

Frogtown

Taylor Yard G2 Projects

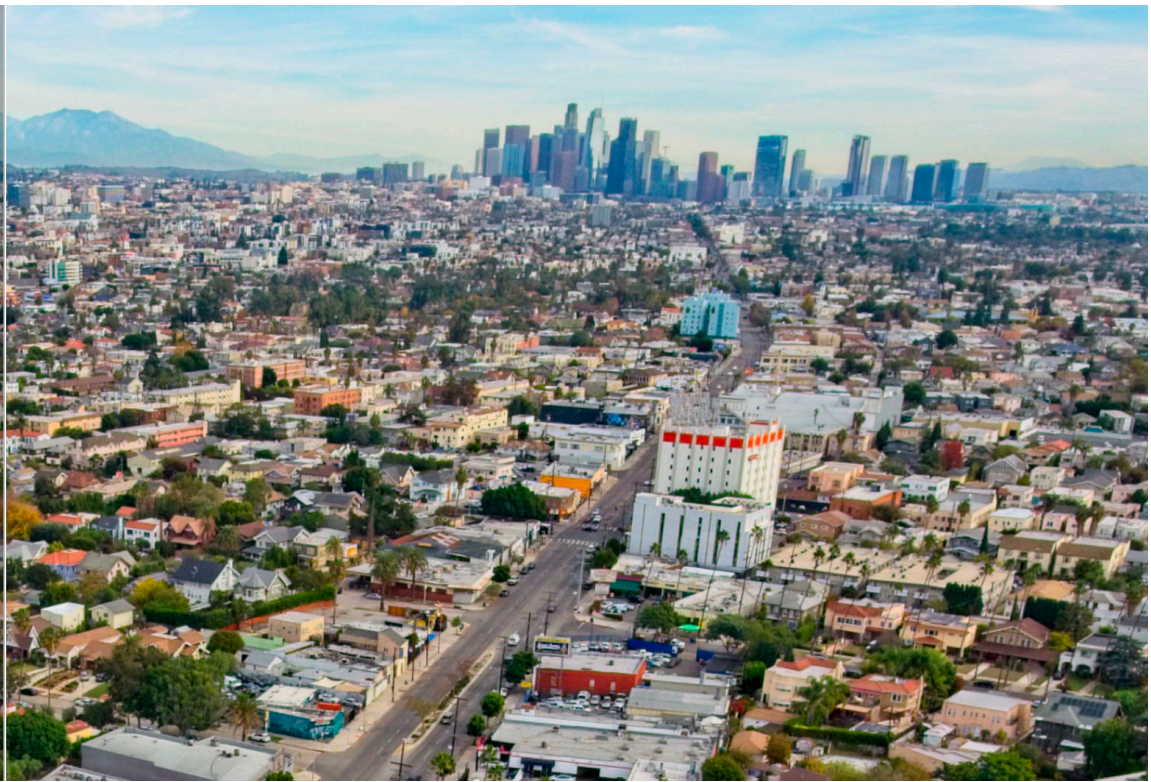
Priced at \$6,350,000

ED1 Eligible

**2645-2661 N. Blimp St.
Los Angeles, CA 90039**

**PARTNERSCRE
SVIDLER**

**Build Up to 149± Affordable Units by ED-1
No RSO. No Replacement Issues. Opportunity Zone.**



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2645-2661 N. Blimp St.

Property Overview

Partners CRE is proud to present for sale a **28k SF Lot zoned (Q)CM-1VL-RIO** in the **Frogtown** neighborhood of Elysian Valley, sandwiched between Echo Park and Mount Washington!

Currently a **vacant lot** that sits next to a **Community Garden** and across the street from a large new construction project that will include 100 SLO Units and approximately **27k of Retail Space**, this large corner lot features around **330 feet of frontage** and is a hop and a skip to the **LA River Bicycle and Walking Path**.

Maximize the use of the lot with the **potential for around 149 units** by ED-1, with a nearly **100k SF building envelope** or focus on building 23± units by right or 67± units by AB1287.

Frogtown is the new “it” place, close to Downtown, Atwater, Silver Lake, Echo Park, Highland Park, but featuring it’s own identity with it’s own **restaurants** (fine to casual), **nightlife** (Zebulon), **coffee shops** (La Colombe), **brewery** (Frogtown Brewery), **entertainment** (The Elysian) and much more!

There is **no RSO!** There is no **need to relocate anyone** - the property is currently being used as a **surface parking lot**.

The property is in an **Opportunity Zone** and in a **CTCAC/HCD Moderate Resource Opportunity Area**.

The land has a requirement to provide parking for the development across the street, which would provide a monthly income upon completion.

