

F.K. NURSERY DEVELOPMENT PORTFOLIO

PRIME WEST L.A. LOCATION

2007-2045 S. COLBY AVE & 2020-2024 FEDERAL AVENUE



111,311 COMBINED SF LOT DEVELOPMENT PORTFOLIO ▪ LOS ANGELES, CA 90025



THE ENSBURY GROUP
INVESTMENT REAL ESTATE

F.K. NURSERY DEVELOPMENT PORTFOLIO | LOS ANGELES, CA 90025

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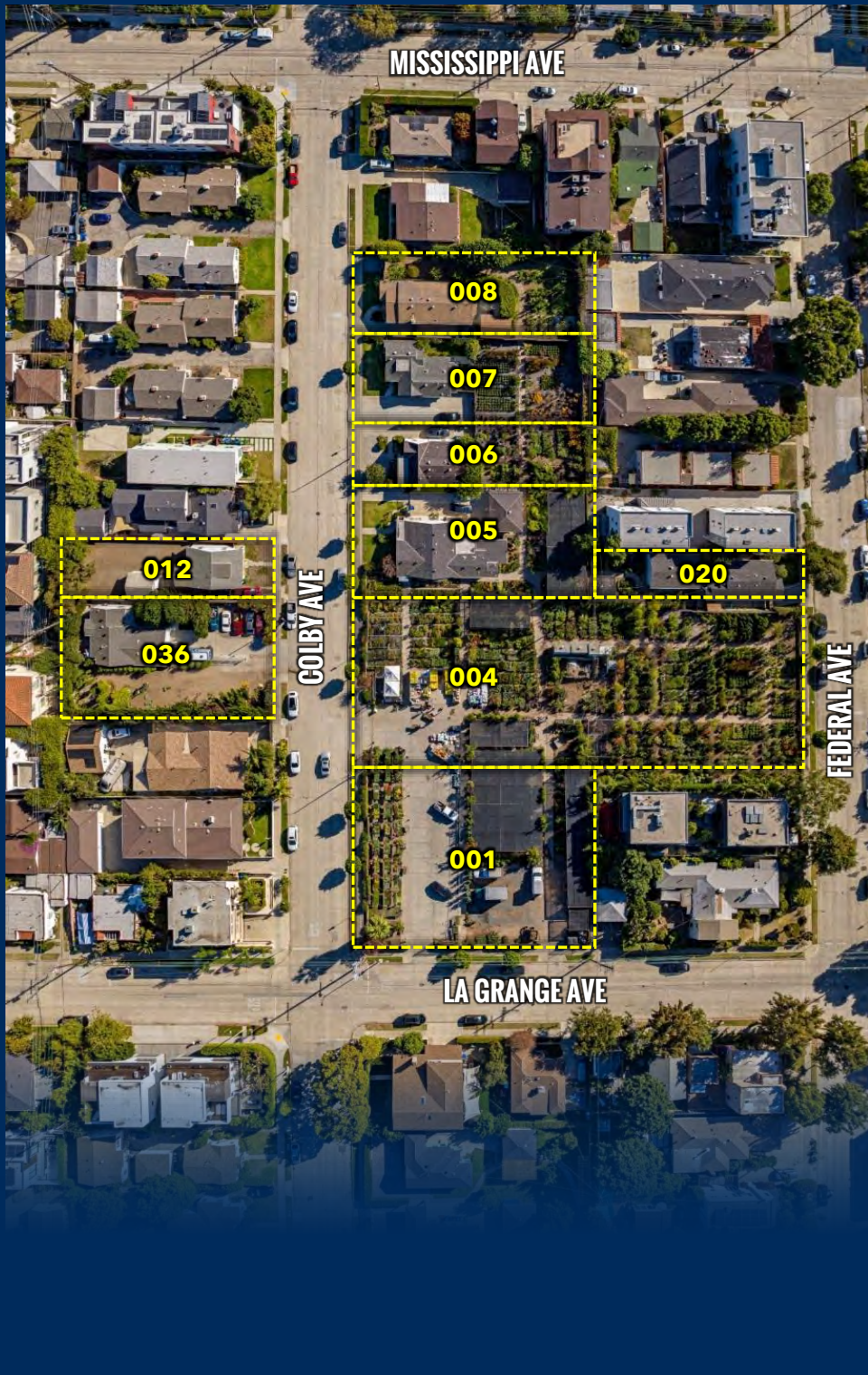
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An aerial photograph of a city, likely Los Angeles, showing a mix of residential and commercial buildings. A teal banner is overlaid across the middle of the image. The text 'SECTION 1' is written in large, white, bold, sans-serif font across the banner. Below it, 'EXECUTIVE SUMMARY' is written in a smaller, white, bold, sans-serif font. The background shows a dense urban landscape with various building styles, including modern glass-fronted structures and older residential buildings. The sky is clear and blue.

SECTION 1

EXECUTIVE SUMMARY





PROPERTY SUMMARY

ADDRESS	APN	CURRENT USE	LAND SF
2007 S. Colby Ave., LA 90025*	4261-037-001	F.K. Nursery	15,699
2026 S. Colby Ave., LA 90025**	4261-036-012	SFR	5,298
2027 S. Colby Ave., LA 90025*	4261-037-005	SFR /F.K. Nursery	12,204
2031 S. Colby Ave., LA 90025*	4261-037-006	SFR	6,102
2035 S. Colby Ave., LA 90025*	4261-037-007	SFR	9,155
2045 S. Colby Ave., LA 90025*	4261-037-008	SFR	9,159
2020 Federal Ave., LA 90025*	4261-037-004	F.K. Nursery	36,601
2020 S. Colby Ave., LA 90025**	4261-036-036	F.K. Nursery	10,995
2024 Federal Ave., LA 90025*	4261-037-020	SFR	6,098
Totals:			111,311

*Contiguous properties

**2026 & 2020 S. Colby Ave contiguous

MID-CITY

DOWNTOWN

CULVER CITY



LACMA



THE BROAD



FIGAT7TH

EXPOSITION PARK CALIFORNIA



HBO



the CULVER STUDIOS



CBS

PETERSEN AUTOMOTIVE MUSEUM

WILTERN

crypto.com



LUCAS MUSEUM OF NARRATIVE ART

THE CULVER STEPS

CULVER CITY DOWNTOWN BUSINESS ASSOCIATION

amazonstudios

Culver City ARTS DISTRICT



OLYMPIC CENTER



EXECUTIVE PLAZA

LUMEN

the Wonderful company™



SUBJECT

SUBJECT

MISSISSIPPI AVE

COLBY AVE

LA GRANGE AVE

FEDERAL AVE

F.K. NURSERY DEVELOPMENT PORTFOLIO

DEVELOPERS DREAM-This is a once in a lifetime development opportunity located in the heart of the Sawtelle district of West Los Angeles. The offering consists of 9 parcels, all zoned LAR2, totaling approximately 111,311 sq. ft. 7 of the 9 parcels are contiguous, and the remaining 2 parcels are contiguous on the East side of Colby Ave. The largest of the 9 parcels (2020 Federal Ave.) runs block to block from Colby Ave. to Federal Ave. There are currently 5 single-family residences at the site (2024 Federal Ave., 2026 S. Colby Ave., 2045 S. Colby Ave., 2035 S. Colby Ave., and 2031 S. Colby Ave). The remaining 4 parcels are being utilized by F.K. Nursery, Inc., a family-owned and operated nursery business that has been a staple of the Sawtelle neighborhood since 1939. F.K. Nursery is truly a California landmark! The nursery is set to close operations in July of 2024. 2027 S. Colby Ave. is also a single-family residence that is currently being used as part of the F.K. Nursery business.

Rarely does a piece of residential land (LAR2) of this magnitude come along in one of Los Angeles' most desirable westside neighborhoods. Over the past five years, there have been a number of new construction "two-on-a-lot" developments in the immediate vicinity of the subject properties. However, given the size of the contiguous properties, a developer should also be able to obtain bonus density and build a substantial number of for-sale townhomes on the property or large apartment building(s).

The subject properties are located between Federal Ave. and Colby Ave, South of La Grange Ave., and North of Mississippi Ave. The properties benefit from their unique location in the center of the Sawtelle district, less than half a mile from the historic Sawtelle Japan town. Sawtelle Blvd. is widely renowned as one of the best streets for food in all of Los Angeles, featuring a myriad of different restaurants including Tsujita LA, Chichikurin, Daikokuya, Menya Tigre, Sonoritas Prime Tacos, Hermanito, and many others. Due to the incredible restaurants, this area has some of the best foot traffic in all of Los Angeles. The properties also benefit from direct access to the 405 and 10 freeways which are located just minutes away, as well as the proximity to UCLA and the upscale Santa Monica shopping and beaches.

