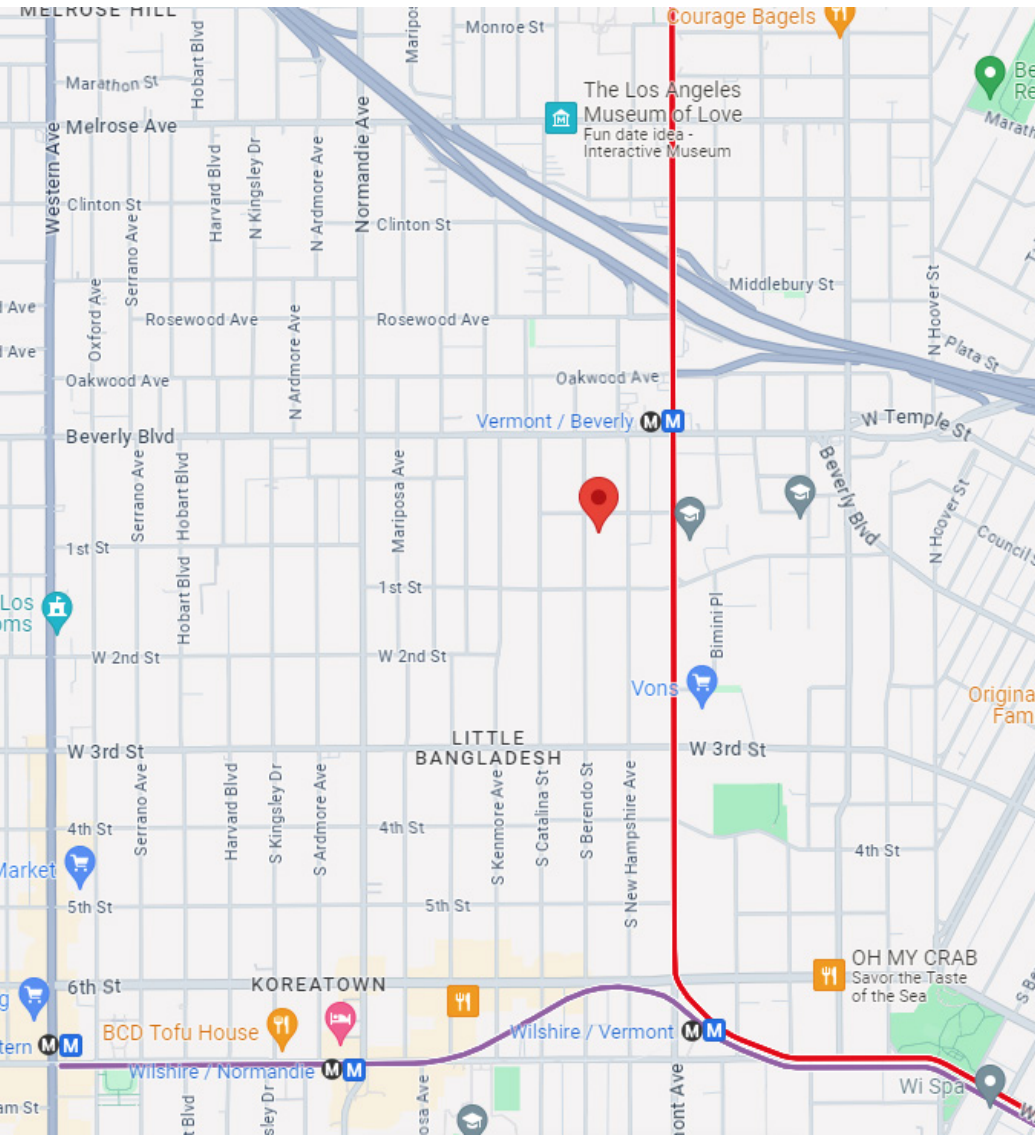
**5518-027-003**  
APN

**Central to all**

**Easy access to Metro Subway**

# 146 N Berendo Street

## Map



# 146 N Berendo Street

Zimas



## City of Los Angeles Department of City Planning

### 6/14/2024 PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

146 N BERENDO ST

**ZIP CODES**

90004

**RECENT ACTIVITY**

None

**CASE NUMBERS**

- CPC-2018-6005-CA
- CPC-2013-3169
- CPC-2000-1976-SP
- CPC-1986-823-GPC
- CPC-1984-1-HD
- ORD-186735
- ORD-184888
- ORD-184414
- ORD-184385
- ORD-184271
- ORD-173799
- ORD-173749
- ORD-165331-SA6920
- ORD-161116-SA28
- DIR-2019-399-TOC-SPP
- ENV-2019-4121-ND
- ENV-2019-400-CE
- ENV-2018-6006-CE
- ENV-2013-3170-CE
- ENV-2000-1978-ND
- ND-2000-1978

