



ED1 Eligible

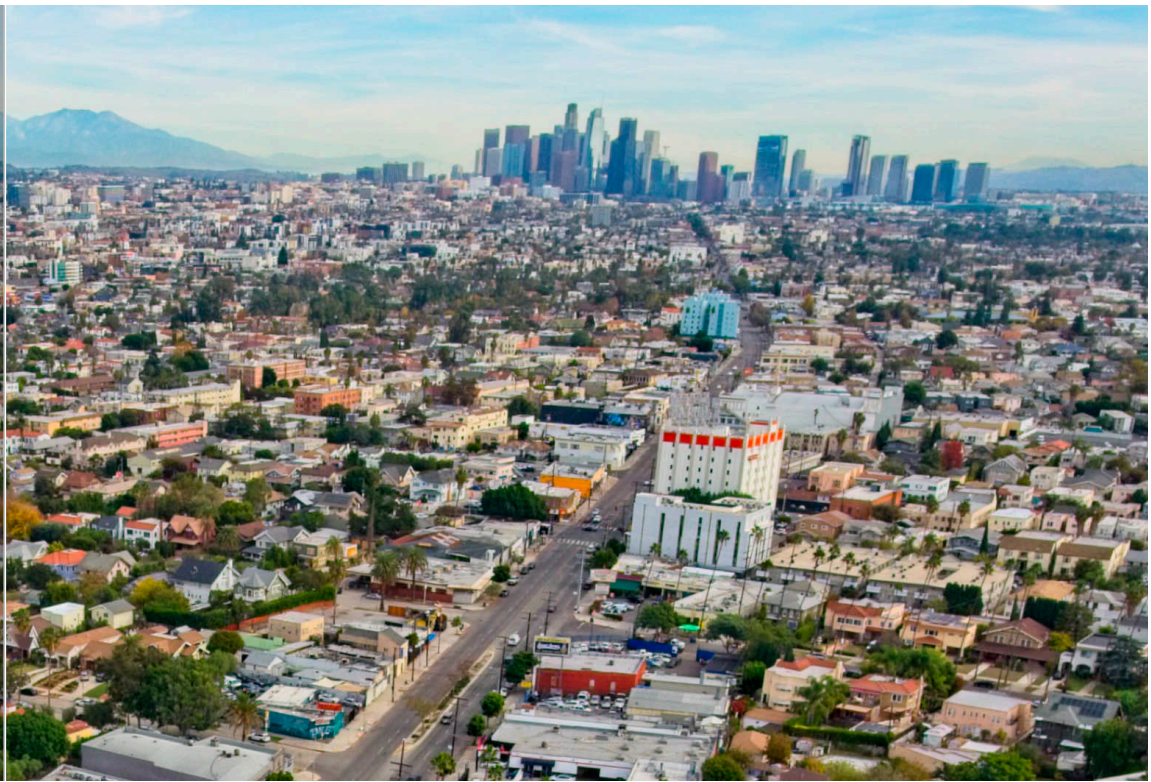
Priced at \$2,700,000

Melrose Hill

**4853 & 4857 Melrose Ave.
Los Angeles, CA 90029**

**PARTNERSCRE
SVIDLER**

Build up to 66± Units with an ED1 Project
No RSO. No Replacement Issues. No Entitlements. Raw Land.



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Executive Vice President

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svidlercre.com
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4853 & 4857 Melrose Ave.

Property Overview

Partners CRE is proud to present for sale a **double vacant lot** in the **Melrose Hill** neighborhood just east of **Hollywood**.

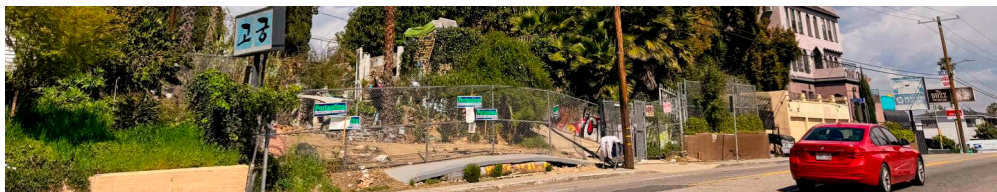
Build up to 66± units with **ED1** and work with the slight slope to fit parking at street level (if any parking at all) while **building up towards the slope**.