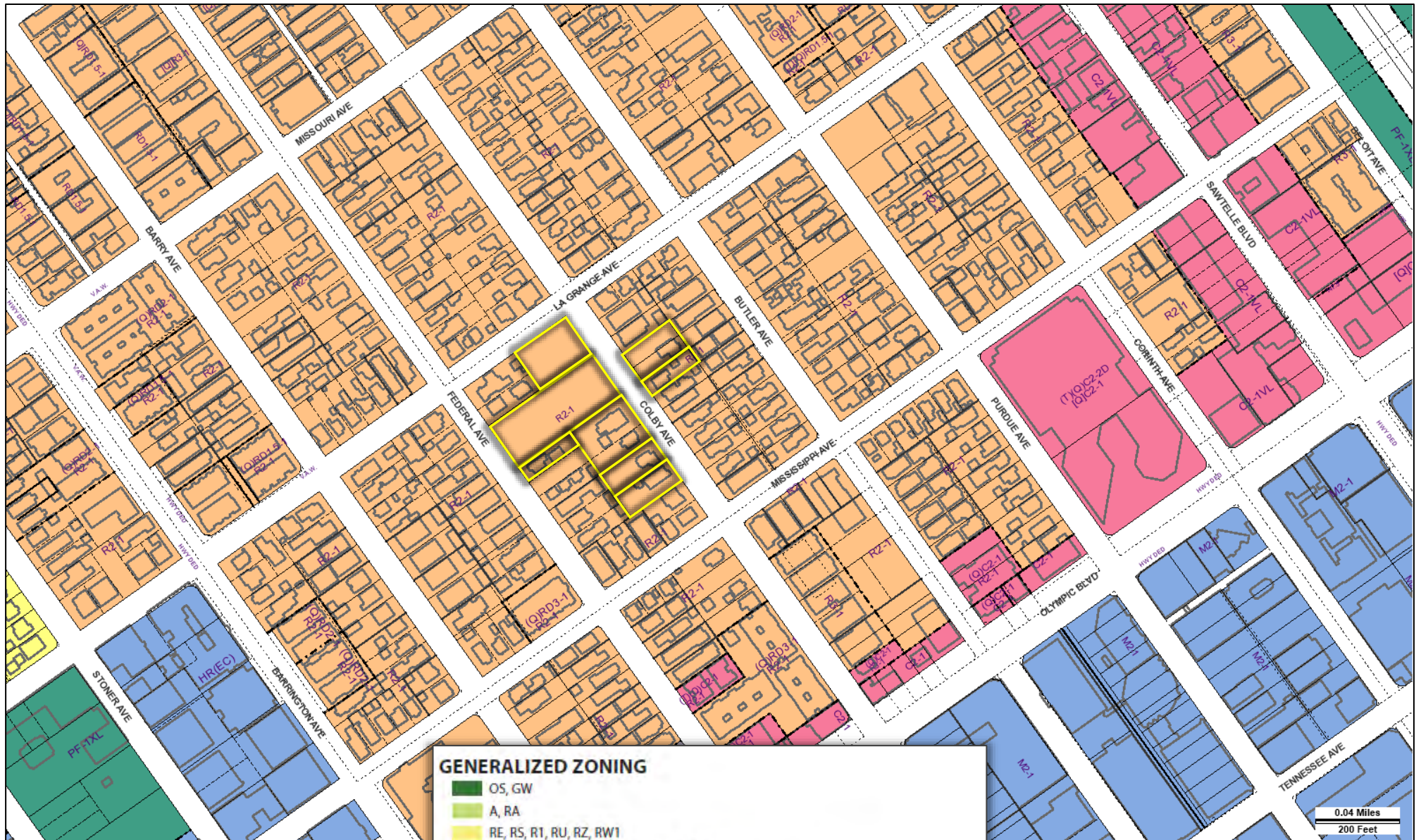
Included in this package is a Feasibility Study, which includes a plat map with addresses, conducted by a top architecture firm, Ennead Architects, along with a corresponding Land Use Assessment prepared by Somos Law Group, who specializes in land use and real estate transactions.

Per Ennead's Feasibility Study, a developer should be able to utilize the state density bonus incentives to build 58 for-sale townhomes, 6 of which would be affordable housing. The state density bonus might allow a developer to build under the R3 requirements (instead of R2 as currently zoned). Also included in the Feasibility Study is a potential Rezoning Strategy. This would entail taking the property from R2 to R4, which would allow for apartment building(s) of approximately 270 units, 40 of which would be affordable housing.

The asking price for the portfolio is \$29,822,000, which is \$267.92/sq. ft.

Given the incredible location of the portfolio and the unique opportunity to acquire just under 3 acres of residential land, we expect significant interest in this offering. As you know, there is a major need for housing in California and Los Angeles specifically, so this is the perfect climate to take advantage of significant bumps in density through state and local programs. Please reach out today with any questions on our new listing!

ZONING SUMMARY



GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

BEVERLY HILLS GOLDEN TRIANGLE



An aerial photograph of a city, likely Los Angeles, showing a mix of residential and commercial buildings. A teal banner is overlaid across the middle of the image, and a yellow dashed box highlights a specific residential area in the foreground. The text 'SECTION 2' is prominently displayed in white on the banner.

SECTION 2

PRICING & SALES COMPARABLES

SUBJECT PROPERTY VALUES

F.K. Nursery Development Portfolio List Prices

Address	APN	Current Use	Value	Land Sq. Ft.	\$/Sq. Ft.
2007 S. Colby Ave., LA 90025*	4261-037-001	F.K. Nursery	\$4,240,000.00	15,699	\$270.08
2026 S. Colby Ave., LA 90025**	4261-036-012	SFR	\$1,350,000.00	5,298	\$254.81
2027 S. Colby Ave., LA 90025*	4261-037-005	SFR/F.K. Nursery	\$3,295,000.00	12,204	\$269.99
2031 S. Colby Ave., LA 90025*	4261-037-006	SFR	\$1,650,000.00	6,102	\$270.40
2035 S. Colby Ave., LA 90025*	4261-037-007	SFR	\$2,472,000.00	9,155	\$270.02
2045 S. Colby Ave., LA 90025*	4261-037-008	SFR	\$2,475,000.00	9,159	\$270.23
2020 Federal Ave., LA 90025*	4261-037-004	F.K. Nursery	\$9,885,000.00	36,601	\$270.07
2020 S. Colby Ave., LA 90025**	4261-036-036	F.K. Nursery	\$2,805,000.00	10,995	\$255.12
2024 Federal Ave., LA 90025*	4261-037-020	SFR	\$1,650,000.00	6,098	\$270.58
Totals:			\$29,822,000.00	111,311	\$267.92

*Contiguous properties

**2026 & 2020 S. Colby Ave contiguous

SALES COMPARABLES

	Address	Sale Date	Sale Price	Lot Size	\$/Sq. Ft. (Lot)
1	11584 Missouri Ave., LA 90025	10/23/2023	\$1,355,000.00	5,170	\$262.09
2	1924 Federal Ave., LA 90025	8/18/2023	\$1,200,000.00	6,097	\$196.82
3	1909 Federal Ave., LA 90025	8/31/2022	\$1,960,000.00	9,071	\$216.07
4	2034 Colby Ave., LA 90025	4/6/2021	\$1,350,000.00	5,961	\$226.47
5	1814 Federal Ave., LA 90025 (R3)	9/24/2020	\$1,552,000.00	5,645	\$274.93
6	2107 and 2111-13 Federal Ave., LA 90025	8/20/2020	\$3,250,000.00	12,390	\$262.31
7	1906-1908 S. Colby Ave., LA 90025	7/20/2020	\$1,400,000.00	6,990	\$200.29
8	1912 Federal Ave., LA 90025	3/27/2020	\$1,269,000.00	6,097	\$208.14
9	2008 S. Barrington Ave, LA 90025	3/26/2020	\$1,000,000.00	5,275	\$189.57
10	2044-2046 & 2048 S. Colby Ave., LA 90025	2/24/2020	\$2,990,000.00	11,922	\$250.80
11	2044-2046 & 2048 S. Colby Ave., LA 90025	11/7/2019	\$3,000,000.00	15,119	\$198.43
12	2026 Federal Ave., LA 90025	9/17/2019	\$1,320,000.00	6,099	\$216.43
13	1953 Butler Ave., LA 90025	1/2/2019	\$1,250,000.00	5,002	\$249.90
14	1955 Corinth Ave., LA 90025	9/3/2018	\$1,550,000.00	6,631	\$233.75
15	11642 La Grange Ave., LA 90025	8/8/2018	\$1,658,000.00	7,449	\$222.58
16	1846 Federal Ave., LA 90025	3/2/2018	\$1,350,000.00	5,645	\$239.15
17	2110 Barry Ave., LA 90025	2/21/2018	\$1,288,000.00	6,194	\$207.94
18	1846 Federal Ave., LA 90025	2/16/2018	\$1,350,000.00	5,645	\$239.15
19	1958 Federal Ave., LA 90025	1/25/2018	\$1,313,650.00	6,616	\$198.56
20	2119 Federal Ave., LA 90025	12/21/2017	\$1,355,000.00	6,195	\$218.72
21	11516 Mississippi Ave., LA 90025	4/26/2017	\$1,250,000.00	5,381	\$232.30
22	11512 Mississippi Ave., LA 90025	4/26/2017	\$1,250,000.00	5,380	\$232.34
AVERAGES				7,090	\$226.22

