

LAND FOR SALE - METRO ADJACENT

- **\$2,495,000**
- **2323 E. 3RD ST BOYLE HEIGHTS 90033**
- **~ 650 FT FROM METRO**
- **TOC : 4**
- **3RD & SOTO, SIGNALIZED CORNER**
- **14,639 SF LEVEL + CITY VIEWS**
- **5 OLDER COTTAGES**
- **APN : 5183-010-006**
- **3 DEVELOPMENT SCHEMES**
- **ZONING ANALYSIS, GGA ARCHITECTS**
- **[LUM3-SH3-4] [XC1-4] [CPIO]**
- **BUILD UP TO 67 UNITS +**
- **2,000 SF RETAIL, MEDICAL, FOOD ...**
- **NO PARKING REQUIRED**
- **BOYLE HEIGHTS CPIO SUBAREA A**
- **NO HEIGHT RESTRICTION**
- **4 FAR**
- **REMOVED-REDUCED SETBACKS**

For later use, this full Memo is available at: 3rdandSoto.com

See below for further information or contact Avi Hakim (323) 655-1212 Ext 2 : Cell (310) 508-1008

FANTASTIC DEVELOPMENT SITE

METRO

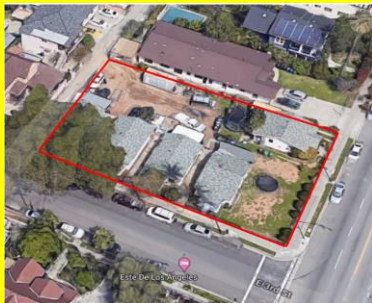


3rd Street

SOTO

1st Street

SITE



CONSTRUCTION SOON



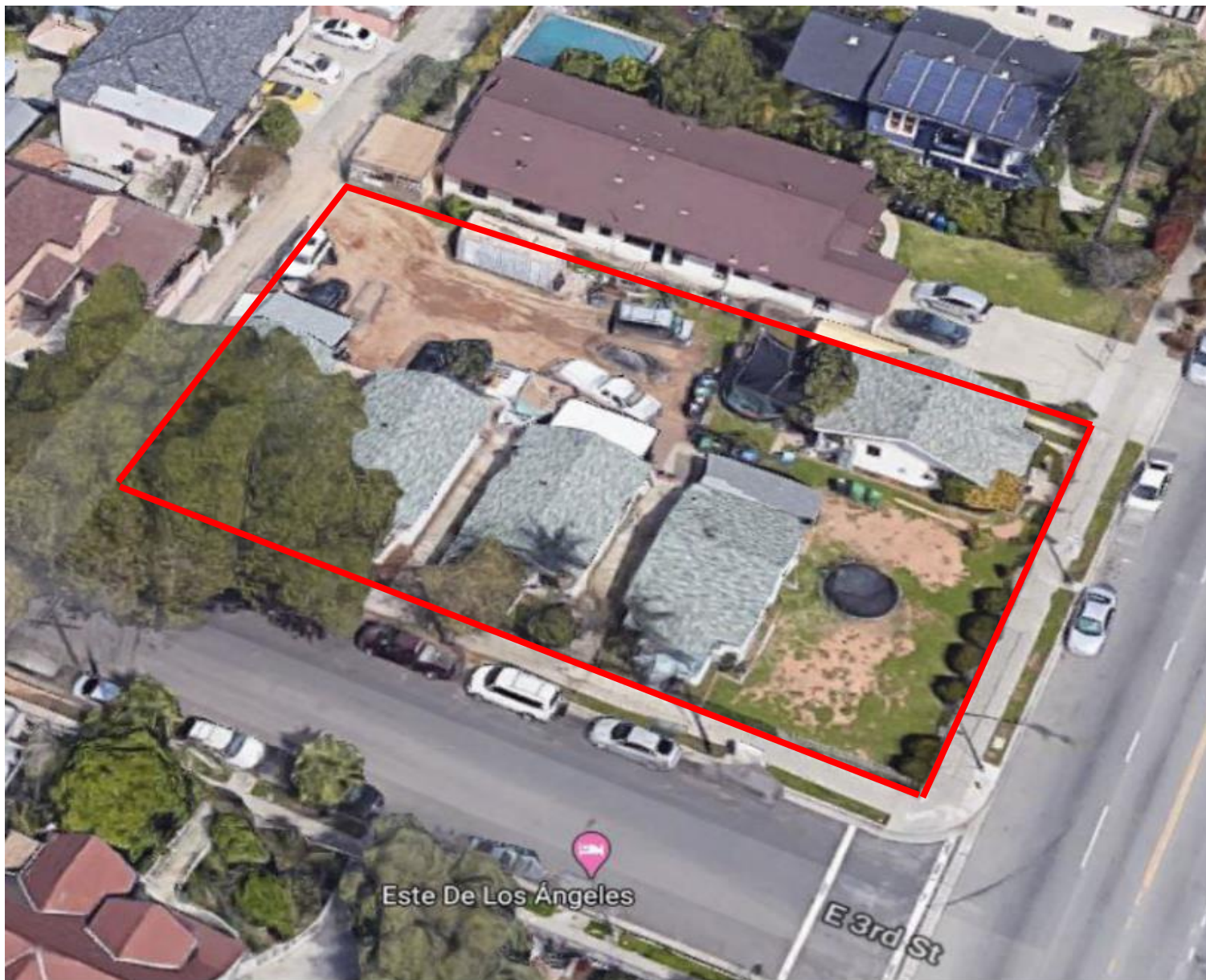
NEWLY BUILT



COMPLETED

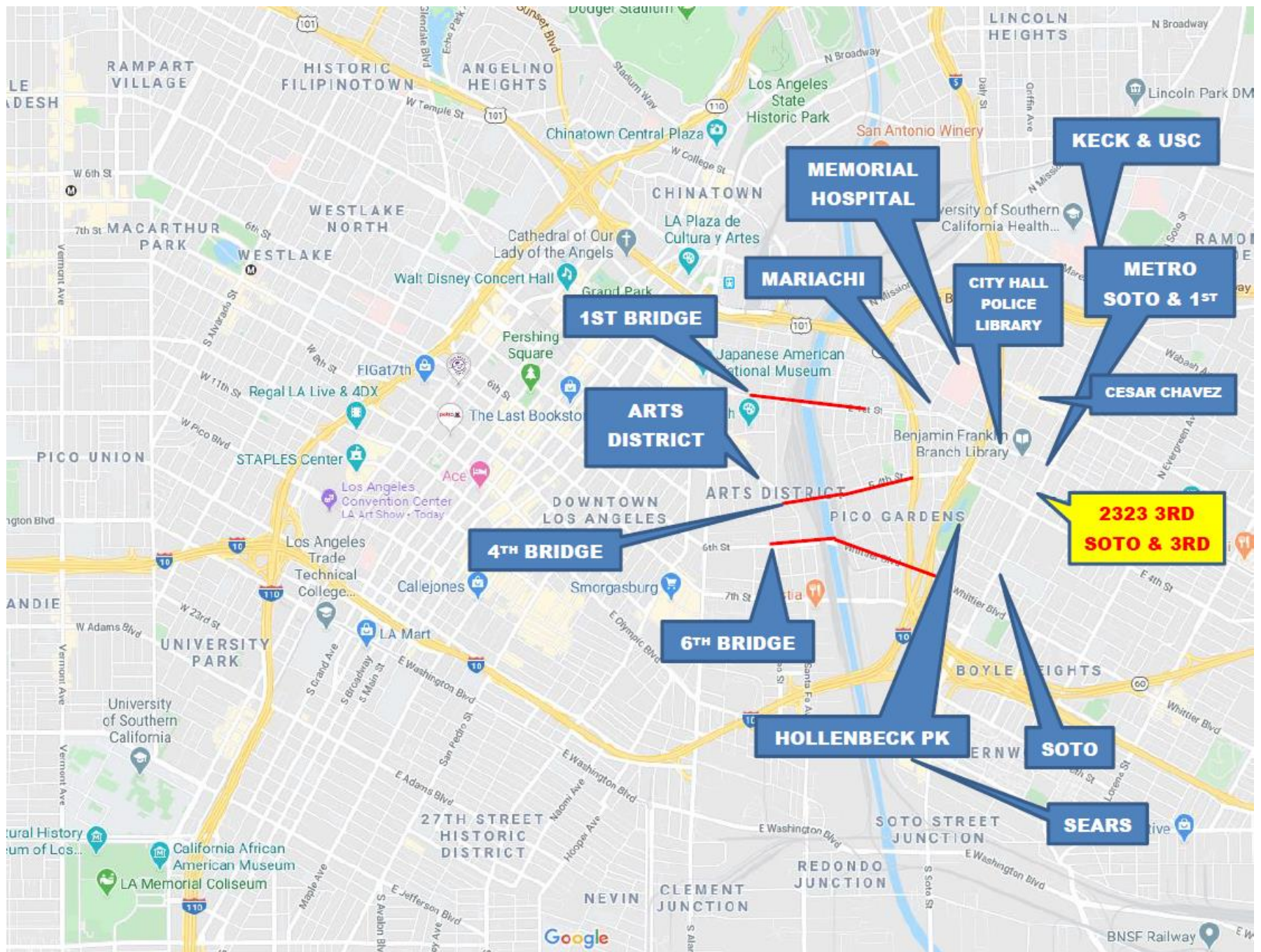


See Information Pages Below

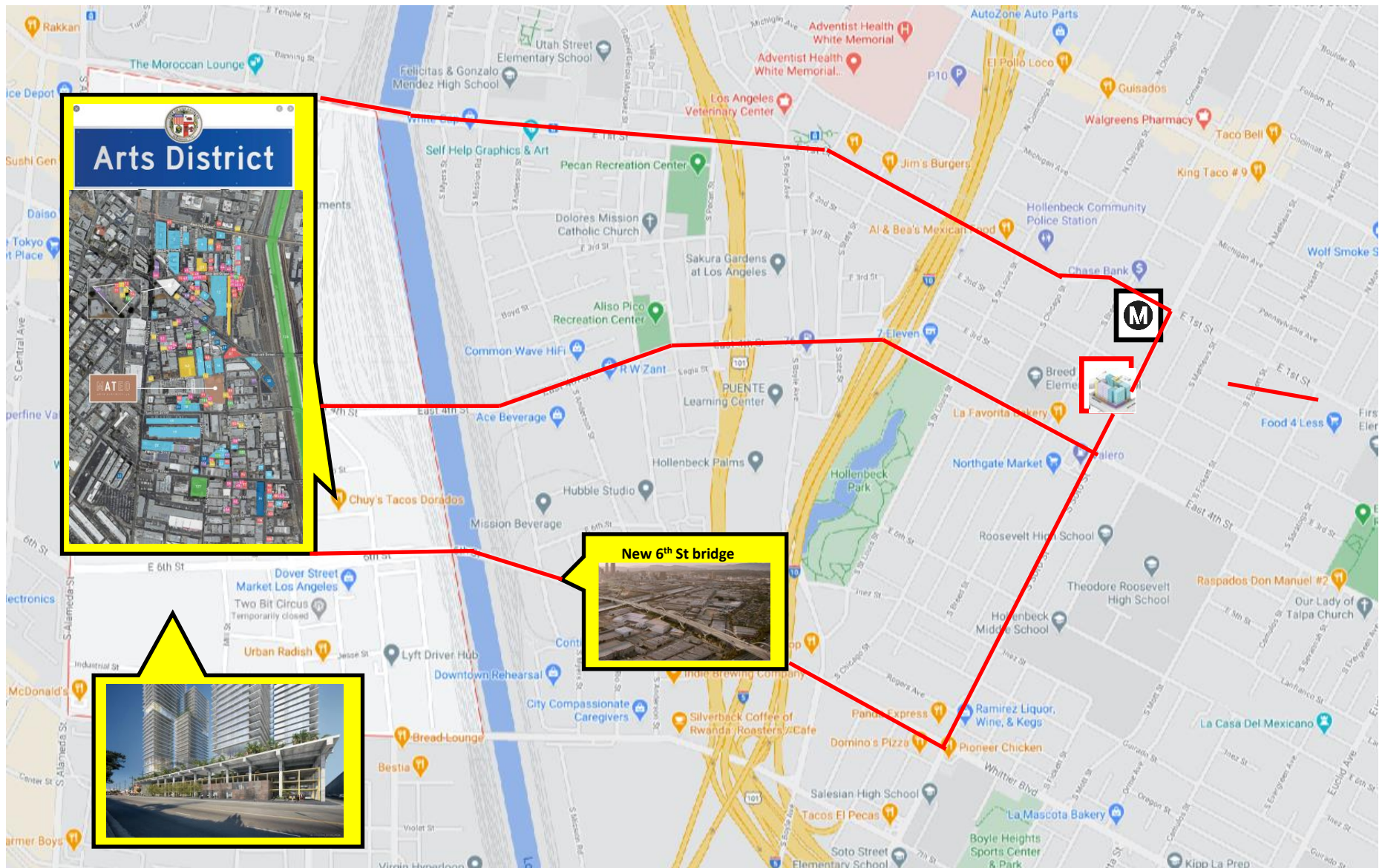


Existing 5 small 2bed1 Ba Homes with \$60,000 Annual Gross

See Information Pages Below



See Information Pages Below



See Information Pages Below



6TH Street Bridge, Under Construction

See Information Pages Below

Click following Links for:

- [LA City overview of Boyle Heights Community Benefits Program](#)
- [LA City New Zone Code System](#)
- [LA City Boyle Height Community Plan Update](#)
- [LA City Planning Dept Zoning Map](#)
- [Google Property Street View](#)
- [Google Map Property Location](#)
- [Google METRO Station 1st & Soto](#)