Super central, just north of **Koreatown** and half a mile to the **Metro Subway Station**, this property has tremendously easy access to the **101** but also boasts the **Walker's Paradise** designation by Walk Score!

With **13,230 SF** (after a 13 foot dedication) of **C1-1D Tier 2** vacant land spanning **100 feet of frontage** on the world famous Melrose Ave., there are **no RSO, no Replacement Issues**, a **Clean Phase 1**, and no Entitlements to free your hand to design the talk of the town! The By-Right FAR can be maximized utilizing the Tier 2 **TOC** or **Density Bonus**!

The neighborhood is changing and improving, with a lot of new and recent construction all around, including projects currently in Plan Check.

Just a hop and a skip to Melrose and Western, with all of the **new shops, restaurants, bars and much more!**



At a Glance

Melrose Hill

Priced at \$2,700,000

13,230 SF
Lot Size

C1-1D Tier 2 TOC
Zoning

Vacant Land
Status

100 x 132
Lot Dimensions After Dedication

5535-029-034 & 5535-029-035
APNs

No Replacement Issues

No Rent Stabilization Ordinance

No Entitlements in Hand

Use TOC or DB to maximize density

Build Up To 66± Units with ED1

Clean Environmental

Near Several New Projects

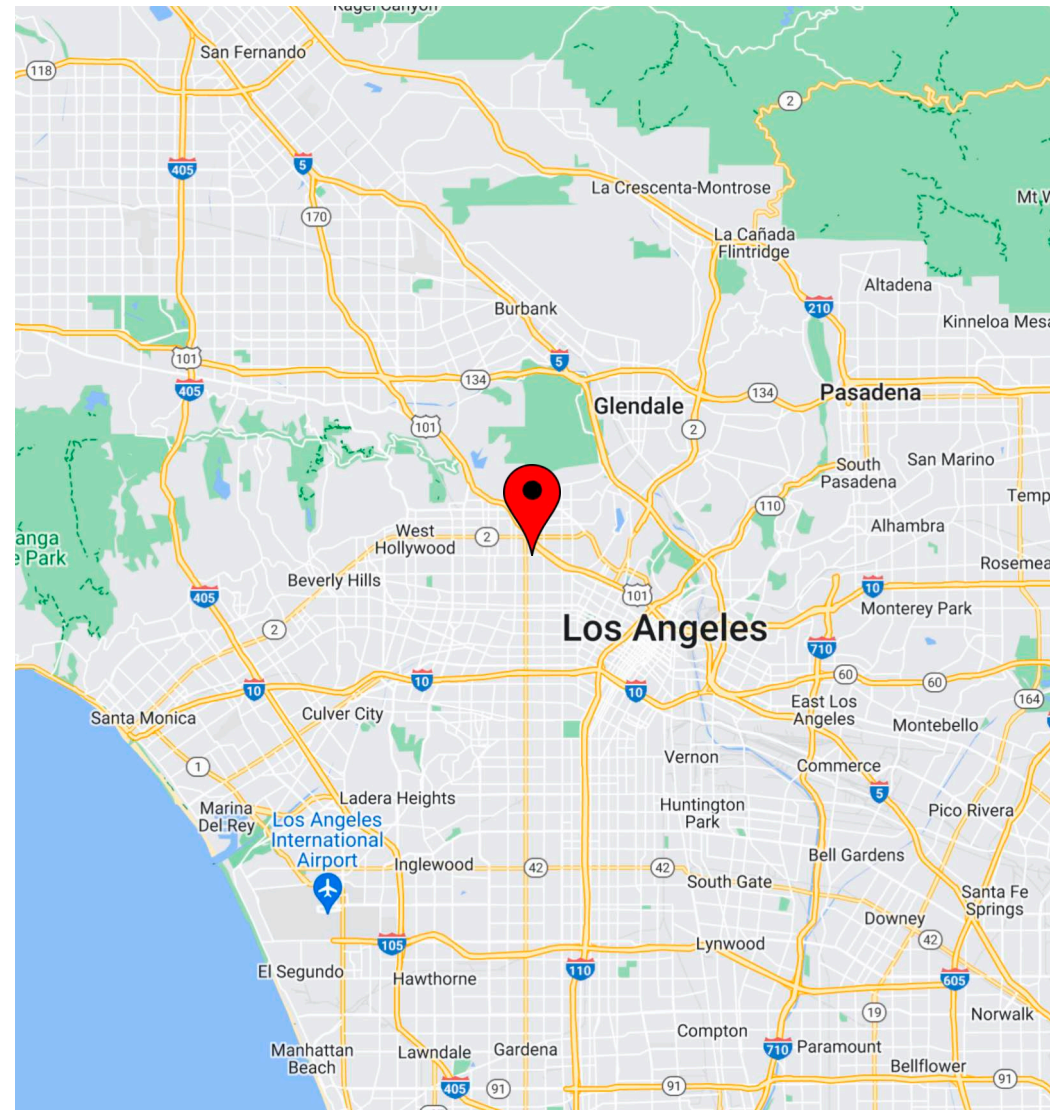
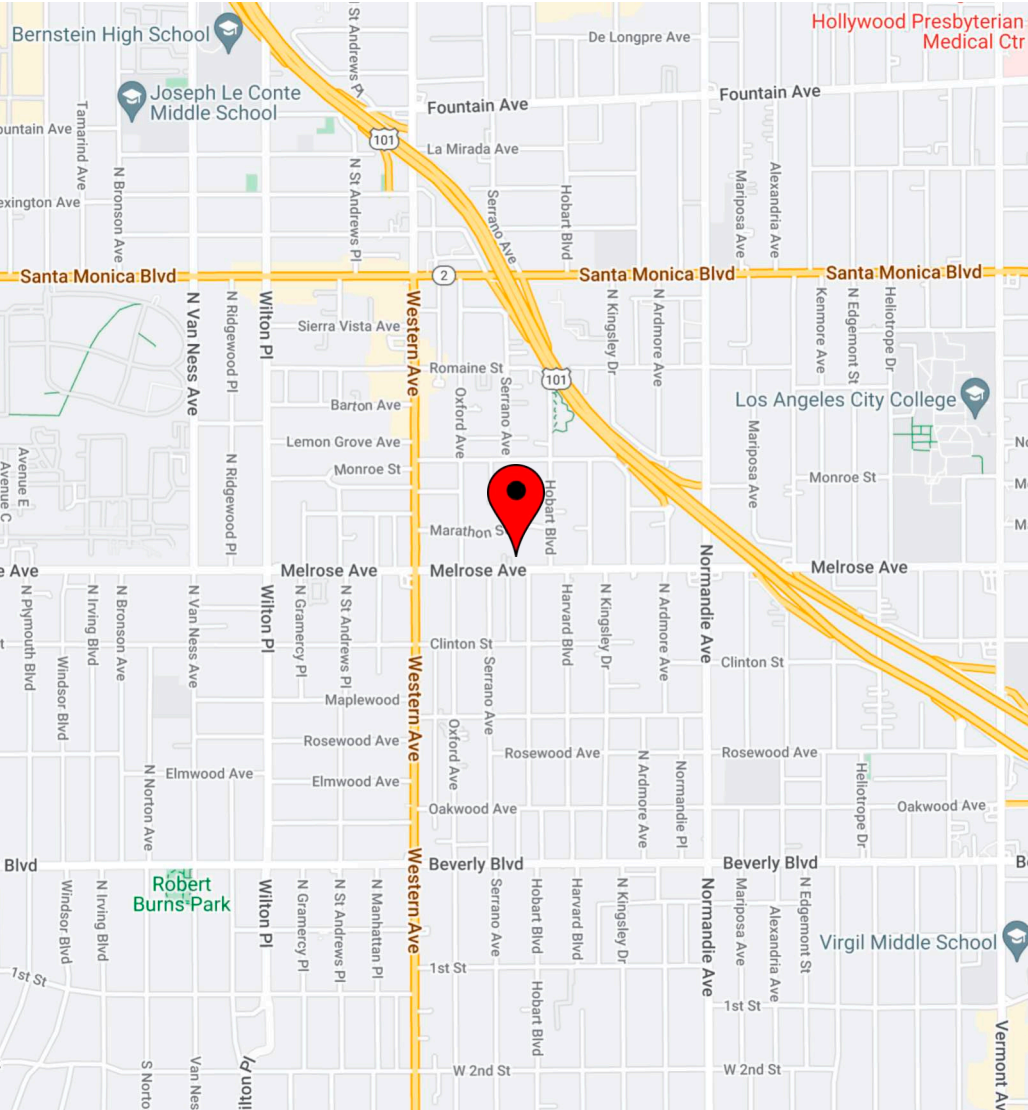
Between Koreatown and Hollywood