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At a Glance

Frogtown

Priced at \$6,350,000

28,074 SF

Lot Size

[Q]CM-1VL-RIO

Zoning

Vacant Land

Status

189 x 140

Lot Dimensions (Trapezoid)

5442-007-022, -023 & -024

APNs

DEVELOPMENT POTENTIAL

- Build 149± Residential Units with ED-1**
- Build 67± Residential Units with AB 1287**
- Build 23± Residential Units by Right**

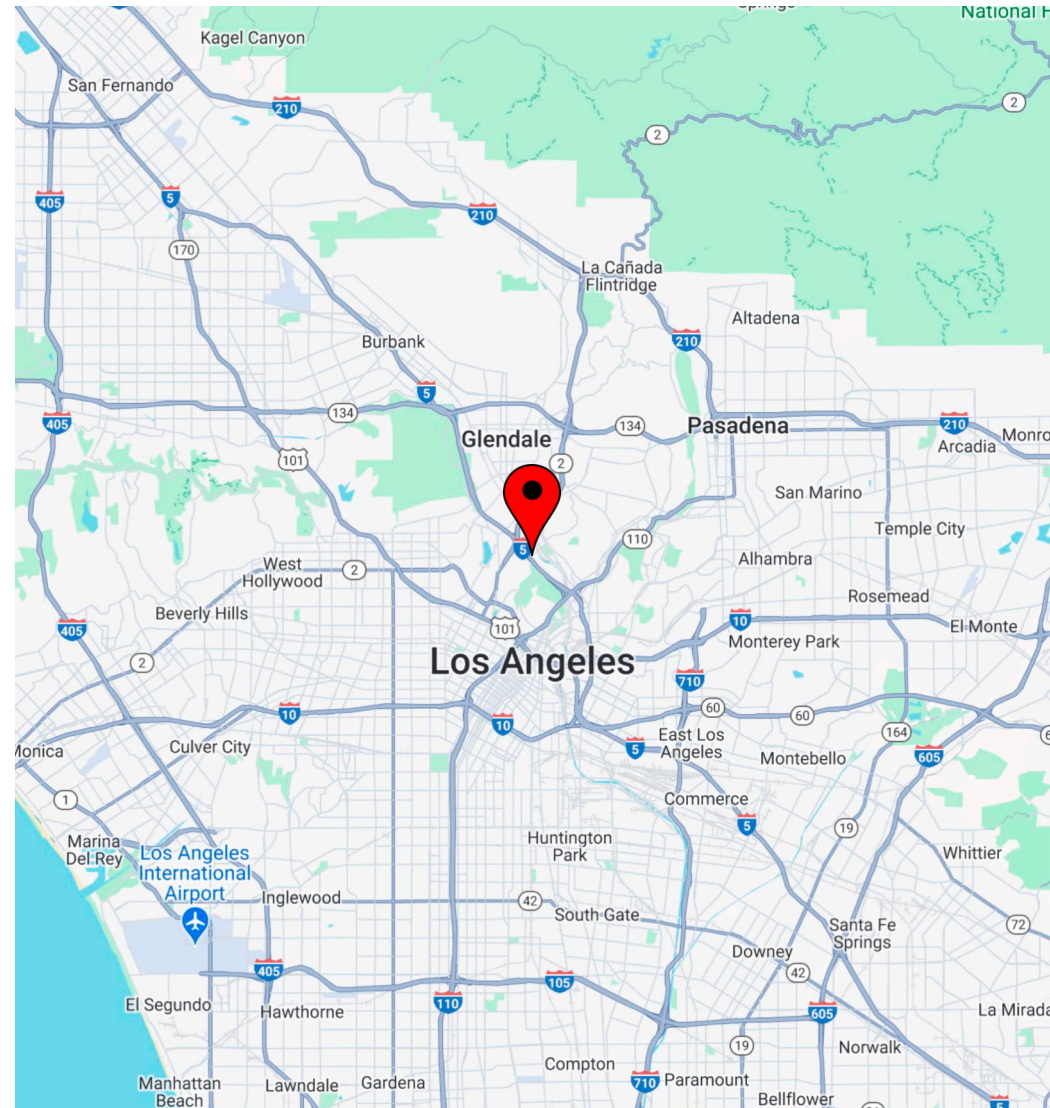
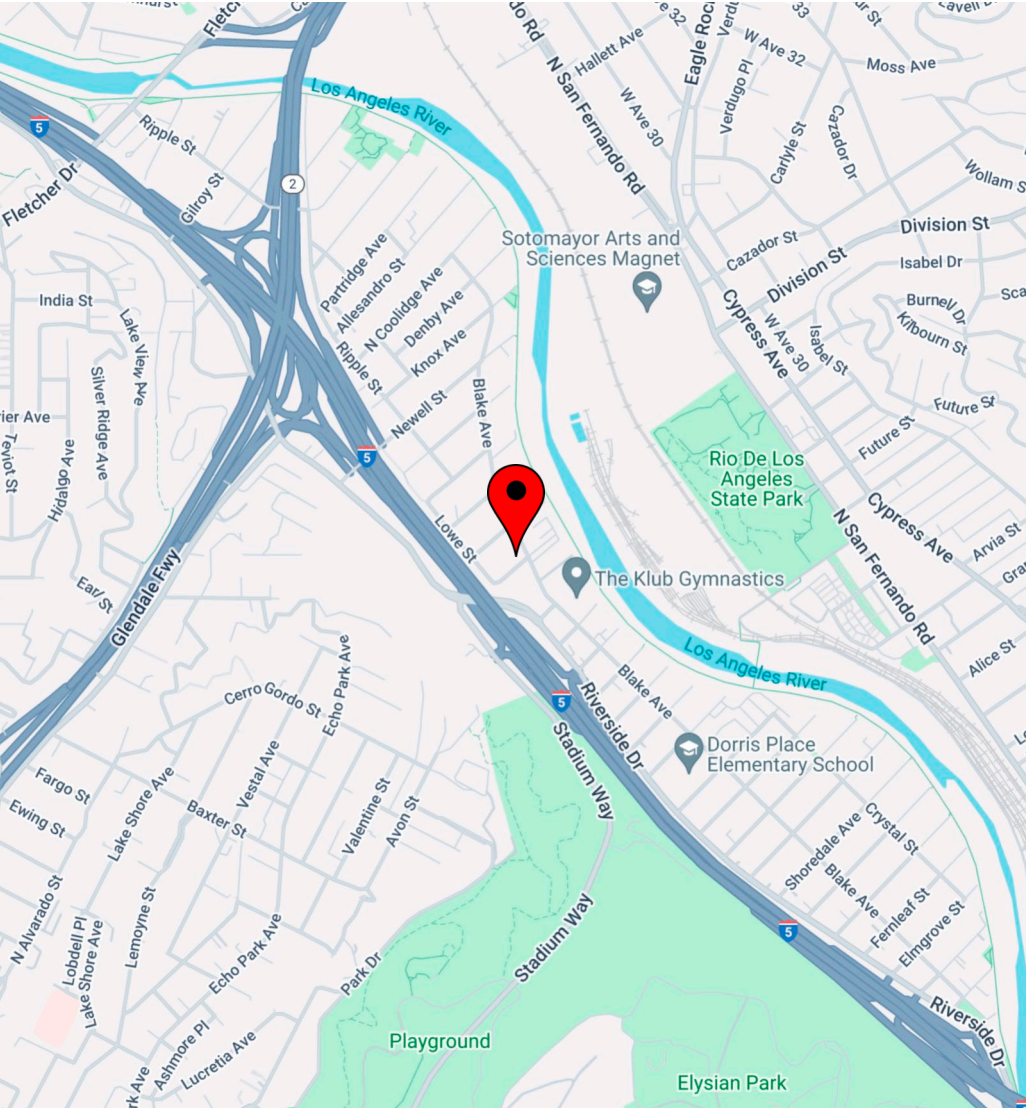
No RSO. No need to Relocate or Ellis.
Currently a Surface Parking Lot Opportunity Zone