SALES COMPARABLES





SECTION 3

FEASIBILITY STUDY

OVERVIEW SCOPE OF WORK

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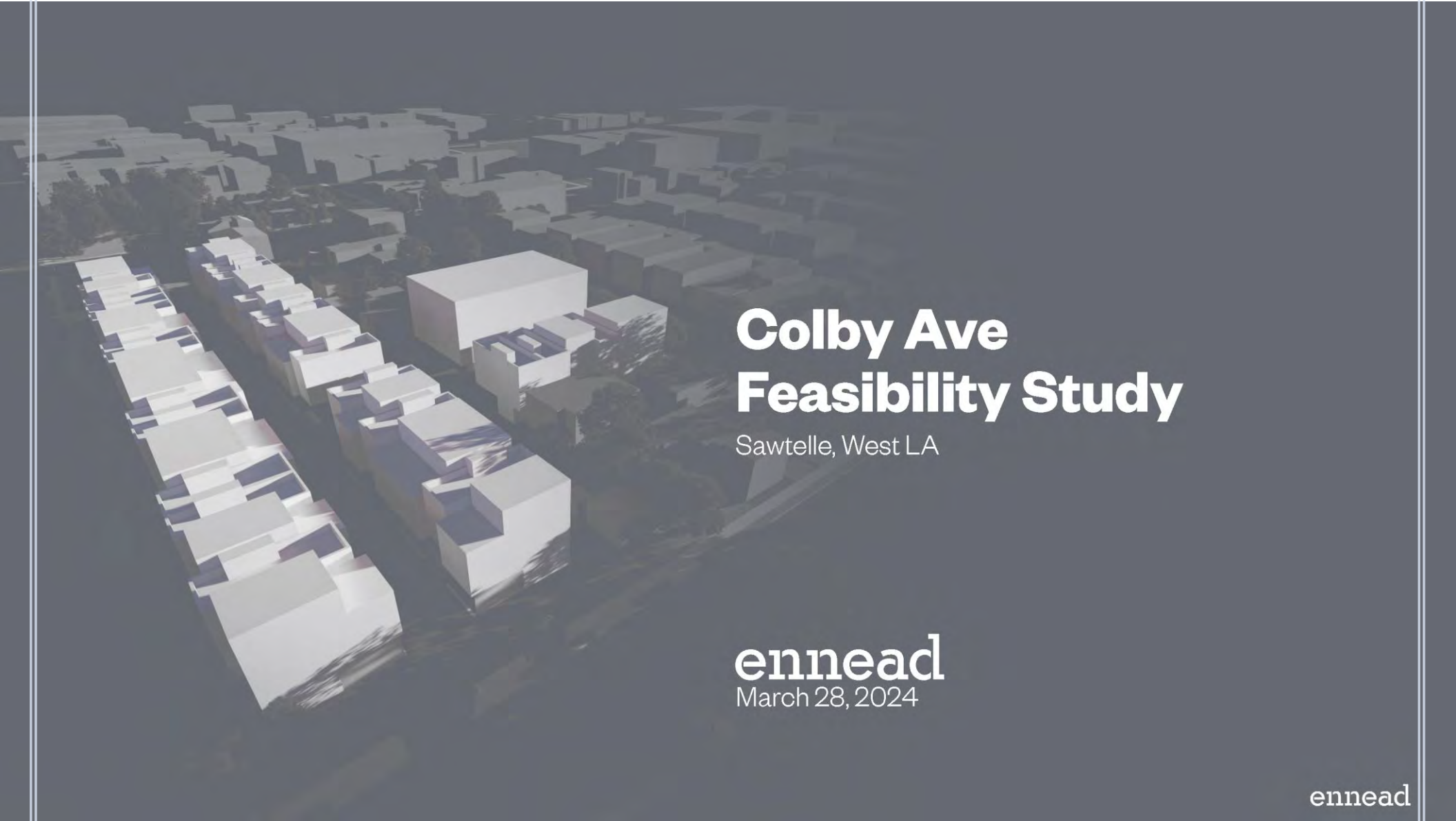


001: 2007 S. Colby Ave., LA 90025	4261-037-001
012: 2026 S. Colby Ave., LA 90025	4261-036-012
005: 2027 S. Colby Ave., LA 90025	4261-037-005
006: 2031 S. Colby Ave., LA 90025	4261-037-006
007: 2035 S. Colby Ave., LA 90025	4261-037-007
008: 2045 S. Colby Ave., LA 90025	4261-037-008
004: 2020 Federal Ave., LA 90025	4261-037-004
036: 2020 S. Colby Ave., LA 90025 +2016 S. Colby Ave., LA 90025	4261-037-036
020: 2024 Federal Ave., LA 90025	4261-037-020

15,893.168 SF

95,015.127 SF

TOTAL: 110,908.295 SF



Colby Ave Feasibility Study

Sawtelle, West LA

ennead
March 28, 2024

ennead

EXISTING ZONING

Zoning Existing Zoning

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required		
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit				
R2	Two-Family Dwellings R1 Uses, Home Occupations	Unlimited (9)	45 ft or (6a), (7), (9)	20% lot depth; 20 ft max, but not less than prevailing	5 ft; or 10% lot width where lot is < 50 ft wide; 3 ft min (7); additional 5 ft offset required for side walls >45 ft long & >14 ft high	15 ft	5,000 sq-ft	2,500 sq-ft	50 ft	2 spaces, one covered		
RD1.5	Restricted Density Multiple Dwelling One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations			15 ft	5 ft; or 10% of lot width where lot is less than <50 ft wide; 3 ft min; +1 ft for each story over 2 nd , not to exceed 16 ft (6a)	15 ft		1,500 sq-ft			2,000 sq-ft	1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces per unit > 3 habitable rooms; uncovered (6a)
RD2				10% of lot width, 10 ft max; 5 ft min (6a)	6,000 sq-ft	3,000 sq-ft		60 ft				
RD3				20 ft	10 ft (6a)	25 ft	10,000 sq-ft		5,000 sq-ft	70 ft	1 space each guest room (first 30)	
RD4				12,000 sq-ft	6,000 sq-ft	Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC						
RD5												
RD6												


EXISTING ZONING

Zoning Existing Zoning

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
R3	Multiple Dwelling R2 Uses, Apartment Houses, Multiple Dwellings, Child Care (20 max)			15 ft; 10 ft for key lots	5 ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft	5,000 sq-ft	800 sq-ft; 500 sq-ft per guest room	50 ft	Same as RD Zones
RAS3	Residential/Accessory R3 uses, Limited ground floor commercial			5 ft, or average of adjoining buildings	Zero ft for ground floor commercial, 5 ft for residential	15 ft adjacent to RD or more restrictive Zone; otherwise 5 ft		800 sq-ft; 200 sq-ft per guest room		
R4	Multiple Dwelling R3 Uses, Churches, Schools, Childcare, Homeless Shelter	Unlimited (9)		15 ft; 10 ft for key lots	5ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft; +1 ft for each story over 3rd; 20 ft max	400 sq-ft; 200 sq-ft per guest room			
RAS4	Residential/Accessory R4 uses, Limited ground floor commercial			5 ft, or average of adjoining buildings	Zero ft for ground floor commercial, 5 ft for residential	15 ft adjacent to RD or more restrictive Zone; otherwise 5 ft				

OVERVIEW SITEPLAN





State Density Strategy

State Density Strategy Market Comps



15 units
Sale Price \$1.0M - 1.5M
Eagle Rock, LA

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State Density Strategy Market Comps



40 units
Sale Price \$1.2M - 1.6M
Cahuenga Blvd, LA

enneed

State Density Strategy Market Comps



10 units
Sale Price \$1.5M - 2M
Echo Park, LA

enneed

State Density Strategy Program Breakdown

South Colby (SD1)							
Site area (ft ²)	94,980						
FAR	3.0						
Townhome Type	Footprint Dimension	Floors	Flr-Flr Height	GSF	Parking Spaces	TTL Units (#)	TTL GSF
Single Family A	20'(W) x 41'(D)	4	10'-0"	2,980	2	52	154,960
Total						52	154,960

North Colby (SD1)							
Site area (ft ²)	15,890						
FAR	3.0						
Townhome Type	Footprint Dimension	Floors	Flr-Flr Height	GSF	Parking Spaces	TTL Units (#)	TTL GSF
Single Family-Plus	31'(W) x 37'(D)	3	10'-0"	2,978	2	6	17,868
Total						6	17,868

Note: This unit count assumes affordable housing is included in order to utilize the state density bonus incentives. See memo for additional details.

State Density Strategy Typical Plan



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State Density Strategy Residential Context



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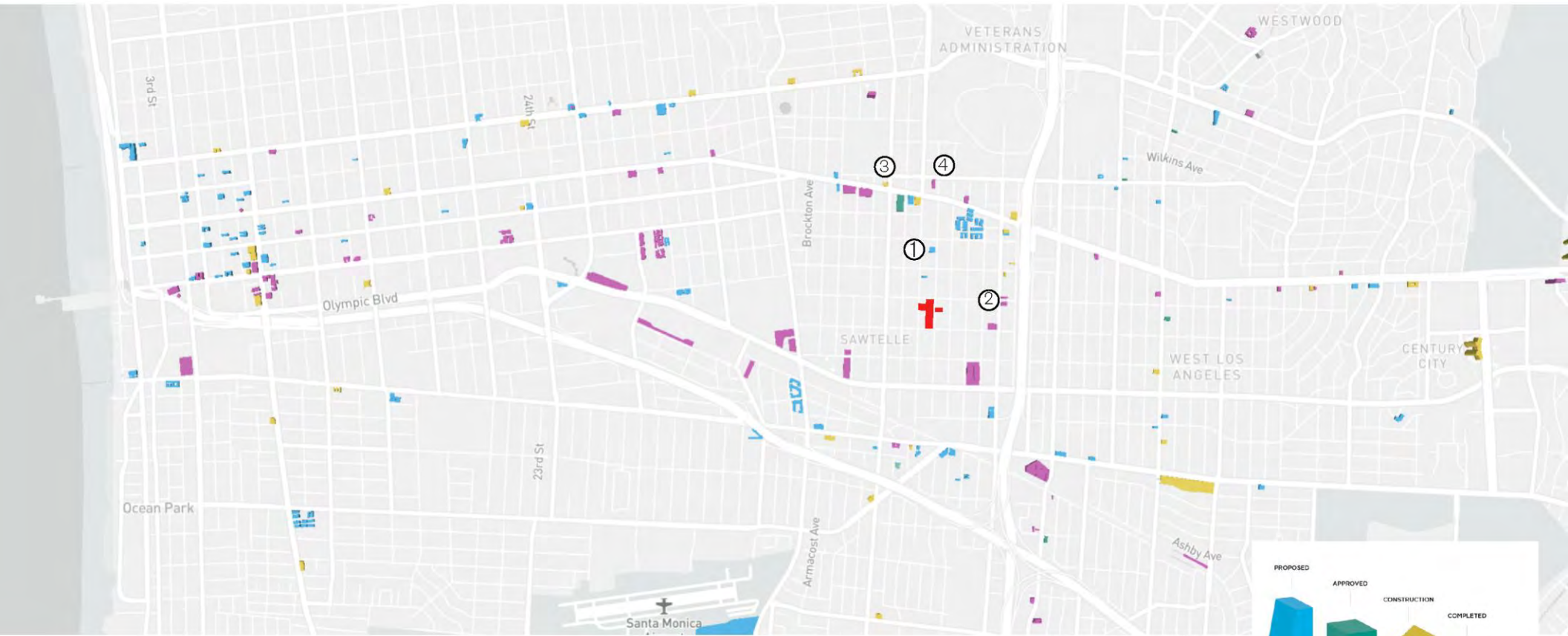
An aerial, top-down view of a city block. The buildings are represented as semi-transparent 3D rectangular blocks, showing their footprints and heights. The blocks are arranged in a grid pattern, with some taller buildings interspersed among shorter ones. The background is a dark, muted blue-grey color, making the white and light grey building models stand out. The overall perspective is from a high angle, looking down on the urban layout.