**Address/Legal Information**

PIN Number	138B197 700
Lot/Parcel Area (Calculated)	7,500.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID A1
Assessor Parcel No. (APN)	5518027003
Tract	TR 3247
Map Reference	M B 37-45
Block	None
Lot	87
Arb (Lot Cut Reference)	None
Map Sheet	138B197

**Jurisdictional Information**

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Wilshire Center-Koreatown
Council District	CD 10 - Heather Hutt
Census Tract #	2112.02
LADBS District Office	Los Angeles Metro

**Permitting and Zoning Compliance Information**

Administrative Review	None
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**Planning and Zoning Information**

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2286 Specific Plan: Vermont/Western Station Neighborhood Area Plan ZI-2512 Housing Element Inventory of Sites ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN
Subarea	A: Neighborhood Conservation
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.gov](http://planning.lacity.gov)

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	Yes No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Frank del Olmo Elementary
500 Ft Park Zone	No

**Assessor Information**

Assessor Parcel No. (APN)	5518027003
APN Area (Co. Public Works)*	0.172 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$928,036
Assessed Improvement Val.	\$248,759
Last Owner Change	08/31/2021
Last Sale Amount	\$9
Tax Rate Area	8830
Deed Ref No. (City Clerk)	904,5
	6106
	568940
	568939
	3060
	1339108
	1269
	1227284
	1182032
	1109049
	1109048
	0424517
	0158497

**Building 1**

Year Built	1922
Building Class	D65B
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	2
Building Square Footage	2,705.0 (sq ft)

**Building 2**

No data for building 2

**Building 3**

No data for building 3

**Building 4**

No data for building 4

**Building 5**

No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5518027003]

**Additional Information**

Airport Hazard None

Coastal Zone None

Farmland Area Not Mapped

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# 146 N Berendo Street

## Zimas

Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.3264896
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	Los Angeles
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5518027003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5518027003
Address	146 N BERENDO ST
Year Built	1922
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.

Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.77 Units, Lower
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2015
Fire Information	
Bureau	Central
Battallion	11
District / Fire Station	6
Red Flag Restricted Parking	No

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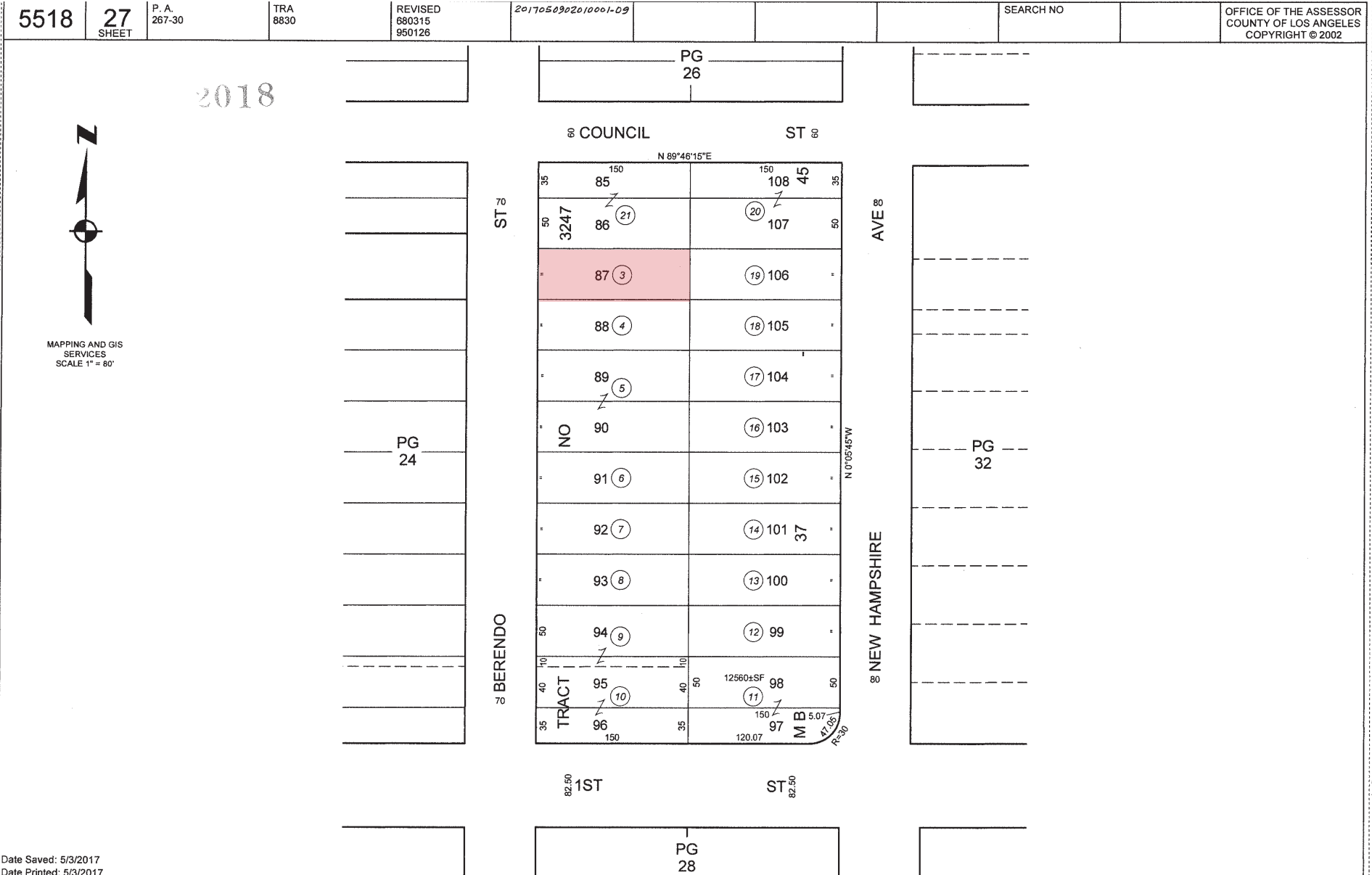
# 146 N Berendo Street