AREA FEATURES

- Off the LA River Bicycle Path**
- Next to a Community Garden**
- New Retail Coming Across the Street**
- By the New Bridge to Cross the LA River**

2645-2661 N. Blimp St.

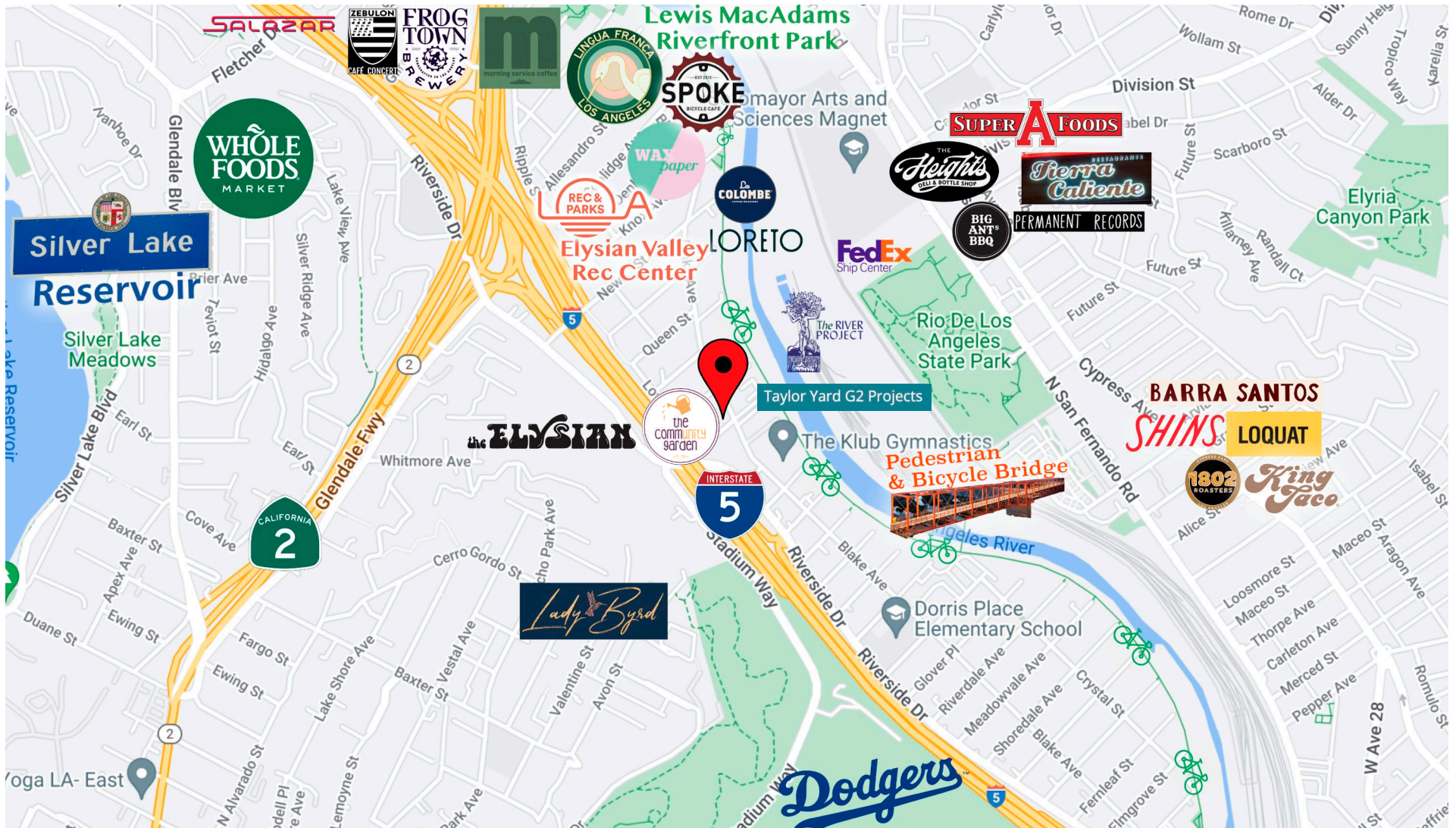
Maps



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2645-2661 N. Blimp St.