Rezoning Strategy

Zoning Existing Zoning

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
R3	Multiple Dwelling R2 Uses, Apartment Houses, Multiple Dwellings, Child Care (20 max)			15 ft; 10 ft for key lots	5 ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft	5,000 sq-ft	800 sq-ft; 500 sq-ft per guest room	50 ft	Same as RD Zones
RAS3	Residential/Accessory R3 uses, Limited ground floor commercial			5 ft, or average of adjoining buildings	Zero ft for ground floor commercial, 5 ft for residential	15 ft adjacent to RD or more restrictive Zone; otherwise 5 ft		800 sq-ft; 200 sq-ft per guest room		
R4	Multiple Dwelling R3 Uses, Churches, Schools, Childcare, Homeless Shelter	Unlimited (9)		15 ft; 10 ft for key lots	5ft; 10% lot width when lot width is < 50 ft; 3 ft min; +1 ft for each story over 2nd, not to exceed 16 ft	15 ft; +1 ft for each story over 3rd; 20 ft max	400 sq-ft; 200 sq-ft per guest room			
RAS4	Residential/Accessory R4 uses, Limited ground floor commercial			5 ft, or average of adjoining buildings	Zero ft for ground floor commercial, 5 ft for residential	15 ft adjacent to RD or more restrictive Zone; otherwise 5 ft				

Rezoning Strategy Market Comps



Project Site





1721-1723 S Colby Avenue

● **Proposed** Last updated 1/12/2024

Project Uses	Apartments, Parking
# of Apartments	34
Floors (Above Ground)	5
Floors (Below Ground)	1
Podium	Yes
Construction Type	Type III (do not use)

Companies

Architect	Sam Ghanouni
Developer	Kavel Brah

Comparable ①



Notting Hill Apartments - 1900 Sawtelle Boulevard

Location

1900 Sawtelle Boulevard
Los Angeles, CA 90025

● **Completed** Last updated 1/12/2024

Project Uses	Apartments, Parking
# of Apartments	52
Floors (Above Ground)	5
Floors (Below Ground)	3
Podium	No
Construction Type	Type 3, 4 & 5

Companies

Architect	MJS Design Group
Developer	Notting Hill LLC



Comparable ②



1503 S Barrington Ave

● **Under Construction** Last updated 1/29/2024

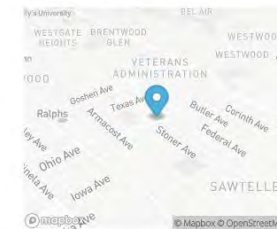
Project Uses	Apartments
# of Apartments	18
Floors (Above Ground)	4
Podium	No
Construction Type	Type 3, 4 & 5

Companies

Architect	LOHA
Developer	Rize Alliance
Construction	Integrare Group

Location

1503 South Barrington Avenue
Los Angeles, CA 90025

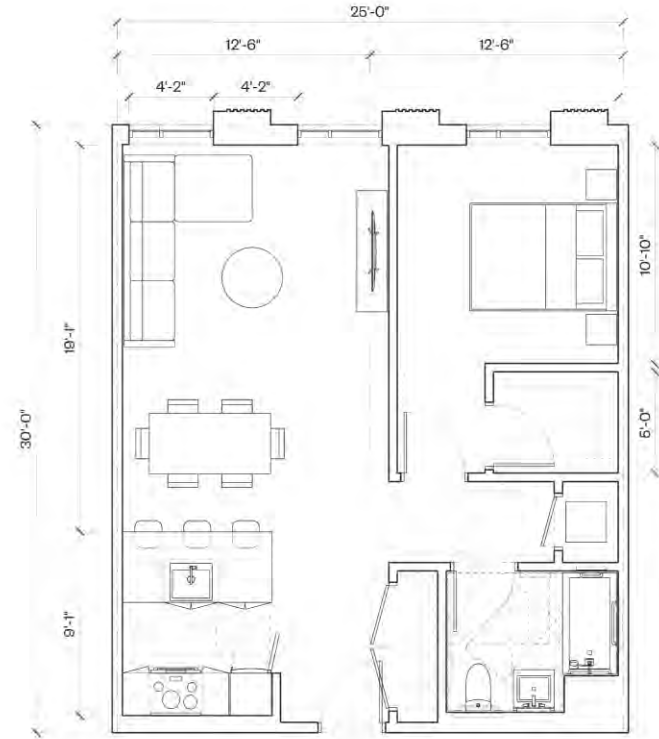


Comparable ③

Rezoning Strategy Program Breakdown

South Colby (RS)							
Site area (ft ²)	94,980						
FAR	3.0						
Floor	Height	Uses (ft ²)				GSF	Residential Units (#)
		Retail	Residential	Other-Non Residential	Parking		
5	10'-0"	0	15,760	0	0	15,760	22
4	10'-0"	0	51,320	0	0	51,320	70
3	10'-0"	0	51,320	0	0	51,320	70
2	10'-0"	0	49,820	1,500	0	51,320	68
GF	10'-0"	0	0	0	73,790	73,790	0
Total	50'-0"	0	168,220	1,500	73,790	243,510	230

North Colby (RS)							
Site area (ft ²)	15,890						
FAR	3.0						
Floor	Height	Uses (ft ²)				GSF	Residential Units (#)
		Retail	Residential	Other-Non Residential	Parking		
5	10'-0"	0	5,230	0	0	5,230	7
4	10'-0"	0	8,370	0	0	8,370	11
3	10'-0"	0	8,370	0	0	8,370	11
2	10'-0"	0	6,870	1,500	0	8,370	11
GF	10'-0"	0	0	0	10,040	10,040	0
Total	50'-0"	0	28,840	1,500	10,040	40,380	40



Typical 1-Bedroom Unit Layout



enneed

Rezoning Strategy Typical Plan

South Colby

Typical Floor GSF = 51,320 ft²
 Floor Efficiency* = 87%

North Colby

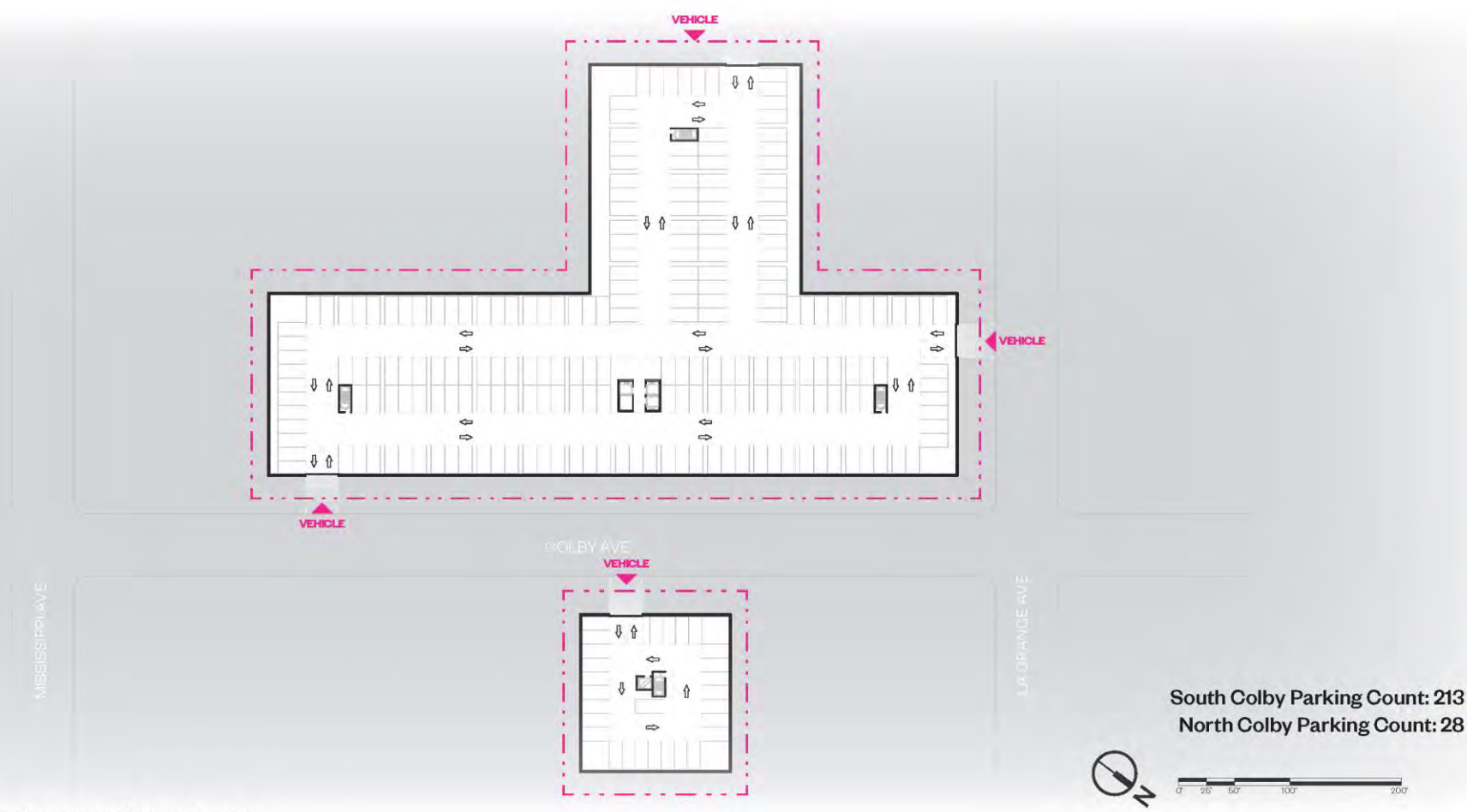
Typical Floor GSF = 8,370 ft²
 Floor Efficiency* = 88%