Zimas



# 146 N Berendo Street

## Parcel Map



Date Saved: 5/3/2017  
Date Printed: 5/3/2017



# 146 N Berendo Street

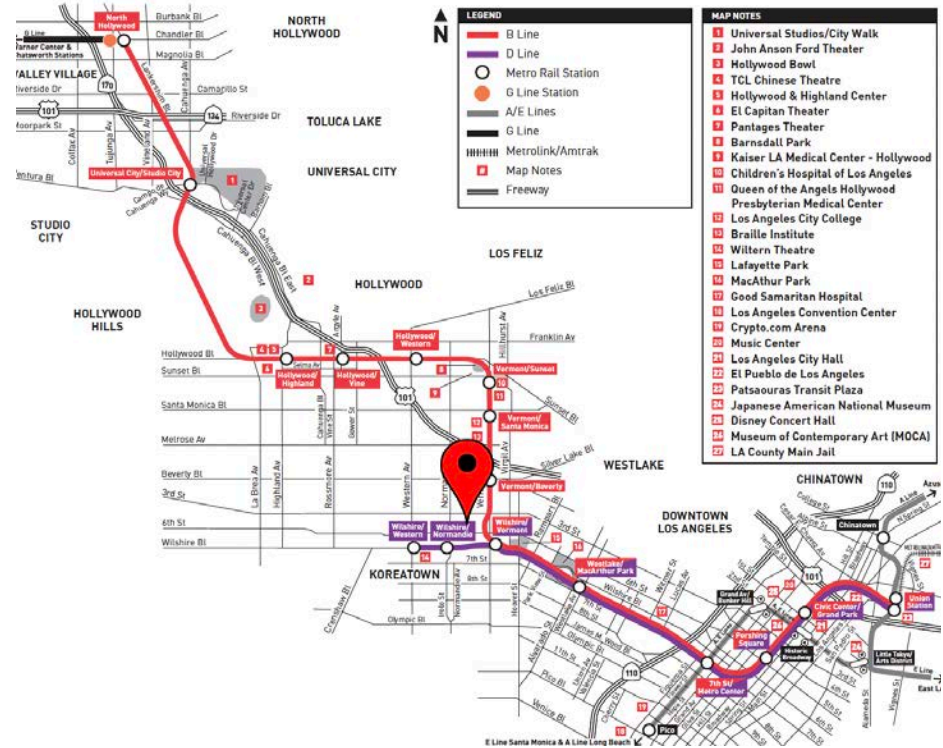
## Metro - D Line - Extension:

### D Line Subway Extension Project

Location: Central Los Angeles, Westside Cities  
 Phase: Construction  
 Type: Better Transit  
 Forecasted Opening: 2025-2027

Metro has a plan to make it easier to get around by expanding our rail system to the Westside with the D Line Subway Extension 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 D Line Subway Extension Project, we are closer than ever to connecting busy areas and improving travel for everyone who lives, works and plays in LA County.