Walker's Paradise near Metro Station

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4853 & 4857 Melrose Ave.

Maps



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4853 & 4857 Melrose Ave.

Walk Score

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

Transit Score
58

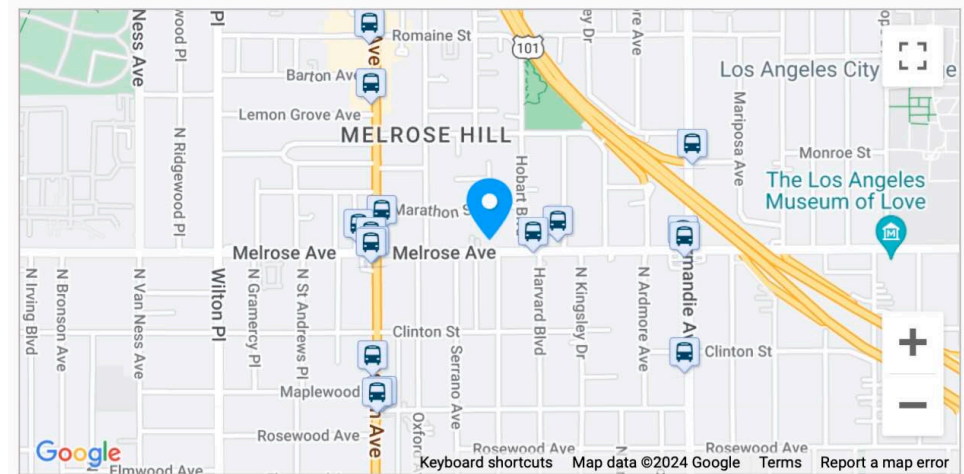
Good Transit

Many nearby public transportation options.

Bike Score
53

Bikeable

Some bike infrastructure.



Rail lines:

Metro B Line (Red) 0.9 mi

Bus lines:

10/48 Metro Local Line 0.1 mi 207 Metro Local Line 0.2 mi

Hollywood/Wilshire DASH H... 0.2 mi 206 Metro Local Line 0.3 mi

About this Location

4853 Melrose Avenue has a Walk Score of 91 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

4853 Melrose Avenue is a 26 minute walk from the Metro B Line (Red) at the Vermont / Santa Monica Station stop.

This location is in the Hollywood Studio District neighborhood in Los Angeles. Nearby parks include Lemon Grove Park, Robert Burns Park and Wilton Historic District.



<https://www.walkscore.com/score/4853-melrose-ave-los-angeles-ca-90029>

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Metro

Metro B Line (aka Red Line)

The B Line (formerly the Red Line from 1993–2020) is a fully underground 14.7 mi (23.7 km) rapid transit line operating in Los Angeles, running between North Hollywood and Downtown Los Angeles. It is one of six lines in the Los Angeles Metro Rail system, operated by the Los Angeles County Metropolitan Transportation Authority. Built in four stages between 1986 and 2000, the line cost \$4.5 billion to build.

The B Line is one of the city's two fully-underground subway lines (along with the D Line). The two lines share tracks through Koreatown and Downtown Los Angeles. As of 2019, the combined B and D lines averaged 133,413 boardings per weekday.

