



Property Report

3552 S Western Ave
Los Angeles, CA 90018

**South LA C-2
Zoned Properties,
202 Potential
Units with AB 1287
+ 275 Units with
ED-1**



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Existing Conditions

Floor Area	16,007 sq. ft.
Units	N/A
Year Constructed	1994
Assessed Improvement Value	\$193,498
Assessed Land Value	\$613,101
Zone	C2-2D-O-CPIO
Lot Area	40,376 sq. ft.

APNs
5041012049, 5041012050, 5041012054

Development Potential (By-Right)

Maximum FAR	1.5:1
Maximum Height	60 ft.

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 40,376 sq. ft.

Max Buildable Area, Envelope 61,151 sq. ft.

Max Dwelling Units

50

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 **40,376 sq. ft.**

Max Buildable Area, Envelope **151,410 sq. ft.**

Max Dwelling Units **275**

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 a 50/50 unit mix of 350 sq. ft. studios and 500 sq. ft. one bedroom. 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

40,376 sq. ft.

Max Buildable Area, Envelope

151,410 sq. ft.

Max Dwelling Units

202

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

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	Yes
Hillside Area	No
Baseline Mansionization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	Yes

Opportunity Zone	No
Other	No
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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