Project construction began in 2019. The Metro D Line Subway Extension Project is being built in three sections:

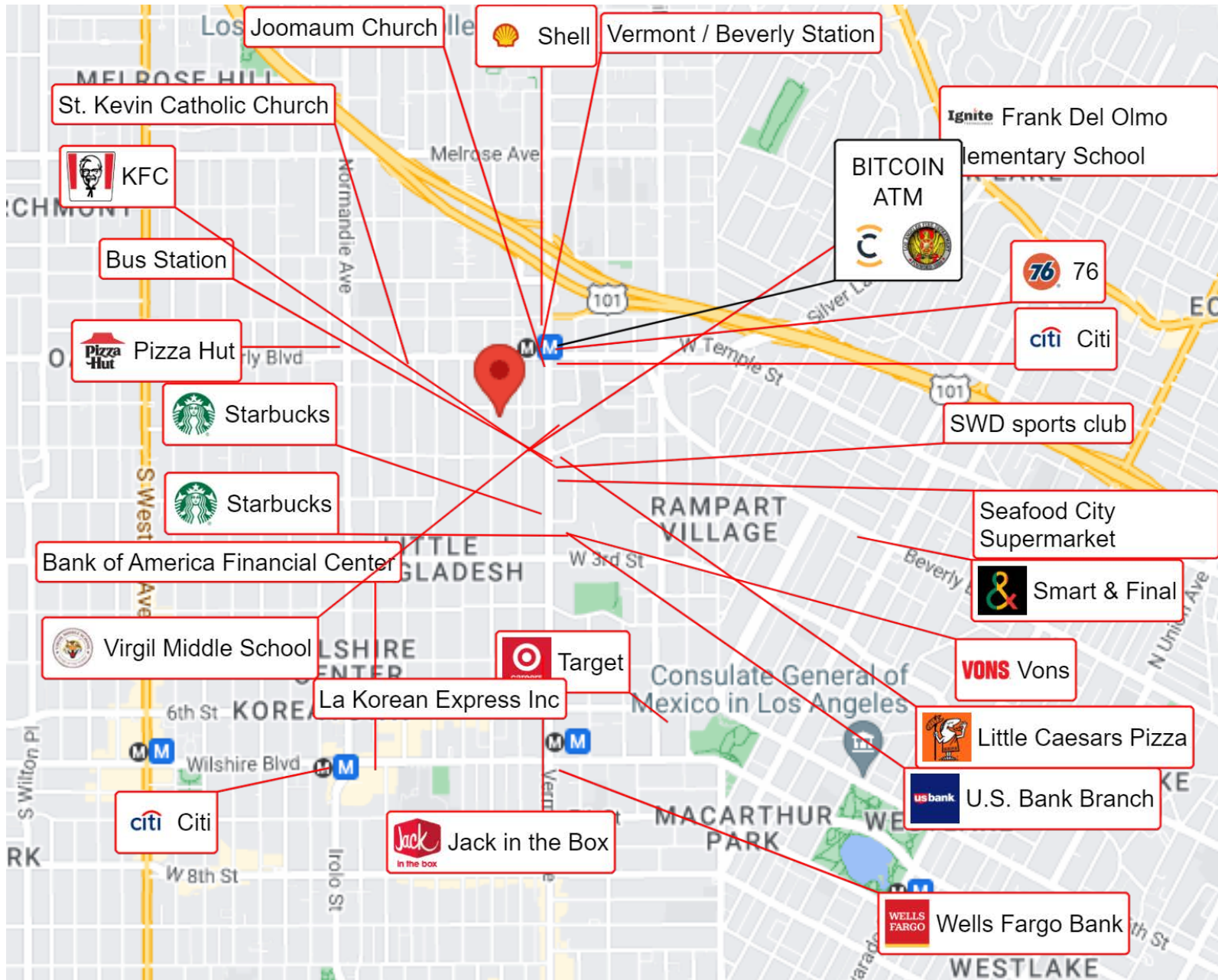
- Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2025.
- Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2026.
- Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.

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

All details provided as a courtesy. Buyer and Buyer’s Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 146 N Berendo Street

## Area Retail Map



# 146 N Berendo Street

## Walk Score



### Walker's Paradise

Daily errands do not require a car.