*Efficiency will drop as the plans fully develop

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Rezoning Strategy Parking Plan

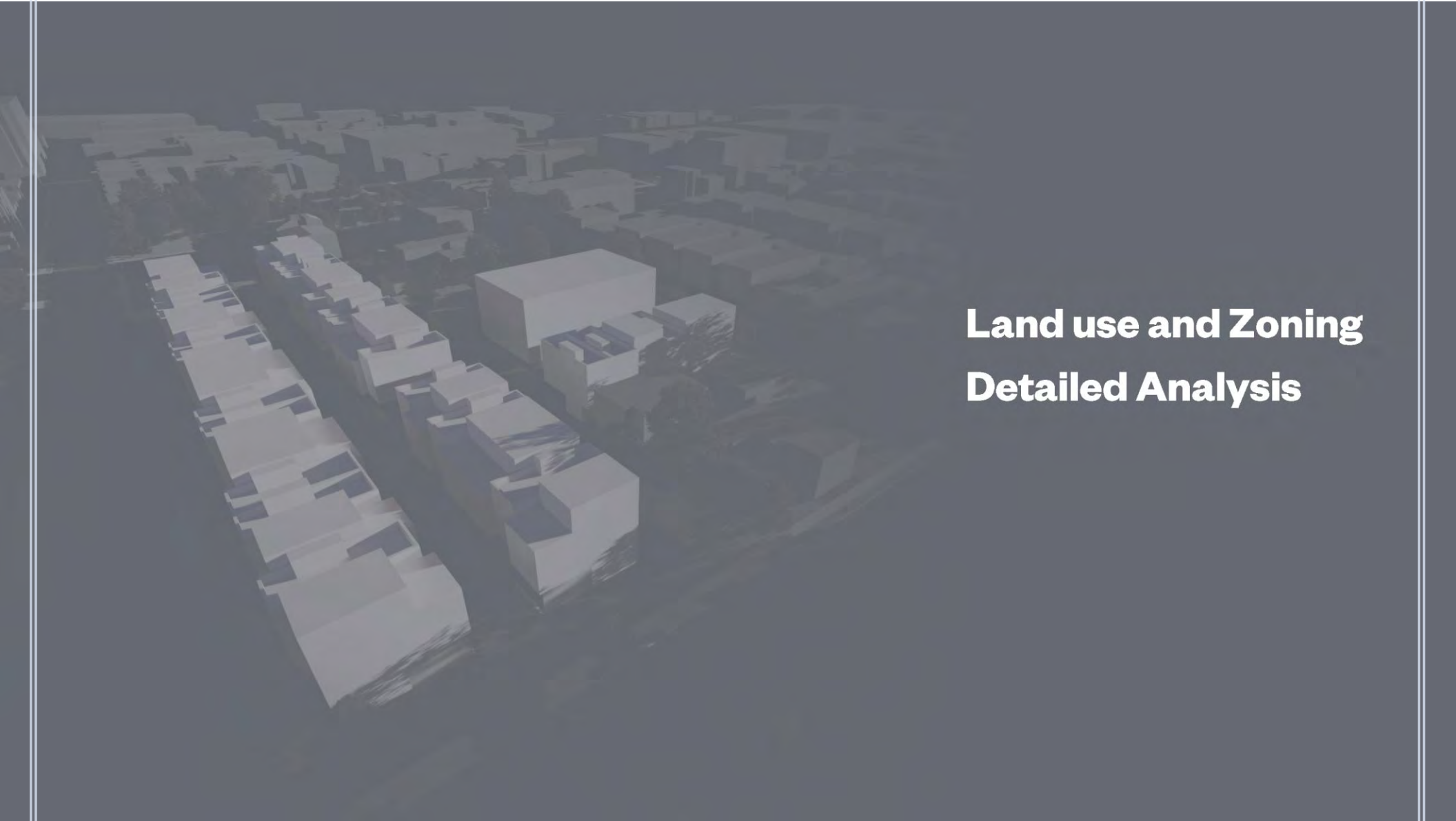


*Efficiency will drop as the plans fully develop

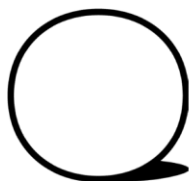
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Rezoning Strategy Residential Context



An aerial photograph of a city block, overlaid with semi-transparent 3D models of buildings. The models vary in height and footprint, illustrating different building footprints and heights. The scene is set against a dark, semi-transparent background, which makes the white and light-colored 3D models stand out. The perspective is from an elevated angle, looking down at the city block.

**Land use and Zoning
Detailed Analysis**



MEMORANDUM

To: Elodie Graham, Michael Sartzman, Date: 2/15/2024
Cc: Kevin Kim

From: Ontario Smith File No.
Reuben Duarte
Eric McAnally

Re: Land Use Assessment – S. Colby Ave & Federal Ave, Los Angeles, California
90025

I. Introduction

This memorandum provides a summary and analysis of the land use and development regulations applicable to the property associated with 2007 – 2045 S. Colby Ave and 2020 – 2024 Federal Ave (“Site”) in the City of Los Angeles (“City”). The Site is comprised of ten (10) parcels that are approximately 111,909 square feet¹ in size primarily bounded by low and mid-density residential and some commercial uses.

We understand that Ennead Architects LLP (“Ennead”) intends to redevelop the Site, including the demolition of existing improvements, into a new construction, multi-family residential development (“Project”). The purpose of this memorandum is to assess the development potential of the Site based on desired project and outline a land use approval strategy and timeline. No specific unit density has been proposed by Ennead, however this memorandum assumes the maximum density will be pursued based on an entitlement strategy that requires little to no discretionary action by the City. To prepare this memorandum, we reviewed the Los Angeles Municipal Code (“LAMC”), adopted land use ordinances, and applicable regulations readily available for public review. See Figure 1 below.

Please note that this memorandum is limited to a land use analysis based on the project description provided above. We have not reviewed any additional regulations that may be applicable to the Site and may impact development, including, but not limited to, local building codes, historic resources surveys, and the like. This analysis also does not include any formal review of title.

¹ Per ZIMAS Property Information search.

Figure 1 – Site Aerial



II. Summary and Confidence Level

Confidence Level: Medium. Based on our assessment of the applicable land use and development standards, the Project is permitted with approval of a State Density Bonus, a conditional use permit (“CUP”), site plan review (“SPR”), and specific plan project compliance (“PC”) to construct a multi-family residential development. However, a 100% residential development would qualify for streamlined ministerial approval pursuant to the Mayor’s Executive Directive 1 (“ED1”) and would thus not be subject to discretionary review or public hearings, greatly increasing likelihood of success.

Depending on the inclusion of the three noncontiguous parcels, the Project will have a base density between 32 – 37 units. The Project would be eligible for a 35% increase in density with approval of the state base density bonus, or 43 – 50 units. The Project may be eligible for an additional density bonus beyond 35% with approval of a CUP. The exact percentage of density bonus would be dependent on the percentage of project units that would be set aside as affordable units. For example, if all 32 base units on the larger portion of the site are restricted to low-income households, the Project there would be eligible for a 155% density bonus, or up to 82 units. If the Project is 100% affordable, unlimited density will be unlocked along with streamlined ministerial approval under ED1.

Without ED1, the Project may still be eligible for a ministerial approval process should the entitlement request(s) be limited to a maximum density bonus of 35% and reduced parking only. Without ED1, exceeding 35% or requesting incentives on or off the City's menu of incentives would trigger discretionary approval and subject the Project to environmental review under the California Environmental Quality Act (CEQA). If applicable, based on the scope of the Project, it may qualify for a categorical exemption, such as a Class 32 categorical exemption for infill development. If the Project qualifies for Executive Directive 1, it would be exempt from environmental review under CEQA.

Lastly, the Project is in an area primarily surrounded by low and medium density residential housing and may expect some level of political and/or public opposition from the neighborhood and invested stakeholders during public comment and public hearing(s). Thus, an entitlement strategy that limits or removes discretion from the City's approval is recommended.