In 2020, Metro renamed all of its lines using letters and colors, with the Red Line becoming the B Line (retaining the red color in its service bullet) and the Purple Line becoming the D Line.

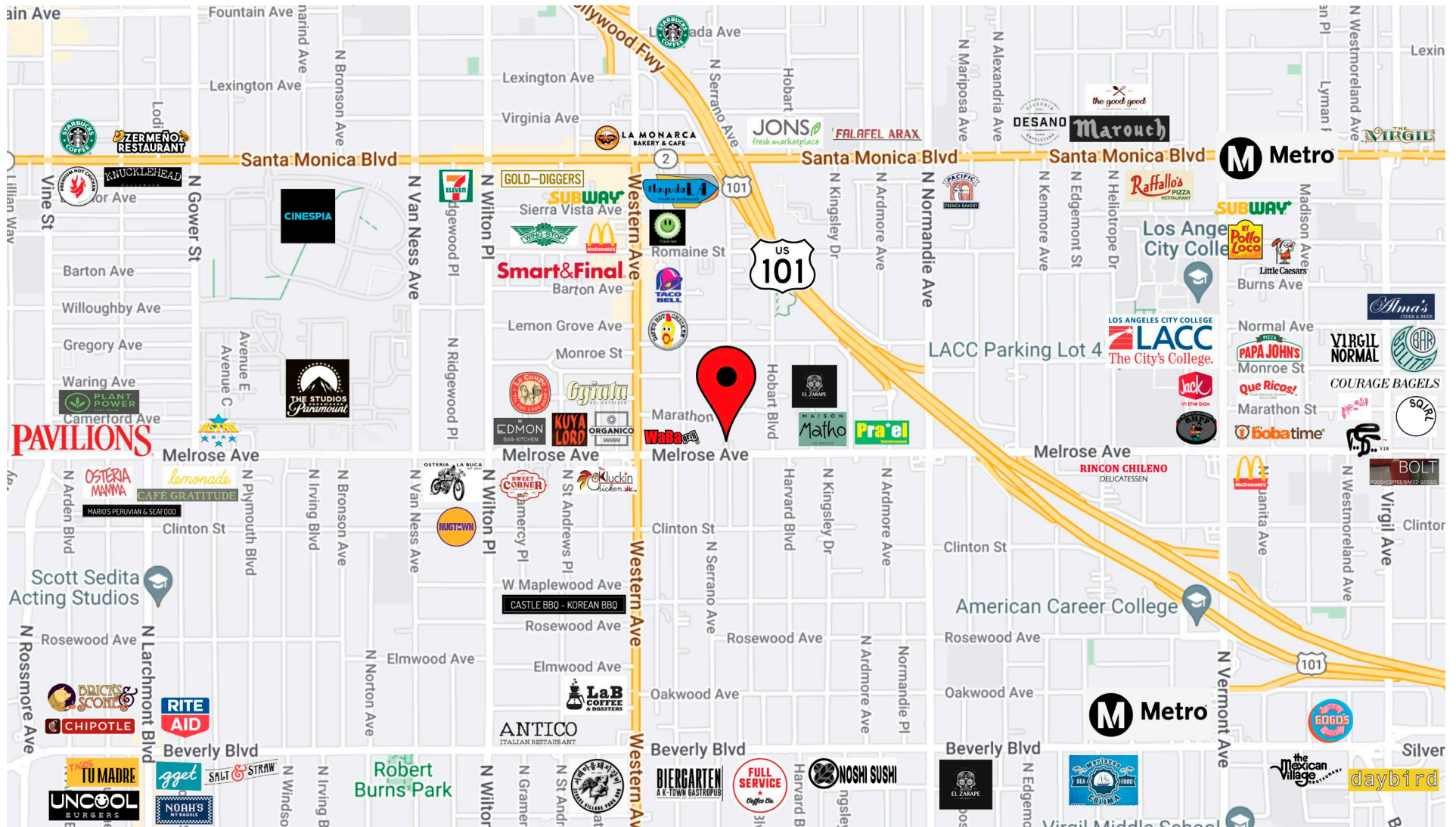
[https://en.wikipedia.org/wiki/B_Line_\(Los_Angeles_Metro\)](https://en.wikipedia.org/wiki/B_Line_(Los_Angeles_Metro))



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Area Map



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4853 & 4857 Melrose Ave.