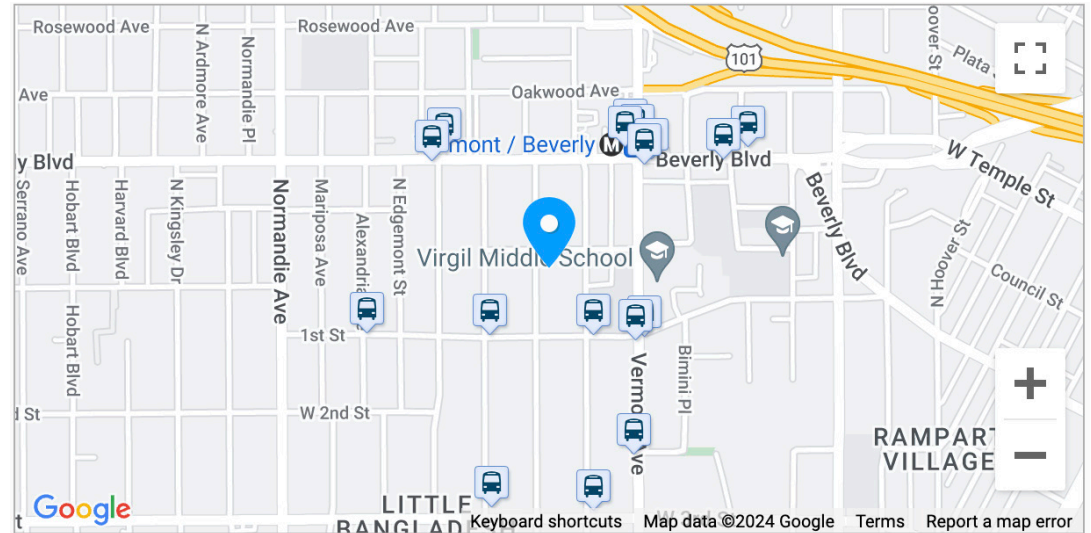
### Excellent Transit

Transit is convenient for most trips.



### Bikeable

Some bike infrastructure.



### Rail lines:

Metro B Line (Red)

0.2 mi

Metro D Line (Purple)

1.0 mi

## About this Location

146 North Berendo Street has a Walk Score of 91 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

146 North Berendo Street is a six 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 Shatto Recreation Center, South Serrano Avenue Historic District and Lafayette Park.

<https://www.walkscore.com/score/146-n-berendo-st-los-angeles-ca-90004>

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# 146 N Berendo Street

## Brick Work - ED1 Report

### Existing Conditions

Floor Area	2,705 sq. ft.
Units	1
Year Constructed	1922
Assessed Improvement Value	\$248,759
Assessed Land Value	\$928,036
Zone	R3-1
Lot Area	7,500 sq. ft.
APNs	

5518-027-003

### Development Potential (By-Right)

Maximum FAR	3:1
Maximum Height	30 ft.
Feet	-
Stories	3
-	-

### Minimum Setbacks

Front	15 ft.
Side	5 ft.
Rear	15 ft.

### Development Potential (By-Right)

Max Buildable Area, Footprint	4,500 sq. ft.
Max Buildable Area, Envelope	13,500 sq. ft.
Max Dwelling Units	9
Affordable Units Required	None

### 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  
Above Grade. Up to 50% of the common or private open space, regardless of the underlying zone, may be located above the grade level or first habitable room level; 2. Roof decks. Roof decks, regardless of the underlying zone, may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter.

### Development Potential (100% affordable) ED-1

Maximum FAR	6:1 FAR
Maximum Height	66 ft.
Feet	
Stories	6

### Minimum Setbacks

Front	8 ft.
No reduction unless it aligns with the average of the front yards setback of adjoining buildings	
Side	3.5 ft., 5 ft.
Eligible for decrease for bonus incentives	
Rear	15 ft.

LADWP requires a 15 ft. min setback from power lines.

Max Buildable Area, Footprint	5,075 sq. ft.
Max Buildable Area, Envelope	30,450 sq. ft.

Potential Density **64**

### 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+

### ED-1 Notes

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

All calculations for potential density under ED-1 are done using an off-menu incentive for FAR and an average unit size of 400 sq. ft. at 85% efficiency. Consult an architect, engineer and dry utility consultant for physical viability as these are estimates only.

### Affordable Units Required

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

### Parking

None required.

**Project is within the Vermont/Western Station Neighborhood Area Plan, which could allow for tax incentives for a redevelopment project on this site.**

### Required Bicycle Parking

#### Long Term

A 50% reduction in bicycle parking

#### Short Term

A 50% reduction in bicycle parking

### Required Open Space

A 50% reduction in open space.

### Transitional Height Limitations

None required.

### Other Development Notes

The potential units is an estimate and will rely on consulting an architect, structural and civil engineer, dry utilities consultant, etc. to determine physical feasibility.

The FAR bonus is based on the draft ordinance.

### Restrictions

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











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