III. Land Use Analysis

a. State Density Bonus and Assembly Bill 2334

The Sites have a base zoning designation of R2-1, which permits only two units per lot. However, pursuant to California Government Code Section 65915, State Density Bonus Law ("SDBL") and Assembly Bill ("AB") 2334, projects that include the requisite percentage of restricted affordable housing units may utilize the base density identified in their general plan land use designation, in lieu of their zoning designation. In this case, the Site's Land Use Designation of Low Medium I Residential.

Pursuant the City's implementation memorandum² of AB 2334 and Government Code Section 65915(o)(7), where there is a range of densities permitted in the corresponding implementation zones, the maximum of the range is to be used for calculating density. The Low Medium I Residential land use designation includes corresponding zones with the highest density at 1 dwelling unit per 3,000 square feet of lot area in the RD3 zone. Thus, under the SDBL, the Site has a base general plan land use density of 32 – 37 units.

Projects that provide the requisite percentage of affordable housing will receive an increase in density, reduced parking requirements, up to four (4) development incentives and/or concessions, and are eligible for waivers of development standards. The number of incentives, concessions, or waivers is dependent on the percentage of affordable units provided.

To be eligible for SDBL, the Project, at minimum, must set aside either (1) 5% of base units restricted to Very Low Income ("VLI") or (2) 10% of base units restricted to Low Income ("LI") to receive a 20% increase in permissible density. The Project may be eligible for an additional density bonus by setting aside more of the base density as affordable units. For each 1% of base units set aside for LI, an additional 1.5% density bonus is provided, and for each 1% of base units set aside for VLI, an additional 2.5% density bonus is provided, both up to a maximum of 35% density bonus.

For projects located in the City, applicants may request a density bonus above 35% by continuing the same ratio of percentage set aside in exchange for percentage density bonus with approval of a conditional use permit under LAMC Section 12.24.U.26.

² Implementation of 2022 State Density Bonus Laws – AB 2334, AB 1551, AB 682, Dated January 31, 2023: [here](#).

Depending on entitlements requested, pursuing SDBL may allow the project to be administratively or discretionary approved. If a discretionary approval process is determined, the Project would be limited to one (1) public hearing with the review authority being the City Planning Commission (“CPC”) with Appeals to City Council.

b. Land Use and Zoning

The Site is in the West Los Angeles Community Plan (“Community Plan”) Area. The Site’s current land use and zoning designation are Low Medium I Residential and R2-1 and is located within Exposition Corridor Transit Neighborhood Plan, West Los Angeles Transportation Improvement and Mitigation, and Housing Element Inventory of Sites Specific Plans. The Site is also occupied with existing structures containing residential development and a plant nursery. Table 1 below summarizes the Site’s land use and zoning information.

Table 1 – Project Site and Zoning Information ³	
Assessor Parcel Number(s)	4261-036-012; 4261-036-036; 4261-037-001; 4261-037-004; 4261-037-005; 4261-037-006; 4261-037-007; 4261-037-008; 4261-037-020
Site Address(s)	2015 – 2026 S. Colby Ave 2007 – 2045 S. Colby Ave. 2020 – 2024 Federal Ave.
City	Los Angeles
County	Los Angeles
Site Size	111,909 sf (10 parcels, including 3 noncontiguous parcels) 96,016 sf (7 parcels, excluding 3 noncontiguous parcels)
Community Plan Area	West Los Angeles ⁴
Land Use Designation(s)	Low Medium I Residential ⁵
Zoning Designation(s)	R2-1 Two-Family Zone
Overlay/Specific Plan	Exposition Corridor Transit Neighborhood Plan ⁶ West Los Angeles Transportation Improvement and Mitigation ⁷ Housing Element Inventory of Sites ⁸
Historic	No

³ This assessment assumes the Site to be the property identified by the stated Assessor Parcel Numbers only and outlined in [Figure 1](#).

⁴ West Los Angeles Community Plan: [here](#).

⁵ General Plan Land Use Map, West Los Angeles Community Plan: [here](#).

⁶ Exposition Corridor Transit Neighborhood Plan: [here](#).

⁷ West Los Angeles Transportation Improvement and Mitigation Specific Plan: [here](#).

⁸ Housing Element Inventory of Sites – Housing Replacement Requirements: [here](#).

AB 2097	Varies ⁹
Coastal Zone	No

c. Applicable Development Standards

As noted in Land Use Analysis subsection (a) above, the site can utilize RD3's residential density. However, City consultation is required to determine if the development standards of the RD3 zone or the underlying R2 zone development standards would apply. Based on this assumption, we have identified both the R2 and RD3 standards as applicable, as shown in Table 2 below.

Table 2 – Use and Development Standards and Regulations						
Land Uses and Activity ¹⁰	Permissible Use(s)				Plan Review Threshold	
		<u>R2</u> Any use permitted in R1; Two-family dwelling or (2) single family dwelling		<u>RD3</u> Multiple dwellings		Projects which create an increase of 50,000 gross sf or more of nonresidential floor area Project which yield an increase of 50 or more dwelling units
Lot Standards	Min. Lot Area		Min. Lot Width		Per Dwelling Unit	
	<u>R2</u> 5,000 sf	<u>RD3</u> 6,000 sf	<u>R2</u> 50 ft	<u>RD3</u> 60 ft	<u>R2</u> 2,500 sf	<u>RD3</u> 3,000 sf
Building Setbacks	Front		Side		Rear	
	<u>R2</u> 20% lot depth; 20ft. max, but not less than prevailing	<u>RD3</u> 15 ft	<u>R2</u> 5 ft; or 10% lot width where lot is < 50 ft wide; 3 ft min (7); additional 5 ft offset required for side walls >45 ft long & > 14 ft high	<u>RD3</u> 10% of lot width, 10 ft max; 5 ft min	<u>R2</u> 15 ft	<u>RD3</u> 15 ft
Building Form	Floor Area Ratio		Height Limit		Stories Limit	

⁹ According to ZIMAS, 2020 S Federal Ave and 2035 and 2045 S. Colby Ave are eligible for no parking requirements.

¹⁰ See LAMC Section 12.09: [here](#).

	<u>R2</u> 3:1	<u>RD3</u> 3:1	<u>R2</u> 33 ft	<u>RD3</u> 45 ft	<u>R2</u> N/A	<u>RD3</u> N/A
Auto Parking¹¹	<u>R2</u> 2 spaces, one covered		<u>RD3</u> 1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces per unit > 3 habitable rooms; uncovered (6a) 1 space each guest room (first 30)			
Bicycle Parking	Dwelling Units		Short-Term		Long-Term	
	1 – 25		1 space per 10 units		1 space per unit	
	26 – 100		1 space per 15 units		1 space per 1.5 units	
	101 – 200		1 space per 20 units		1 space per 2 units	
	201+		1 space per 40 units		1 space per 4 units	
State Legislation						
ED1	<p>Description: ED 1 establishes a streamlined, ministerial approval process for 100% affordable housing projects in the City of Los Angeles.</p> <p>Requirements:</p> <ul style="list-style-type: none"> • 100% affordable dedicated to lower income households • Zoning must permit the construction of five or more residential units <p>Approval Process:</p> <ul style="list-style-type: none"> • 60-day approval process after submission of completed application 					
AB 1449	<p>Description: AB 1449 exempts eligible affordable housing projects from CEQA.</p> <p>Requirements</p> <ul style="list-style-type: none"> • 100% affordable dedicated to lower income households • Multi-family or mixed use with at least 2/3 residential <p>Labor Standards:</p> <ul style="list-style-type: none"> • Prevailing Wage: If 50+ more units • Apprenticeships: If more than 50+ units • Healthcare provisions: If more than 50+ units • Skilled and trained workforce: No <p>CEQA Exempt: Yes</p>					
AB 2234	<p>Description: In effect January 1, 2024, AB 2234 provides transparency, accountability, and communication between a local agency and residential developers during the post-entitlement phase permits, including all nondiscretionary permits and reviews filed after a project's entitlement to begin construction. AB 2234 establishes time limits for review completion and compliance and to approve or deny an application.</p>					

¹¹ SDBL parking provisions replace LAMC 12.22 A.25(d)(1), overall reducing parking or possibly no parking requirements.

<p>Requirements: At least two-thirds of the square-footage is designated for residential uses (accessory dwelling units, duplexes, multifamily, mixed-use, and townhomes).</p> <p>Approval Process:</p> <ul style="list-style-type: none">• 15-day deemed complete determination after receiving the application• 30-day review period for project with 25 units or less• 60-days review period for projects with 26 units or more

d. Required Approvals and Entitlements

Based on the proposed use that is limited to the construction of multi-family development, the maximum development envelope of the Project may be achieved with a 100% affordable housing development with approval of a SDBL, CUP, Project Review, and Specific Plan Project Compliance requests, as described below, and processed under Executive Directive 1's ministerial approval process. See below for a list of potential entitlement requests.

i. *Density Bonus*

Pursuant to LAMC Section 12.22 A.26, the Project may be approved under SDBL. Typically, projects that request only a density bonus and parking reduction, described in LAMC Section 12.22 A.26(g), are processed ministerially. However, as we assume the Project will exceed a density bonus of 35% to maximize development potential, it would be subject to the CUP described below and be subject to discretionary review and approval by CPC. However, under the streamlined ministerial approval process of ED1, the SDBL request would be determined at staff level with no public hearing.

ii. *Conditional Use Permit*

Pursuant to LAMC Section 12.24.U.26, projects requesting a density bonus greater than 35% require approval of a CUP. A CUP is a discretionary action that requires approval by the CPC. However, as described above, under the streamlined ministerial approval process of ED1, the CUP would be determined at the staff level with no public hearing.