See Information Pages Below



Zoning Code Analysis

	2321-2327 E. 3rd St. & 221, 227 S. Soto St. Los Angeles
	[LUM3 - SH3 - 4][XC1 - 4][CPIO]
	[FORM - FRONTAGE - STANDARDS][USE - DENSITY][CPIO]
PARCEL / APN No.	5183010006
OVERLAY	Boyle Heights CPIO Subarea A
TOTAL LOT AREA	14,639 SF
BASE FAR	2:1
BONUS FAR	4:1
FORM	LUM3 (LOW-UNSPECIFIED-MEDIUM 3)
BASE FAR	2:1
BONUS FAR	4:1
HEIGHT	NO LIMIT
BUILDING MASS	BUILDING WIDTH: 140 FT MAX. BUILDING BREAK: 15 FT
BUILDING COVERAGE (MAX)	100%
LOT AMENITY SPACE	15% OF LOT AREA = 2,195 SF
RESIDENTIAL AMENITY SPACE	10% OF RESIDENTIAL UNIT AREA= VARIES PER SCHEME
SETBACKS	PRIMARY STREET (SOTO ST): 0 FT-5 FT (1'-9" HIGHWAY DEDICATION SETBACK)
	SIDE STREET (3RD ST.): 0 FT - 10 FT
	ALLEY: 0 FT (4 FT ALLEY DEDICATION TO EXISTING 12 FT WIDE ALLEY)
	SIDE: 0'
FRONTAGE	SH3 (SHOPFRONT 3)
LANDSCAPING AREA	SOTO ST: 30%, 3RD ST: 30% (IF THE BUILDING IS SET BACK, 30% MUST BE LANDSCAPED)
HEIGHT GROUND STORY	14 FT MIN.
BUILD TO WIDTH (MIN)	SOTO ST: 90%, 3RD ST: 50%

See Information Pages Below

STANDARDS	4 (STANDARDS DISTRICT)
PARKING	WRAPPED
PARKING STALLS	(PACKAGE 'D')
	RETAIL: 1/1000 SF
	RESIDENTIAL: NONE PER COMMUNITY BENEFITS PLAN SECTION 9.3.2.C.4.C (LESS THAN 750 FT FROM TRANSIT STOP)
PROVIDED	RETAIL: 2 SPACES
	RESIDENTIAL: VARIES PER SCHEME
USE	XC1 (COMMERCIAL-MIXED COMMUNITY 1)
COMMERCIAL TENANT SIZE	50,000 SF MAX: ANY GROUND FLOOR TENANT SPACE
	ANIMAL CARE, SALES, SERVICES, EATING / DRINKING/ RETAIL (ALCOHOL SALES: CUP)
DENSITY	4 (DENSITY DISTRICT)
	LOT AREA PER DWELLING UNIT: 400 SF
BUILDABLE AREA	14,639 SF / 400 SF = 37 UNITS
	37 x 1.7 = 63 UNITS (COMMUNITY BENEFITS PLAN PACKAGE A)

See Information Pages Below

FRONTAGE	SH3 (SHOPFRONT 3)
LANDSCAPING AREA	SOTO ST: 30%, 3RD ST: 30% (IF THE BUILDING IS SET BACK, 30% MUST BE LANDSCAPED)
HEIGHT GROUND STORY	14 FT MIN.
BUILD TO WIDTH (MIN)	SOTO ST: 90%, 3RD ST: 50%
STANDARDS	4 (STANDARDS DISTRICT)
PARKING	WRAPPED
PARKING STALLS	(PACKAGE 'D')
	RETAIL: 1/1000 SF
	RESIDENTIAL: NONE PER COMMUNITY BENEFITS PLAN SECTION 9.3.2.C.4.C (LESS THAN 750 FT FROM TRANSIT STOP)
PROVIDED	RETAIL: 2 SPACES
	RESIDENTIAL: VARIES PER SCHEME
USE	XC1 (COMMERCIAL-MIXED COMMUNITY 1)
COMMERCIAL TENANT SIZE	50,000 SF MAX: ANY GROUND FLOOR TENANT SPACE
	ANIMAL CARE, SALES, SERVICES, EATING / DRINKING/ RETAIL (ALCOHOL SALES: CUP)
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	LOT AREA PER DWELLING UNIT: 400 SF
BUILDABLE AREA	14,639 SF / 400 SF = 37 UNITS
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See Information Pages Below



Zoning Code Analysis

	2321-2327 E. 3rd St. & 221, 227 S. Soto St. Los Angeles
CPIO	CPIO SUBAREA A (COMMUNITY BENEFITS PROGRAM)
AFFORDABLE HOUSING FOR 55 YEARS	11% OF UNITS EXTREMELY LOW INCOME, OR 15% VERY LOW INCOME HOUSEHOLDS, OR 25% LOWER INCOME HOUSEHOLDS PURSUANT TO RENT STABILIZATION ORDINANCE, AB 2222, AND SB 330 AT LEAST 30% OF ALL UNITS IN THE DEVELOPMENT MUST HAVE 2 OR MORE BEDROOMS A PROJECT WITH 100% AFFORDABLE UNITS QUALIFIES FOR MORE INCENTIVES
BASE INCENTIVES LAMC CH1.A.9.3.2.C	REFER TO SET A OF LAMC CH.1A.9.3.2
BY RIGHT INCENTIVE	FAR: BONUS FAR FIELD (4.0)
BY RIGHT INCENTIVE	BONUS HEIGHT: N/A (LIMITED BY FAR)
BY RIGHT INCENTIVE	DENSITY: SECTION 9.3.2 (70% INCREASE) (80% INCREASE FOR 100% AFFORDABLE)
BY RIGHT INCENTIVE	PARKING: SECTION 9.3.2.C.4.C [0 SPACES REQUIRED FOR RESIDENTIAL (LESS THAN 750 FT FROM TRANSIT STOP)]
DIRECTOR'S DETERMINATION	BUILDING COVERAGE INCREASE: BOYLE HEIGHTS CPIO
DIRECTOR'S DETERMINATION	LOT WIDTH REDUCTION: BOYLE HEIGHTS CPIO
DIRECTOR'S DETERMINATION	DENSITY CALCULATION INCENTIVE: BOYLE HEIGHTS CPIO
DIRECTOR'S DETERMINATION	AVERAGING OF FLOOR AREA, DENSITY, PARKING, OR LOT AMENITY SPACE: BOYLE HEIGHTS CPIO
ANY ADDITIONAL INCENTIVES NOT LISTED	OFF-MENU ITEMS: CITY PLANNING COMMISSION: COMMUNITY BENEFITS 9.2.1.G.3 REQUIRES ADMINISTRATIVE REVIEW
	20% REDUCTION IN LOT AMENITY = 1 ADDITIONAL INCENTIVE

