

PROPERTY REPORT

2200 Wellesley Ave
Los Angeles, CA 90064

**West LA R3 Zoned
Properties, 22
Potential Units
with TOC/ 96 ED-1**



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Existing Conditions

Floor Area	2,050 sq. ft. combined
Units	2
Year Constructed	1935, 1947
Assessed Improvement Value	\$397,107 combined
Assessed Land Value	\$1,355,151 combined
Zone	R3-1
Lot Area	9,415 sq. ft.
APNs	

4259030006, 4259030007

Development Potential (By-Right)

Maximum FAR	3:1
Maximum Height	45 ft.

Feet
-

Stories
N/A
-

Minimum Setbacks

Front 15 ft.

Side 5 ft.

+1 ft for each story over 2nd, not to exceed 16 ft

Rear 15 ft.

Development Potential (By-Right)

Max Buildable Area, Footprint 5,735 sq. ft.

Max Buildable Area, Envelope 17,205 sq. ft.

Max Dwelling Units **11**

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

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

Exempt from the Exposition Corridor Transit
Neighborhood Plan.



Development Potential TOC Tier 4

Maximum FAR 4.65:1

Maximum Height 78 ft.

Feet

Projects located in a zone where the maximum height is 45 ft. or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped-back at least 15 ft. from the exterior face of the ground floor building located at any street frontage.

Stories N/A

Minimum Setbacks

Front 15 ft.

Side 3.25 ft.

Up to 35% decrease

Rear 9.75 ft.

Up to 35% decrease

Max Buildable Area, Footprint 6,672 sq. ft.

Max Buildable Area, Envelope 31,022 sq. ft.

Max Dwelling Units 22

Development Potential TOC Tier 4

Affordable Units Required

At least 10% for Extremely Low Income, or 14% for Very Low Income, or 23% for Low Income

Parking

No parking required with AB 2097

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 TOC Tier4

Transitional Height Limitations

None required.

Required Open Space

Up to 25% decrease in required open space

Other Development Notes

Development Potential (100% affordable) ED-1

Maximum FAR 6:1 FAR

Maximum Height 78 ft.

Feet
Eligible for incentives up to 33 ft.

Stories N/A

Minimum Setbacks

Front 15 ft.

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

Side 5 ft.

Rear 8 ft.

Max Buildable Area, Footprint 7,537 sq. ft.

Max Buildable Area, Envelope 45,222 sq. ft.

Potential Density 96

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.

All calculations for potential density under ED-1 are done using an average unit size of 400 sq. ft. at 85% efficiency ratio which accounts for hallways, stairways, elevator, etc. Consult an architect 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 affordable

Parking

None required.

Development Potential (100% affordable) ED-1

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

25% reduction in tree planting

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	No
Other	No
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Restrictions

Site is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan which could limit 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	West Los Angeles
Community Plan Area	West Los Angeles
Neighborhood Council	West Los Angeles - Sawtelle
Council District	11
Council Member	Traci Park
Land Use	Medium Residential

Legal Description

Lots 6 and 7, Block 2, Tract 6372