Zimas



5535-029-034

City of Los Angeles
Department of City Planning

3/19/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4853 W MELROSE AVE

ZIP CODES

90029

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2023-4830-CU-DB-VHCA
CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2005-6082
CPC-1997-43-CPU
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-87831
ORD-182960
ORD-182173-SA43
ORD-164689
ORD-161116-SA20
ZA-1984-71-E
ZA-1977-343
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2005-2158-EIR

Address/Legal Information

PIN Number 141B193 519
Lot/Parcel Area (Calculated) 6,615.1 (sq ft)
Thomas Brothers Grid PAGE 593 - GRID H6
Assessor Parcel No. (APN) 5535029034
Tract MELROSE HILL
Map Reference M B 10-50/51
Block None
Lot FR 62
Arb (Lot Cut Reference) None
Map Sheet 141B193

Jurisdictional Information

Community Plan Area Hollywood
Area Planning Commission Central
Neighborhood Council Hollywood Studio District
Council District CD 13 - Hugo Soto-Martinez
Census Tract # 1916.10
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning C1-1D
Zoning Information (ZI) ZI-2512 Housing Element Inventory of Sites
ZI-2433 Revised Hollywood Community Plan Injunction
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use Limited Commercial
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 (RBPA)

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5535-029-035

City of Los Angeles
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3/19/2024
PARCEL PROFILE REPORT

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ORD-182960
ORD-182173-SA43
ORD-164689
ORD-161116-SA20
ZA-2008-703-CUB
ZA-1984-71-E
ZA-1977-343
YD-6182
YD-4669
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2008-704-MND
ENV-2005-2158-EIR

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4853 & 4857 Melrose Ave.

Zimas

5535-029-034

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
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)	Tier 2
ED 1 Eligibility	Eligible Site
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)	5535029034
APN Area (Co. Public Works)*	0.151 (ac)
Use Code	1000 - Commercial - Commercial - One Story
Assessed Land Val.	\$343,170
Assessed Improvement Val.	\$0
Last Owner Change	03/09/2022
Last Sale Amount	\$2,875,028
Tax Rate Area	67
Deed Ref No. (City Clerk)	924526
	5-176
	218220
	1388238
	1102485
	0273245
Building 1	No data for building 1
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: 5535029034]

Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
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
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

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Assessed Improvement Val.	\$0
Last Owner Change	03/09/2022
Last Sale Amount	\$2,875,028
Tax Rate Area	67
Deed Ref No. (City Clerk)	924526
	8-199
	7-753
	218220
	1388238
	1102486
	1008635
Building 1	No data for building 1
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: 5535029035]

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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
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

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4853 & 4857 Melrose Ave.

Zimas

5535-029-034

Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.43379752
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	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	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: 5535029034]
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	0.14 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	678
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	52
Red Flag Restricted Parking	No