iii. *Site Plan Review/Project Review*

Pursuant to LAMC Section 16.05 C and Section 13B.2.4, SPR approval is required for projects which create 50,000 gross square feet or more of nonresidential floor area and/or yield an increase of 50 or more dwelling units. While a desired density has not been provided, we assume the maximum density for the Project will exceed 50 dwelling units, thus approval of a SPR would be required. A SPR is a discretionary action that requires approval by the Director with appeal to the Area Planning Commission. However, as described above, under the streamlined ministerial approval process of ED1, the SPR would be determined at the staff level with no public hearing.

iv. *Specific Plan Project Compliance*

The Project is within the Exposition Corridor Transit Neighborhood Plan. Pursuant to LAMC Section 13B.4.2, a PC approval is required. A PC review is initially an administrative review by the Director or staff to determine if the Project will be a ministerial process or subject to discretionary review. Because the Project is assumed to well exceed the density of the underlying zoning and specific plan, we assume the PC would be discretionary. The determination of the PC

may be appealed to Area Planning Commission. However, as described above, under the streamlined ministerial approval process of ED1, the PC would be determined at the staff level with no public hearing.

e. Other Considerations

i. Multiple Approvals Ordinance

Pursuant to Los Angeles City Charter Section 564 / LAMC Section 13A.2.10, projects requesting multiple approvals that require action by different approval bodies (i.e., Director of Planning, Zoning Administrator, Area Planning Commission, City Planning Commission, City Council) are subject to the City's Multiple Approvals Ordinance ("MAO").

The MAO requires that development projects requiring multiple approvals shall be filed and determined concurrently, where the entitlement application is considered by the highest reviewing body for all entitlements requested in lieu of hearings by all bodies for each individual entitlement request.

The Project may require several entitlements, as described above, where the DB may require a final determination by CPC. As a result, the MAO requires that a final determination on the Project and environmental analysis be made by the City Council. However, as described above, under the streamlined ministerial approval process of ED1, entitlements would be reviewed and determined at the staff level with no public hearing.

ii. Affordable Housing Linkage Fee

Pursuant to LAMC Section 19.18, any new development project is subject to the Affordable Housing Linkage Fee ("Linkage Fee"). The Linkage Fee is calculated based on the geographic location and use(s) of the proposed development. In the case of the Project, the Site is in a "High" market area for residential development projects. At present, residential projects located in the High market area are subject to a Linkage Fee of \$4.15 per square foot of floor area. The Linkage Fee is to be paid prior to the issuance of building permits.¹⁰

However, the Project will be exempt by utilizing SBDL and provide restricted affordable units where (1) at least 40% of the total units are moderate income households, (2) 20% of the total units are low income, and (3) 11% of the total units are very low income.

f. Environmental Analysis

Environmental review is required for certain projects pursuant to the CEQA. Only "discretionary" projects are subject to CEQA. A project is ministerial and exempt from CEQA if it involves little or no personal judgment by a public agency on the wisdom or manner of carrying it out. Under the CEQA statute and Guidelines, the term "project" is used to refer to an activity subject to CEQA. The statute provides that CEQA applies to "discretionary projects proposed to be approved or carried out by public agencies" and lists zone changes, variances, conditional use permits, and tentative subdivision maps as examples of such projects.¹²

A "project" has two essential elements. First, it is an activity that might cause a direct (or reasonably foreseeable indirect) physical environmental change. Second, it is an activity directly

¹² Pub. Res. Code § 21080(a).

undertaken by a public agency, an activity supported in whole or in part by a public agency, or an activity involving the issuance by a public agency of some form of entitlement, permit, or other authorization.¹³

If the Project requires discretionary approval by the City, the Project would be subject to CEQA and require the preparation of an environmental review document unless categorically exempt. Based on our experience with projects of this type, we anticipate a Class 32 Categorical Exemption for infill development, though final determination on the type of environmental review document is at the discretion of the City.

However, as discussed, under the ED1 process, the Project would be considered ministerial despite the entitlements required and would thus not be subject to CEQA per Public Resources Code Section 21080(a).

IV. Risk Assessment

Based on our analysis of the site and the current scope of the Project, we rate our confidence level as Medium. This means there is a greater likelihood of approval of the Project, but the risk of discretionary action appeal is significant, with risk of appeal high if subject to discretionary action.

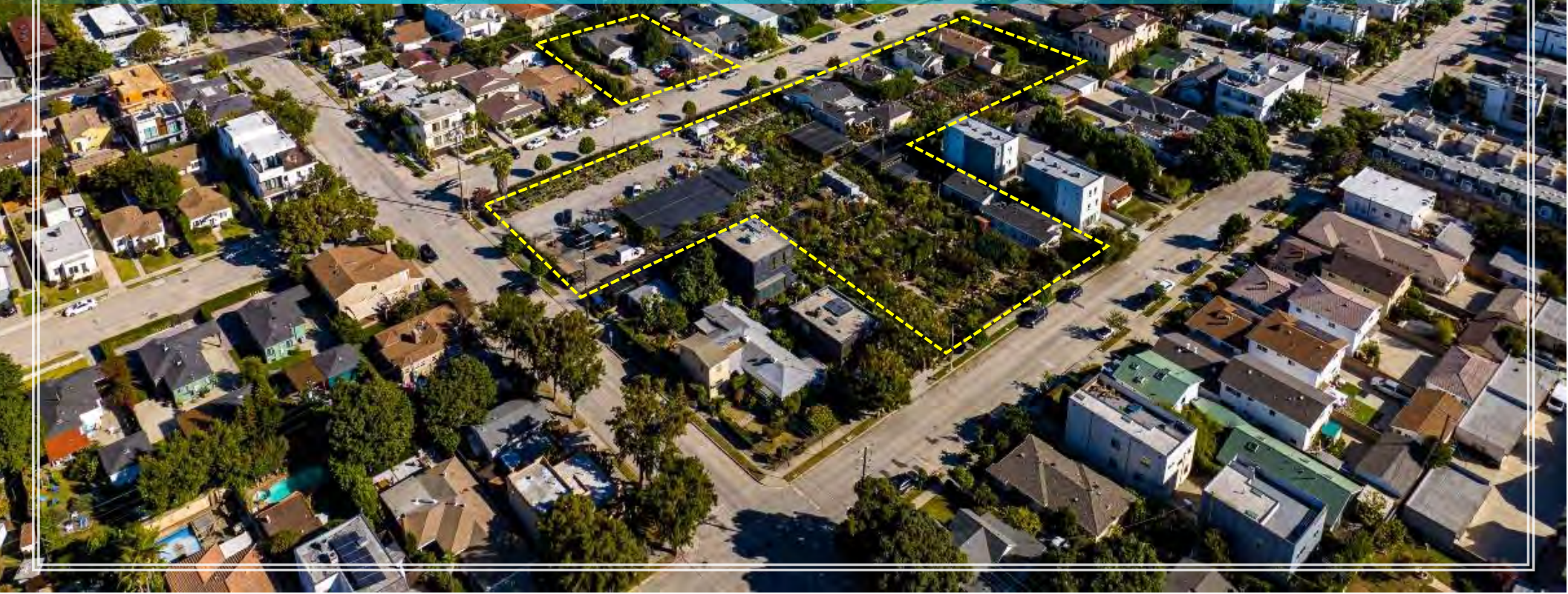
We also note the project is adjacent to and within 500 ft. of single-family and other residential uses. If subject discretionary review, the Project would likely be subject to public scrutiny and face neighbors who would voice any concerns or opposition at public hearings.

¹³ Pub. Res. Code § 21080.

An aerial photograph of a city, likely Los Angeles, showing a mix of residential and commercial buildings. A teal banner is overlaid across the middle of the image.

SECTION 4

LOCATION OVERVIEW



WEST LOS ANGELES

Premiere Location

West Los Angeles is a term for residential and commercial areas in the city of Los Angeles on the opposite sides of the Interstate 405 Freeway. The region lies within the larger Westside region of Los Angeles County and is made up of communities such as Beverly Hills, Brentwood, Century City, Culver City, Venice, Malibu, and Westwood.



39,875
POPULATION



89
AVG WALKSCORE



\$121,579
AVG HH INCOME

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ The LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space

SAWTELLE NEIGHBORHOOD

The neighborhood of Sawtelle Japantown (formerly known as Little Osaka) is a true gem of West Los Angeles. The historic area is home to a sizable Japanese American population and is known for the trendy shops and restaurants centered on Sawtelle Boulevard.

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The area is also known for its culinary scene, with a variety of Japanese and Korean restaurants offering delicious and authentic cuisine. Additionally, Sawtelle is in proximity to popular attractions on the Westside of Los Angeles, including Santa Monica and Beverly Hills.