Area Map



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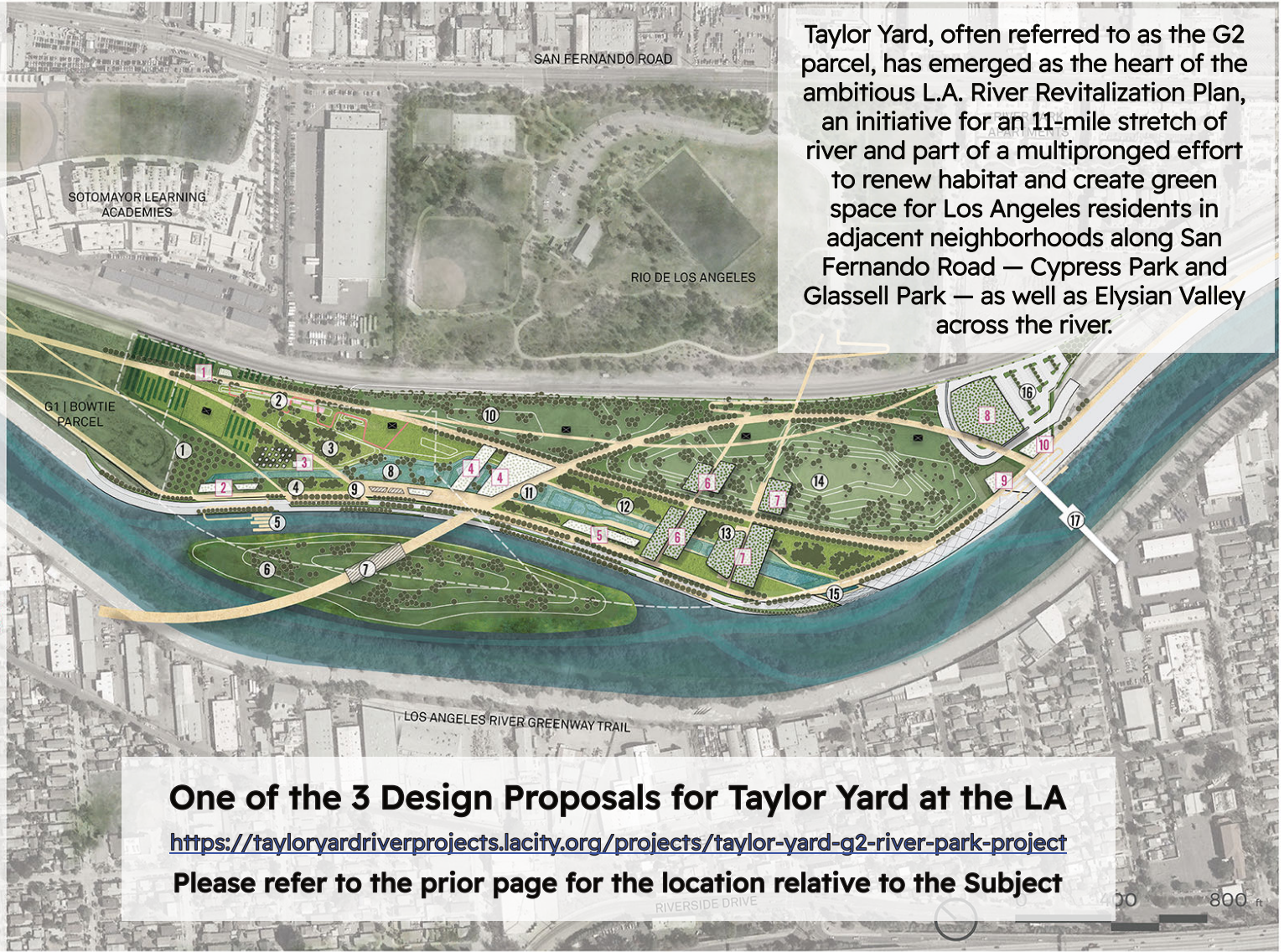
Taylor Yard Project

SITE FEATURE

- ① SYCAMORE GROVE
- ② DISCOVERY PLAY
- ③ MEADOW
- ④ WILLOW UPLAND
- ⑤ LOW FLOW WALKWAY
- ⑥ ISLAND ECO RESERVE/LAB
- ⑦ RIVER EXHIBITION PAVILION
- ⑧ FLOATING ISLANDS
- ⑨ RIVER DECK
- ⑩ NATIVE COLLECTIONS
- ⑪ THE CROSSING
- ⑫ SCULPTURE GARDEN
- ⑬ AMPHITHEATER
- ⑭ ARBORETUM
- ⑮ VIEWING DECK
- ⑯ PARKING
- ⑰ TAYLOR YARD PEDESTRIAN BRIDGE