5535-029-035

Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.4438864
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
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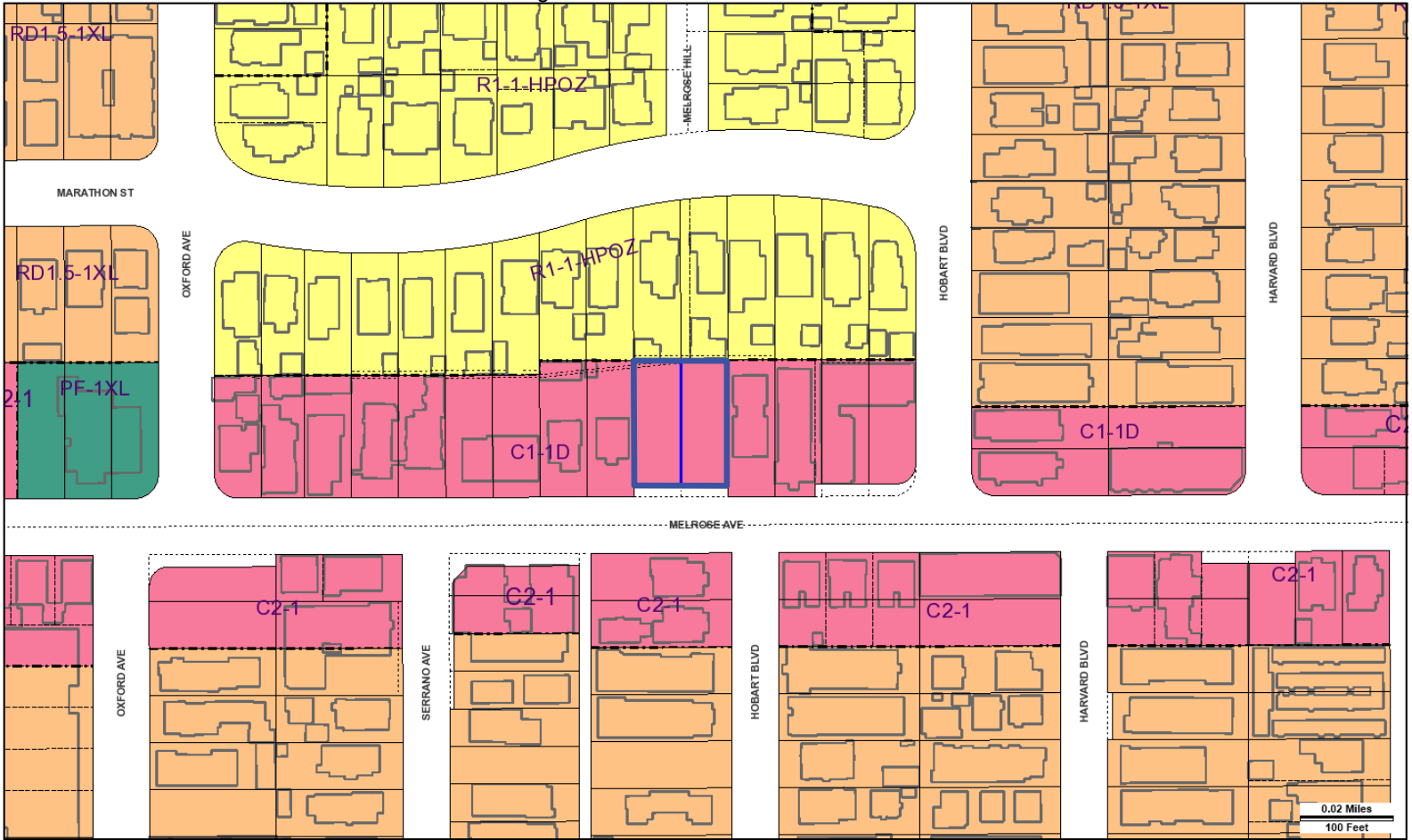
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4853 & 4857 Melrose Ave.