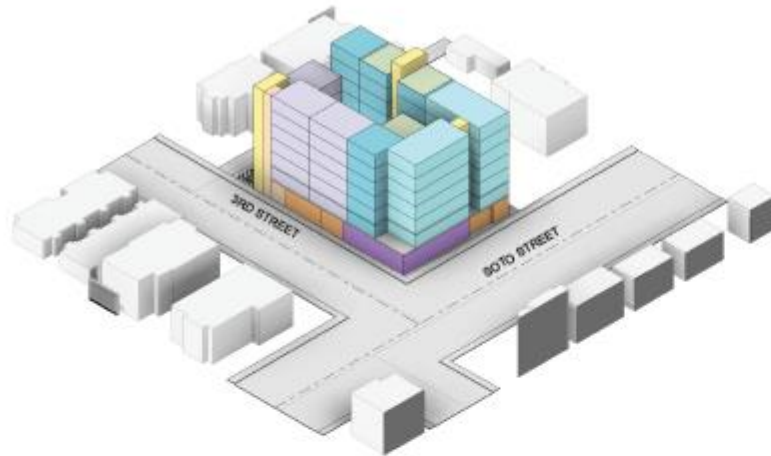
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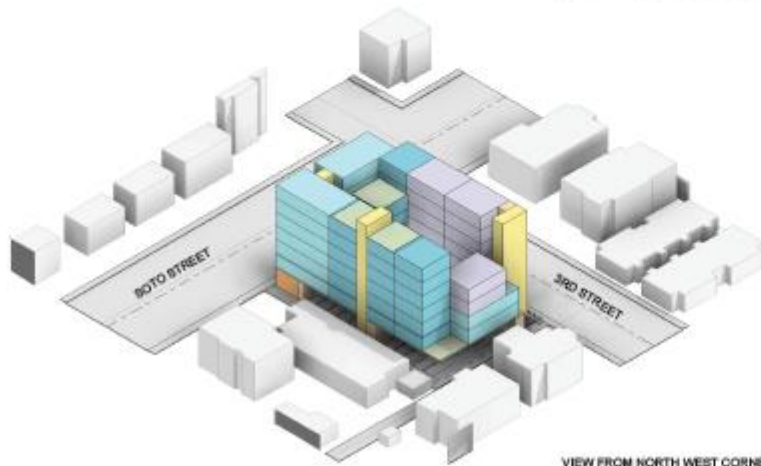
Zoning Code Analysis - Scheme 1

	2321-2327 E. 3rd St. & 221, 227 S. Soto St. Los Angeles
	[LUM3 - SH3 - 4][XC1 - 4][CPIO]
	[FORM - FRONTAGE - STANDARDS][USE - DENSITY][CPIO]
PARCEL / APN No.	5183010006
OVERLAY	Boyle Heights CPIO Subarea A
TOTAL LOT AREA	14,639 SF
BASE FAR	2:1
BONUS FAR	4:1
FORM	LUM3 (LOW-UNSPECIFIED-MEDIUM 3)
FAR	4
FAR PROVIDED	3.92
HEIGHT	7 LEVELS + ROOFTOP DECK
	80 FT: 5 LEVELS TYPE III OVER 2 LEVELS TYPE I PODIUM
RESIDENTIAL AMENITY SPACE	10% x 47,102 SF = 4,710 SF
FRONTAGE	SH3 (SHOPFRONT 3)
RETAIL	2,000 SF
GROUND LEVEL HEIGHT	14 FT
STANDARDS	4 (STANDARDS DISTRICT)
AUTO PARKING	RETAIL: 2 SPACES (1 ACCESSIBLE)
	RESIDENTIAL: 0 SPACES REQUIRED
AUTO PARKING PROVIDED	17 SPACES
BICYCLE PARKING	RESIDENTIAL: 6 SHORT TERM SPACES, 48 LONG TERM SPACES
	RETAIL: 2 SHORT TERM SPACES, 2 LONG TERM SPACES
USE	XC1 (COMMERCIAL-MIXED COMMUNITY 1)
COMMERCIAL TENANT SIZE	2,000 SF
DENSITY	4 (DENSITY DISTRICT)
	LOT AREA PER DWELLING UNIT: 400 SF
BUILDABLE AREA	14,639 SF / 400 SF = 37 UNITS
	37 * 1.7 = 63 UNITS (COMMUNITY BENEFITS PLAN PACKAGE A)
UNITS PROVIDED	56 UNITS
UNIT MIX	(28) 1-BEDROOM, (14) 2-BEDROOM, (14) 3-BEDROOM