4.5 ACRES OF PROPOSED BUILDING FOOTPRINT
 *2 STORY BUILDING
 **3 STORY BUILDING

- 1 PARK OFFICE/ RANGER STATION*
- 2 KAYAK LAUNCH/ CAFE
- 3 RECREATIONAL CAMPING + RESTROOM
- 4 YOUTH ENRICHMENT CENTER
- 5 CAFE
- 6 RESEARCH BUILDING*
- 7 MUSEUM/CULTURAL CENTER*
- 8 PUBLIC FACILITY (PARKING BELOW)**
- 9 RESTAURANT
- 10 KAYAK LANDING / CAFE / KIOSK



Taylor Yard, often referred to as the G2 parcel, has emerged as the heart of the ambitious L.A. River Revitalization Plan, an initiative for an 11-mile stretch of river and part of a multipronged effort to renew habitat and create green space for Los Angeles residents in adjacent neighborhoods along San Fernando Road — Cypress Park and Glassell Park — as well as Elysian Valley across the river.

One of the 3 Design Proposals for Taylor Yard at the LA
<https://tayloryardriverprojects.lacity.org/projects/taylor-yard-g2-river-park-project>
Please refer to the prior page for the location relative to the Subject

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2645-2661 N. Blimp St.

Across the Street - Project

Small lot houses + retail come together at 1771 W. Blake Avenue in Frogtown

The project is under construction next to the
Los Angeles River

SEPTEMBER 08, 2024, By STEVEN SHARP

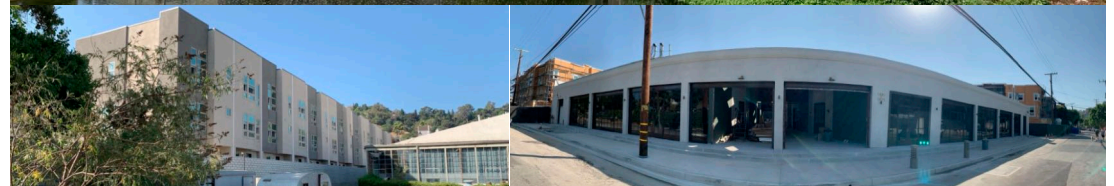
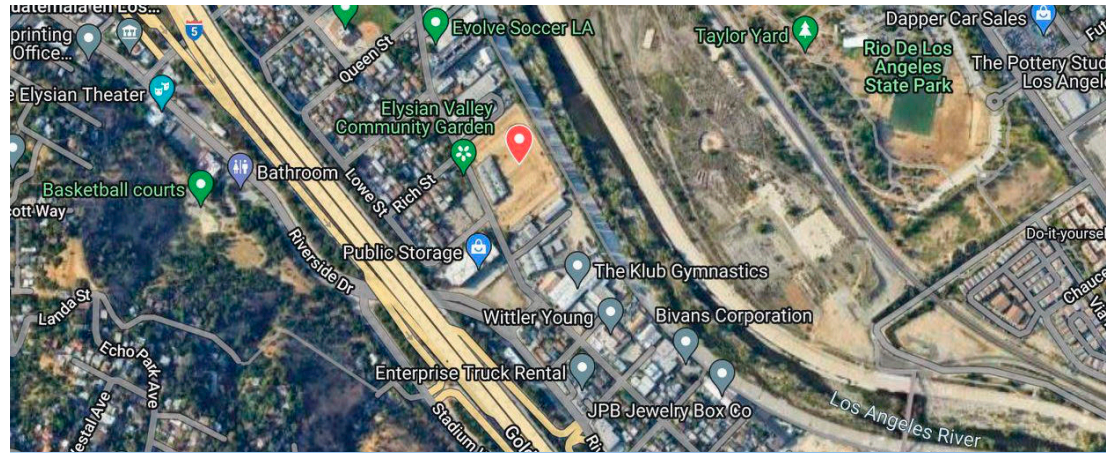
A new small lot subdivision from **Harridge Development Group** continues to take shape next to the **Los Angeles River in Frogtown**.

Under construction since Summer 2023, the site at 1771 W. Blake Avenue is entitled for the construction of **100 small lot homes**. Harridge also received approvals to build 17 condominiums and commercial space across the street on the west side of Blake Avenue.

Plans indicate that WHA is designing the new housing, according to approved plans and permits.

The new development follows a recent series of housing projects in Frogtown, including a small lot subdivision from Watt Companies and a 52-unit apartment complex from Uncommon.

Though a larger project for Frogtown, is it relatively modest in scale for Harridge, which has plans for high-rise towers at the Crossroads Hollywood complex on Sunset Boulevard and a revamp and expansion of the Baldwin Hills Crenshaw Plaza mall.



<https://la.urbanize.city/post/small-lot-houses-retail-come-together-1771-w-blake-avenue-frogtown>

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2645-2661 N. Blimp St.