LOCATION HIGHLIGHTS

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ Palms Station of the LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space



Adjacent Culver City

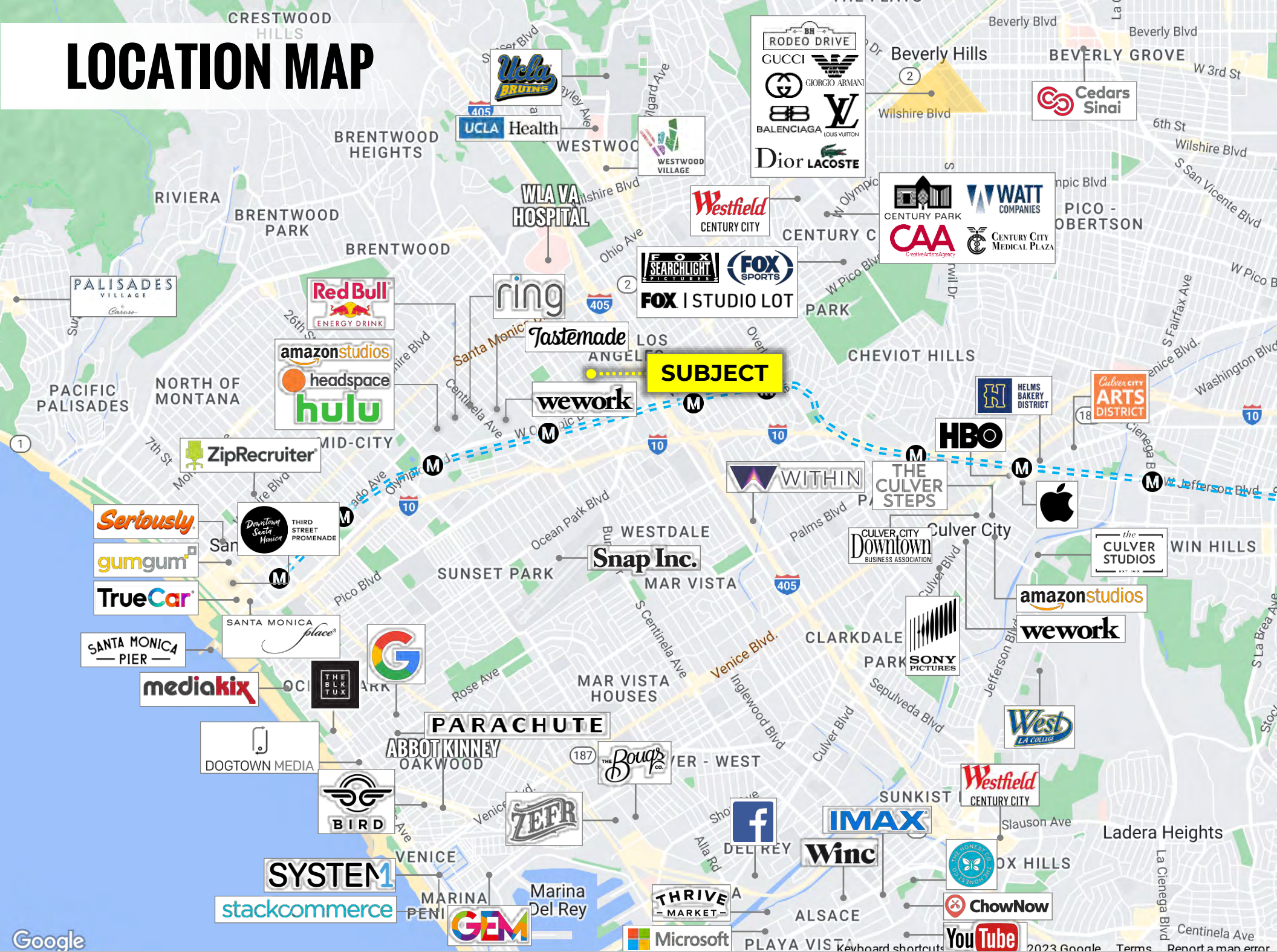


Westfield Mall



Platform Mall

LOCATION MAP



SUBJECT

WEST LA COMMUNITIES

Westwood is a walkable westside neighborhood home to University of California, Los Angeles and many other businesses in its prominent skyline. The neighborhood is comprised of a large and generally young community due to the proximity to UCLA. The area also features excellent connectivity thanks to the Phase 3 Purple Line Metro Extension.

A compact commercial district surrounding Fox Studios, Century City is marked by sleek high-rise hotels, condos and offices. Power-lunching entertainment industry executives choose from chic New American restaurants, Italian bistros and casual cafes. Westfield Century City is a sprawling, modern outdoor shopping complex with upscale retailers.

Beverly Hills is a city in Los Angeles County, California, United States, surrounded by the cities of Los Angeles and West Hollywood. The city is known for being one of the wealthiest neighborhoods and containing the city's most extravagant retailers and restaurants. The city attracts tourists from all over the world looking for its celebrity attractions and an unparalleled shopping experience.

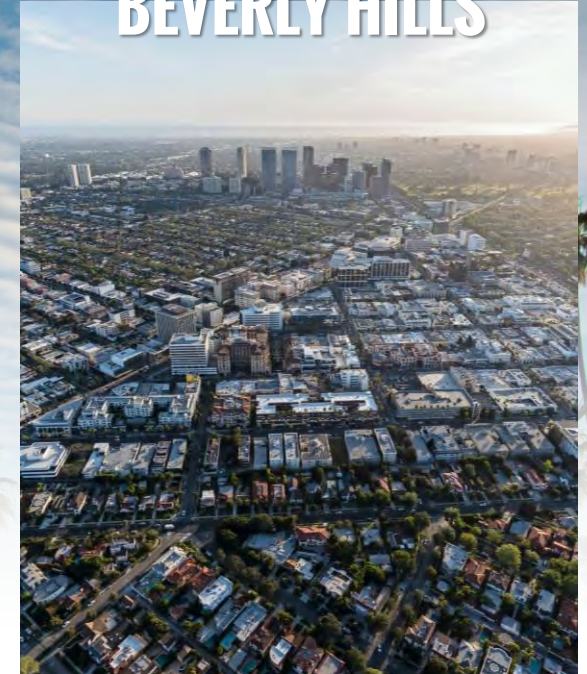
WESTWOOD



CENTURY CITY



BEVERLY HILLS



Economic Prowess

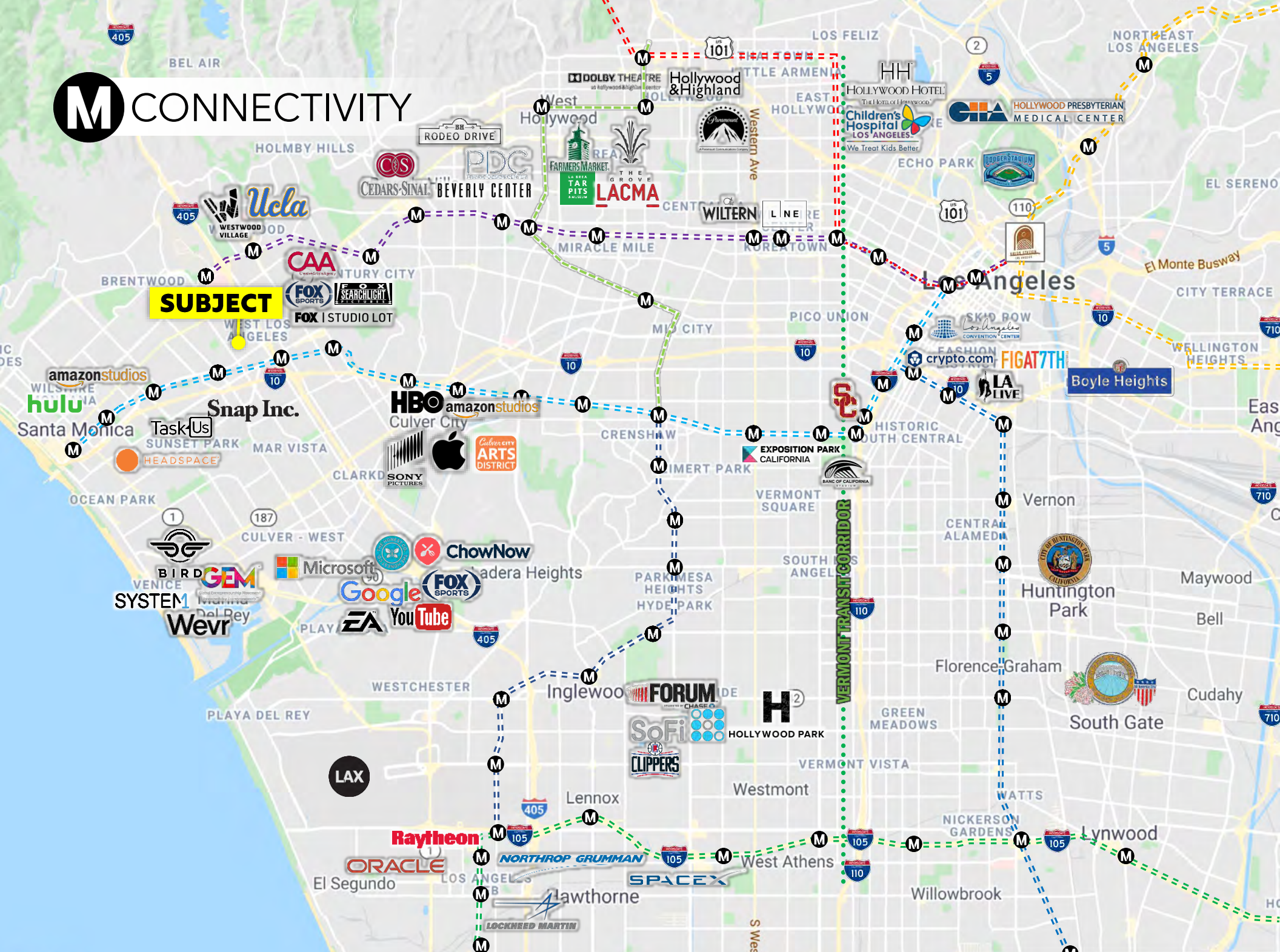
Job Creation: Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

Innovation and Entrepreneurship: The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.

Real Estate Development: The growth of Silicon Beach has driven significant real estate development, including the construction of modern office spaces, co-working facilities, and residential complexes. This development stimulates the construction industry and creates jobs in the construction sector.



M CONNECTIVITY



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