See Information Pages Below



VIEW FROM SOUTH EAST CORNER



VIEW FROM NORTH WEST CORNER

EAST 3RD STREET AND SOTO STREET, LOS ANGELES, 90033
10/29/20

SCHEME 1 - UTILIZING COMMUNITY BENEFITS PROGRAM - 9% CTCAC
100% MIXED INCOME AFFORDABLE UNITS FOR FAMILY
5 LEVELS TYPE III ABOVE 2 LEVELS TYPE I PODIUM DECK
GROUND LEVEL PARKING

UNIT COUNT:		PARKING:	
TOTAL:	56 UNITS	TOTAL REQUIRED:	0 STALLS RESIDENTIAL, 2 COMMERCIAL (RETAIL)
	37 UNITS BASE DENSITY	TOTAL PROVIDED:	15 STALLS RESIDENTIAL, 2 COMMERCIAL (RETAIL)
1-BEDROOM:	28 UNITS (50%)	FAR:	3.92
2-BEDROOM:	14 UNITS (25%)		
3-BEDROOM:	14 UNITS (25%)		
RETAIL: 2,000 SF			



LEVEL 2



LEVEL 7



LEVEL 1



LEVELS 4-5

	LOBBY, LEASING OFFICES, LAUNDRY, BICYCLE PARKING		RETAIL
	1-BEDROOM UNIT		VERTICAL CIRCULATION
	2-BEDROOM UNIT		SERVICE, UTILITIES, STORAGE
	3-BEDROOM UNIT		



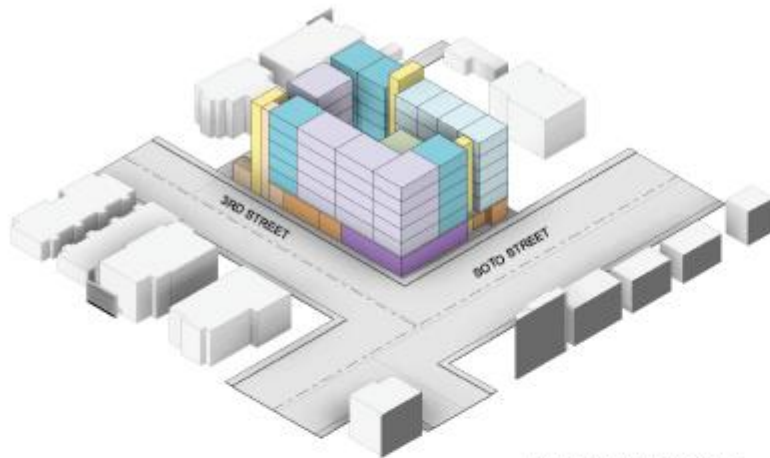
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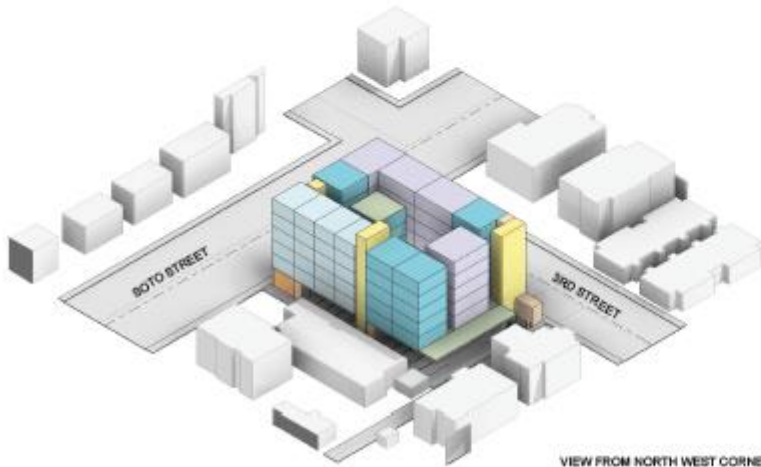
Zoning Code Analysis - Scheme 2