Zimas - Sample APN: 5442-007-022



City of Los Angeles
Department of City Planning

8/21/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2661 N BLIMP ST

ZIP CODES

90039

RECENT ACTIVITY

None

CASE NUMBERS

- CPC-2008-3125-CA
- CPC-2007-3036-RIO
- CPC-2006-48-ICO
- CPC-1995-357-CPU
- CPC-1986-255
- CPC-10161
- ORD-183145
- ORD-183144
- ORD-176825-SA33B
- ORD-165167-SA2865
- ORD-130824
- VTT-72790-CN
- ENV-2008-3103-CE
- ENV-2007-3037-ND
- ENV-2006-49-CE
- ENV-2003-7281-MND
- AFF-38397-A
- AF-90-2060678-OP

Address/Legal Information

PIN Number	147A213 168
Lot/Parcel Area (Calculated)	6,314.2 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID G4
Assessor Parcel No. (APN)	5442007022
Tract	TR 3416
Map Reference	M B 37-65 (SHT 1)
Block	None
Lot	200
Arb (Lot Cut Reference)	None
Map Sheet	147A213

Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Elysian Valley Riverside
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1872.00
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	[Q]CM-1VL-RIO
Zoning Information (ZI)	ZI-2358 River Implementation Overlay District (RIO) ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2512 Housing Element Inventory of Sites ZI-2129 State Enterprise Zone: East Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Commercial Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
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	General (RBP)

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5442007022
APN Area (Co. Public Works)*	0.270 (ac)
Use Code	3800 - Industrial - Parking Lot (Industrial Use Property) - One Story
Assessed Land Val.	\$1,171,573
Assessed Improvement Val.	\$0
Last Owner Change	10/13/2021
Last Sale Amount	\$3,250,032
Tax Rate Area	13
Deed Ref No. (City Clerk)	607984
	269
	2288174
	1545190
	1538118
	1182429
	1079
	1026923

Building 1

Year Built	1957
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	11,770.0 (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: 5442007022]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone

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Zimas - Sample APN: 5442-007-022

Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	Yes
Biological Resource Potential	Low
Mountain Lion Potential	Low
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.45109184
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5442007022]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.01 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1146

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-2006-48-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	CPC-1995-357-CPU
Required Action(s):	GPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SILVERLAKE/ECHO PARK COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE SILVERLAKE/ECHO PARK COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1986-255
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	VTI-72790-CN
Required Action(s):	CN-NEW CONDOMINIUMS
Project Descriptions(s):	CONSTRUCTION OF A MIXED-USE DEVELOPMENT WITH 21 RESIDENTIAL CONDOMINIUM UNITS AND 6,300 SQUARE FEET OF COMMERCIAL USES
Case Number:	ENV-2008-3103-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-2006-49-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	ENV-2003-7281-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Silver Lake-Echo Park Community Plan Update
Case Number:	AFF-38397-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-10161
 ORD-183145
 ORD-183144
 ORD-176825-SA33B
 ORD-165167-SA2865
 ORD-130824
 AF-90-2060678-OP

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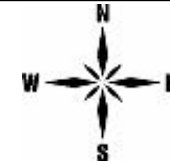
Zimas - APNs: 5442-007-022 to 5442-007-024



Address: 2661 N BLIMP ST
APN: 5442007022
PIN #: 147A213 168

Tract: TR 3416
Block: None
Lot: 200
Arb: None

Zoning: [Q]CM-1VL-RIO
General Plan: Commercial Manufacturing



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2645-2661 N. Blimp St.

Brick Work - ED1 Report



Development Potential (100% affordable) ED-1

Maximum FAR	3.5:1 FAR
Maximum Height	63 ft.
Feet	
Eligible for incentives up to 33 ft.	
Stories	5

Minimum Setbacks

Front	0 ft.
Side	0 ft.
Rear	0 ft.

Max Buildable Area, Footprint	28,074 sq. ft.
Max Buildable Area, Envelope	98,258 sq. ft.

Potential Density **149**

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.

ED-1 Notes

Space for lobby, hallways, elevator, two stairways, mechanical room (assume 15%)

- 98,259 sf
- 83,520 sf - (ground floor commercial 23,863 sf)
- 59,657 sf / 400 sf average unit size

Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential.

Affordable Units Required

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

Parking

None required.

Required Bicycle Parking

Long Term

A 50% reduction in bicycle parking.

Short Term

A 50% reduction in bicycle parking.

Other Development Notes

- Waiver - Tree planting
- 50% reduction in open space
- 50% reduction in bicycle parking
- FAR to 3.5
- 30% reduction ground story min height, glazing/transparency, pedestrian entrance number and spacing.
- TBD

Please consult a qualified architect, structural engineer, and dry utility consultant to verify the physical feasibility and ensure compliance with relevant building codes and standards.

Transitional Height Limitations

For projects seeking a height increase of three stories, or more than 22 feet, the top story of the project shall be stepped back 10 feet from the exterior building face fronting any public street; for buildings with 70 linear feet or greater in width along the front street frontage, the top story of the project shall be stepped back 10 feet from all exterior building faces. Any portion of a building that is already set back 10 feet or more from required front, side and rear yards shall be exempt from these requirements. Projects with any frontage on a street with a General Plan designation of Boulevard or Avenue shall be exempt from these requirements.

Required Open Space

A 50% reduction in open space.

Restrictions

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

Jurisdictional

Area Planning Commission	East Los Angeles
Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Neighborhood Council	Elysian Valley Riverside
Council District	13
Council Member	Hugo Soto-Martinez
Land Use	Commercial Manufacturing
Legal Description	Lots 200-204, Tract TR 3416

Restrictions

- Property is subject to the River Improvement Overlay zone, which could limit the design of a project on the site.
- Per Q condition: 100% residential not allowed. Mixed-use residential only. 1,200 sq. ft. per dwelling unit. 25% of units shall be 3 bedrooms or larger except for senior housing projects. Additional design standards need to be reviewed.
- Site is located in a state of California Opportunity Zone, which could allow for tax incentives for the site.

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2645-2661 N. Blimp St.

Brick Work - ED1 Report

Development Potential (By-Right)

Max Buildable Area, Footprint	28,074 sq. ft.
Max Buildable Area, Envelope	42,111 sq. ft.
Max Dwelling Units	23
Affordable Units Required	None

Existing Conditions

Floor Area	N/A
Units	N/A
Year Constructed	1957
Assessed Improvement Value	\$0
Assessed Land Value	\$2,788,853 combined
Zone	[Q]CM-1VL-RIO
Lot Area	28,074 sq. ft.
APNs	5442-007-024, 5442-007-023, 5442-007-022

Development Potential (By-Right)

Maximum FAR	1.5:1
Maximum Height	30 ft.
Feet	-
Stories	2
-	-
Minimum Setbacks	
Front	0 ft.
Side	0 ft.
Rear	0 ft.

Development Potential - AB 1287 Density Bonus

Maximum FAR	2.025:1
Maximum Height	41 ft.
Feet	-
Stories	3
-	-
Minimum Setbacks	
Front	0 ft.
Side	0 ft.
Rear	0 ft.
Max Buildable Area, Footprint	28,074 sq. ft.
Max Buildable Area, Envelope	58,850 sq. ft.

Max Dwelling Units 67

Parking Required

1 space per unit < 3 habitable rooms
 1.5 spaces per unit with 3 habitable rooms
 2 spaces per unit with > 3 habitable rooms
 1 space per guest room (first 30)

Required Bicycle Parking

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+

Long Term

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+



Affordable Units Required

15% for Very Low Income, or 24% for Low Income

Parking

0-1 bedrooms: 1 on-site parking space; 2-3 bedrooms: 2 on-site parking spaces; 4 or more bedrooms: 2.5 parking spaces.

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+

Transitional Height Limitations

None required.

Required Open Space

Up to 20% decrease in required open space

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.

2645-2661 N. Blimp St.

ED-1 Information

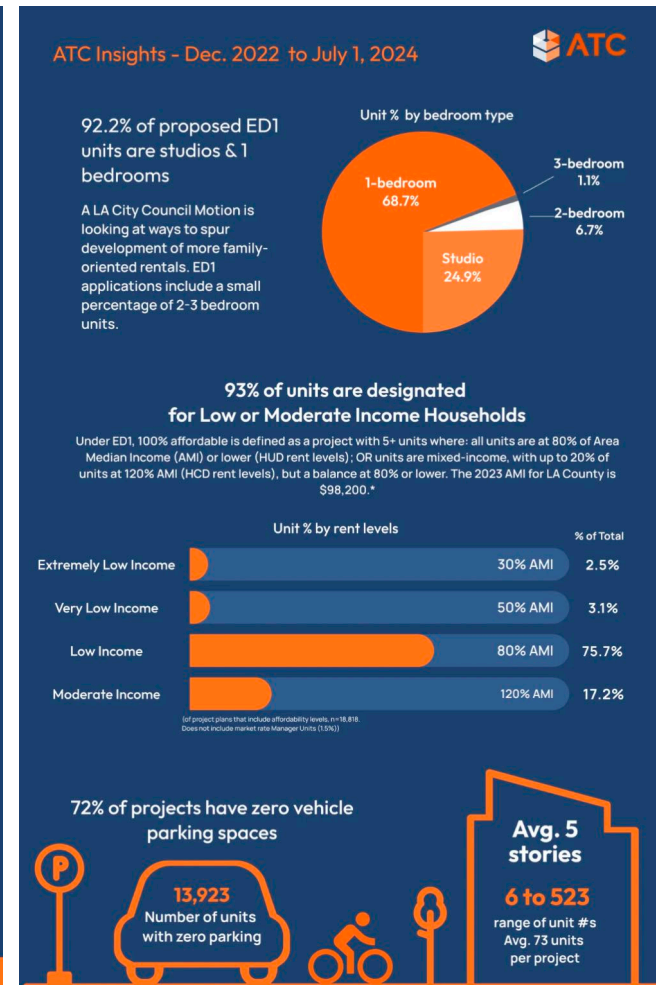
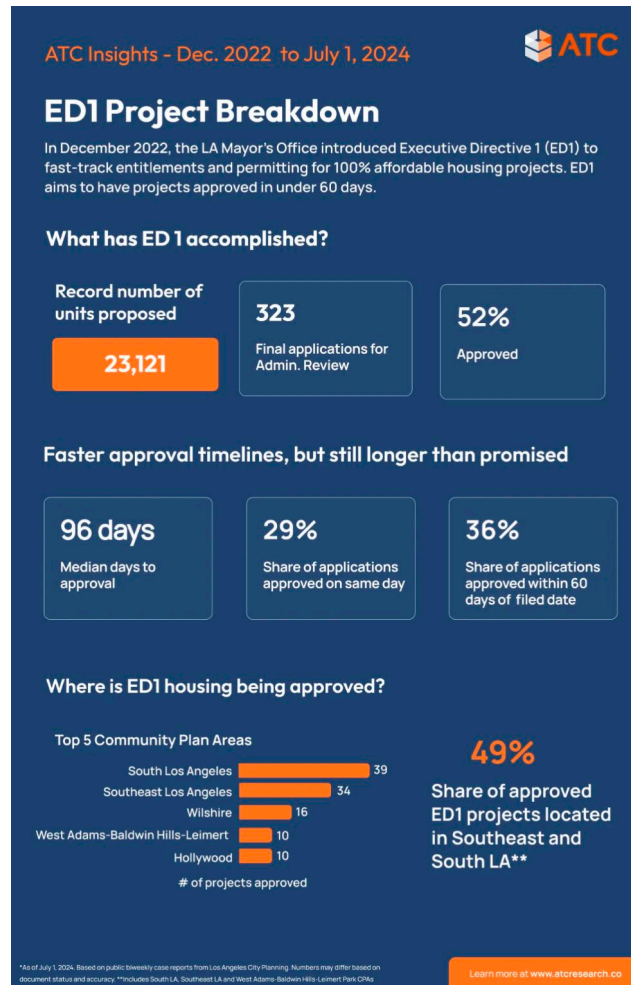
How Executive Directive 1 (ED1) is Shaping LA's Future