	2321-2327 E. 3rd St. & 221, 227 S. Soto St. Los Angeles
	[LUM3 - SH3 - 4][XC1 - 4][CPIO]
	[FORM - FRONTAGE - STANDARDS][USE - DENSITY][CPIO]
PARCEL / APN No.	5183010006
OVERLAY	Boyle Heights CPIO Subarea A
TOTAL LOT AREA	14,639 SF
BASE FAR	2:1
BONUS FAR	4:1
FORM	LUM3 (LOW-UNSPECIFIED-MEDIUM 3)
FAR	4
FAR PROVIDED	3.37
HEIGHT	6 LEVELS
	70 FT: 5 LEVELS TYPE III OVER 1 LEVEL TYPE I PODIUM
RESIDENTIAL AMENITY SPACE	10% x 38,650 SF = 3,865 SF INCLUDING COMMUNITY ROOM
FRONTAGE	SH3 (SHOPFRONT 3)
RETAIL	2,000 SF
GROUND LEVEL HEIGHT	14 FT
STANDARDS	4 (STANDARDS DISTRICT)
AUTO PARKING	RETAIL: 2 SPACES (1 ACCESSIBLE)
	RESIDENTIAL: 0 SPACES REQUIRED
AUTO PARKING PROVIDED	17 SPACES
BICYCLE PARKING	RESIDENTIAL: 6 SHORT TERM SPACES, 51 LONG TERM SPACES
	RETAIL: 2 SHORT TERM SPACES, 2 LONG TERM SPACES
USE	XC1 (COMMERCIAL-MIXED COMMUNITY 1)
COMMERCIAL TENANT SIZE	2,000 SF
DENSITY	4 (DENSITY DISTRICT)
	LOT AREA PER DWELLING UNIT: 400 SF
BUILDABLE AREA	14,639 SF / 400 SF = 37 UNITS
	37 * 1.7 = 63 UNITS (COMMUNITY BENEFITS PLAN PACKAGE A)
UNITS PROVIDED	63 UNITS
UNIT MIX	(20) STUDIO, (23) 1-BEDROOM, (20) 2-BEDROOM

See Information Pages Below



VIEW FROM SOUTH EAST CORNER



VIEW FROM NORTH WEST CORNER

EAST 3RD STREET AND SOTO STREET, LOS ANGELES, 90033
10/29/20

SCHEME 2 - UTILIZING COMMUNITY BENEFITS PROGRAM

25% LOWER INCOME AFFORDABLE UNITS

5 LEVELS TYPE III ABOVE 1 LEVEL TYPE 1 PODIUM DECK

GROUND LEVEL PARKING

UNIT COUNT:

TOTAL:	63 UNITS
	37 UNITS BASE DENSITY
STUDIO:	20 UNITS (32%)
1-BEDROOM:	23 UNITS (36%)
2-BEDROOM:	20 UNITS (32%)

RETAIL: 2,000 SF

PARKING:

TOTAL REQUIRED:	0 STALLS RESIDENTIAL, 2 COMMERCIAL (RETAIL)
TOTAL PROVIDED:	15 STALLS RESIDENTIAL, 2 COMMERCIAL (RETAIL)

FAR: 3.37



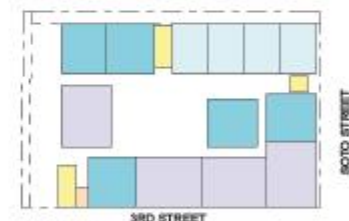
LEVEL 2



LEVEL 6



LEVEL 1



LEVELS 3-5

LOBBY, LEASING OFFICES, LAUNDRY, BICYCLE PARKING, COMMUNITY ROOM
STUDIO
1-BEDROOM UNIT
2-BEDROOM UNIT

RETAIL
VERTICAL CIRCULATION
SERVICE, UTILITIES, STORAGE



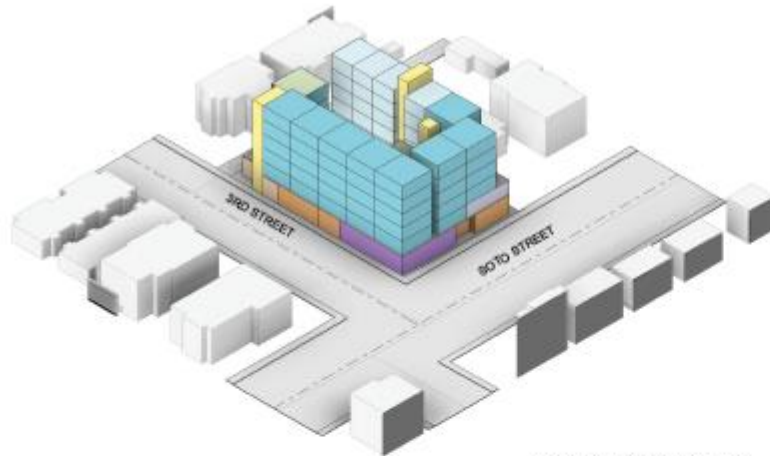
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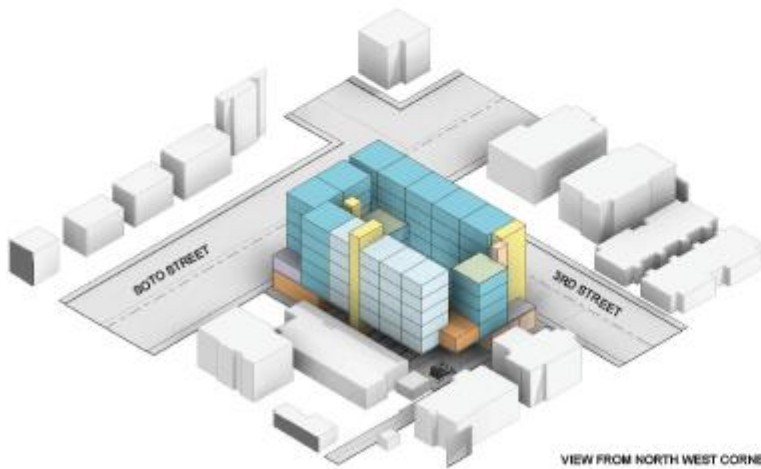
Zoning Code Analysis - Scheme 3 - 100% PSH