On December 16, 2022, the LA Mayor's Office issued Executive Directive 1 (ED1) to expedite the permitting process for qualifying 100% affordable housing projects. ED1 has become a rallying point for policymakers, developers, and communities to come together for sustainable, affordable housing solutions.

Under ED1, LA city departments must complete the pre-construction review process for all 100% affordable housing developments within 60 days. Building permits must be issued within five days.

Eligible projects receive expedited processing, clearances, and approvals through the ED1 Ministerial Approval Process. These projects are exempt from discretionary review as long as they do not require legislative action (e.g., General Plan Amendment, Zone Change, or Height District Change) or entitlements (outside of Density Bonus or Transit Oriented Communities) to modify otherwise applicable objective standards.

From its introduction to July 1, 2024, there have been 323 applications for ED1 Administrative Review, referred to as ADM applications. ED1 applications also submit a pre-application review (PAR) to check for eligibility before an ADM.



<https://atcresearch.co/blog/understanding-executive-directive-1-ed1-mandate/>

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Opportunity Zone



Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

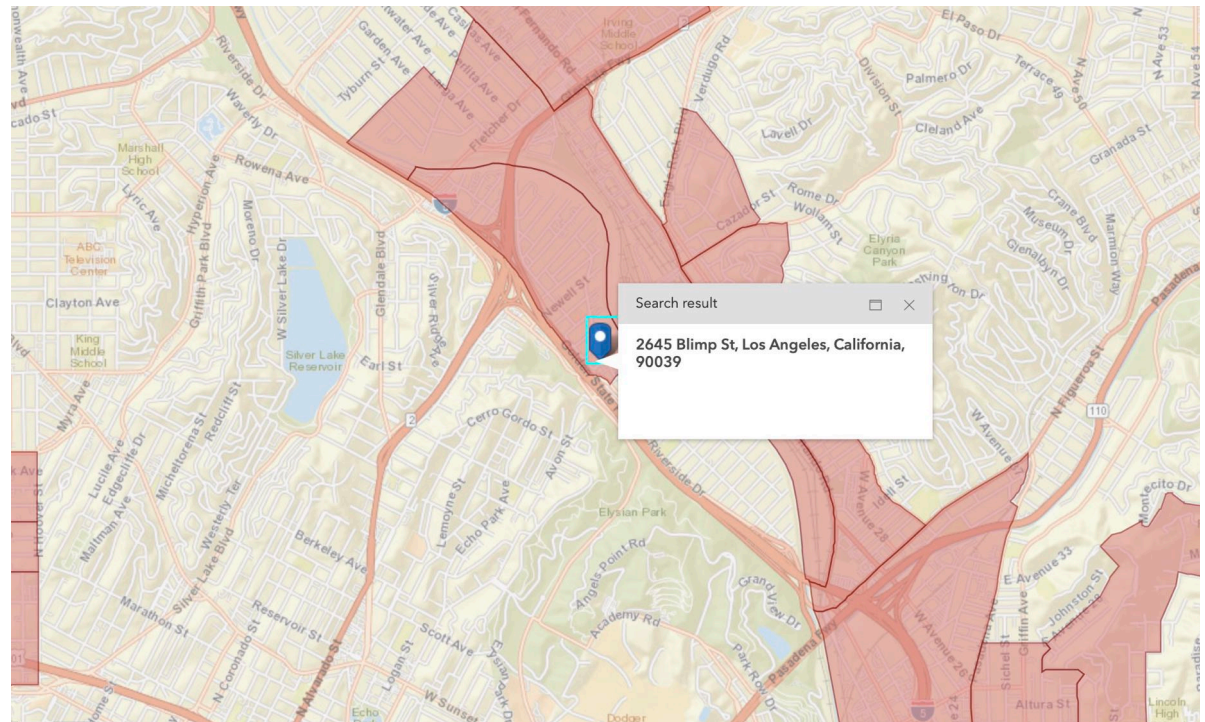
Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay federal capital gains taxes on any realized gains from the investment. All QOFs must hold at least 90 percent of assets in qualifying Opportunity Zone properties or businesses.

For further details, please refer to the website of California Community & Place-Based Solutions.

[Click Here for Further Details](#)

[Click Here to Search Map Below](#)



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Pedestrian & Bicycle Bridge

Taylor Yard G2 Projects









Taylor Yard G2 Projects



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PARTNERSCRE

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BEVERLY HILLS