	2321-2327 E. 3rd St. & 221, 227 S. Soto St. Los Angeles
	[LUM3 - SH3 - 4][XC1 - 4][CPIO]
	[FORM - FRONTAGE - STANDARDS][USE - DENSITY][CPIO]
PARCEL / APN No.	5183010008
OVERLAY	Boyle Heights CPIO Subarea A
TOTAL LOT AREA	14,639 SF
BASE FAR	2:1
BONUS FAR	4:1
FORM	LUM3 (LOW-UNSPECIFIED-MEDIUM 3)
FAR	4
FAR PROVIDED	3.41
HEIGHT	5 LEVELS
	69 FT. (1 LEVEL PODIUM) -5 LEVELS TYPE III OVER 1 LEVEL TYPE I PODIUM
RESIDENTIAL AMENITY SPACE	10% x 36,978 SF = 3,698 SF INCLUDING COMMUNITY ROOM
FRONTAGE	SH3 (SHOPFRONT 3)
RETAIL	2,000 SF
GROUND LEVEL HEIGHT	14 FT
STANDARDS	4 (STANDARDS DISTRICT)
AUTO PARKING	RETAIL: 2 SPACES (1 ACCESSIBLE)
	RESIDENTIAL: 0 SPACES REQUIRED
AUTO PARKING PROVIDED	13 SPACES
BICYCLE PARKING	RESIDENTIAL: 6 SHORT TERM SPACES, 55 LONG TERM SPACES
	RETAIL: 2 SHORT TERM SPACES, 2 LONG TERM SPACES
USE	XC1 (COMMERCIAL-MIXED COMMUNITY 1)
COMMERCIAL TENANT SIZE	2,000 SF
DENSITY	4 (DENSITY DISTRICT)
	LOT AREA PER DWELLING UNIT: 400 SF
BUILDABLE AREA	14,639 SF / 400 SF = 37 UNITS
	37 * 1.8 = 67 UNITS (COMMUNITY BENEFITS PLAN 100% AFFORDABLE)
UNITS PROVIDED	67 UNITS
UNIT MIX	(20) STUDIO, (46) 1-BEDROOM, (1) 2-BEDROOM MANAGER'S UNIT

See Information Pages Below



VIEW FROM SOUTH EAST CORNER



VIEW FROM NORTH WEST CORNER

EAST 3RD STREET AND SOTO STREET, LOS ANGELES, 90033

10/29/20

SCHEME 3 - UTILIZING COMMUNITY BENEFITS PROGRAM

100% PERMANENT SUPPORTIVE HOUSING + MANAGER'S UNIT

5 LEVELS TYPE III ABOVE 1 LEVEL TYPE I PODIUM DECK

GROUND LEVEL PARKING

UNIT COUNT:

TOTAL: 67 UNITS
(80% DENSITY BONUS)

STUDIO: 20 UNITS (30%)
1-BEDROOM: 46 UNITS (69%)
2-BEDROOM: 1 UNIT (1%)

RETAIL: 2,000 SF

PARKING:

TOTAL REQUIRED: 0 STALLS RESIDENTIAL, 2 STALLS COMMERCIAL (RETAIL)
TOTAL PROVIDED: 13 STALLS

FAR: 3.41



LEVEL 2



LEVEL 8



LEVEL L1



LEVELS 3-4



See Information Pages Below

2323 East 3rd Street

[Add scores to your site](#)

Boyle Heights, Los Angeles, 90033

Commute to **Downtown East Los Angeles** 

 8 min  26 min  12 min  41 min [View Routes](#)

 **Favorite**

 **Map**

 **Nearby Apartments**

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Walk Score
91

Walker's Paradise

Daily errands do not require a car.

Transit Score
66

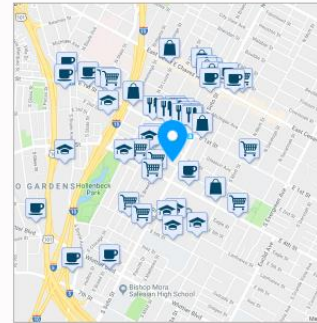
Good Transit

Many nearby public transportation options.

Bike Score
80

Very Bikeable

[About your score](#)



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