Zimas



Address: 4853 W MELROSE AVE
 APN: 5535029034
 PIN #: 141B193 519

Tract: MELROSE HILL
 Block: None
 Lot: FR 62
 Arb: None

Zoning: C1-1D
 General Plan: Limited Commercial



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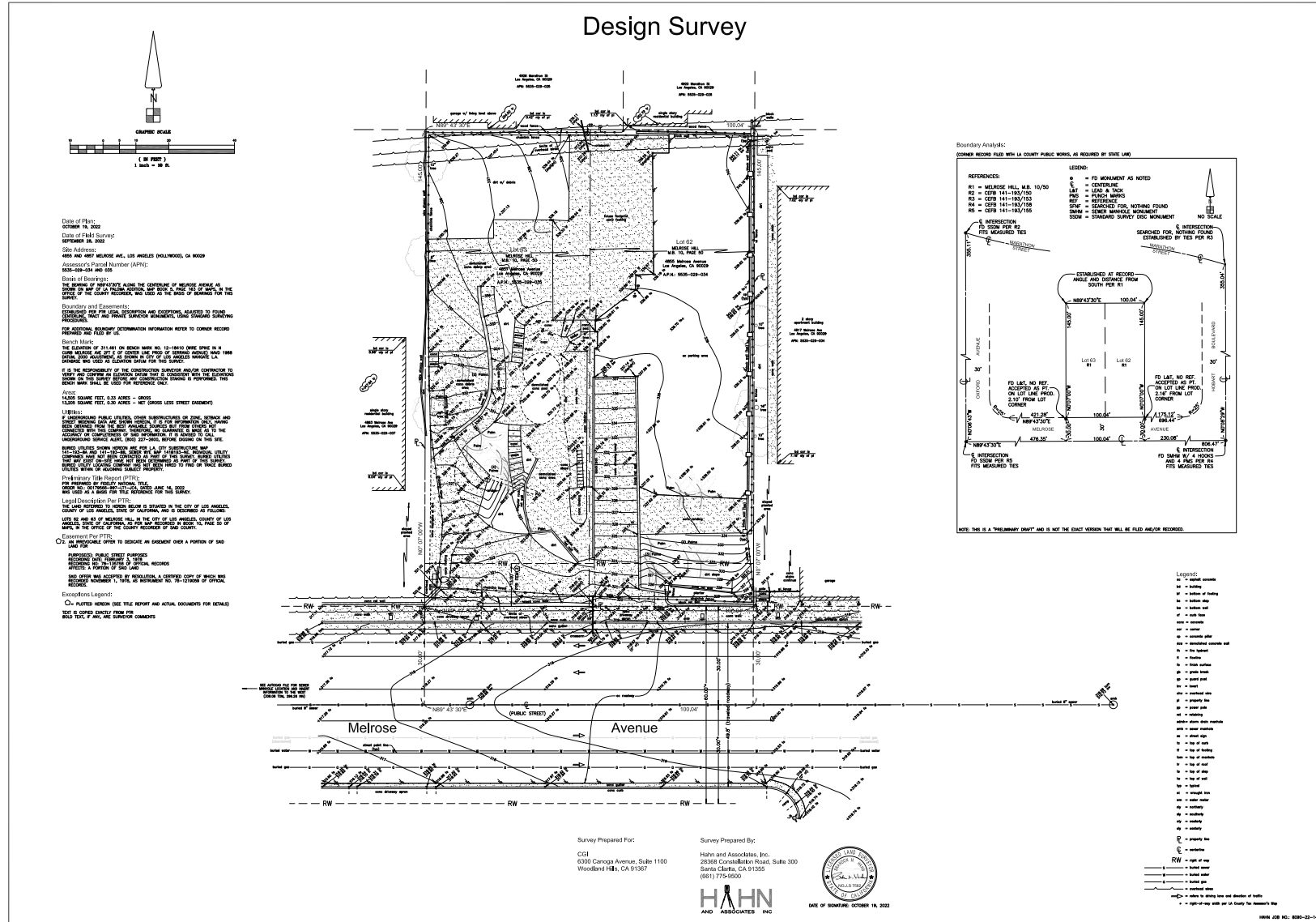
Parcel Map



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Survey



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4853 & 4857 Melrose Ave.

Brick Work - ED1 Report



Existing Conditions

Floor Area	N/A (Empty Lot)
Units	0
Year Constructed	N/A
Assessed Improvement Value	\$0
Assessed Land Value	\$686,340
Zone	C1-1D
Lot Area	13,230 sq. ft.
APNs	5535-029-034, 5535-029-035

Development Potential (By-Right)

Maximum FAR	0.5:1
Maximum Height	None
Feet	
Stories	None
Buildings used entirely for residential uses (and ground floor commercial in RAS zones) are only limited in height, not stories.	
Minimum Setbacks	
Front	10 ft.
Side	10 ft.
1 ft. for each story over 2nd, not to exceed 16 ft.	
Rear	15 ft.
1 ft. for each story over 3rd, 20 ft. max	

Development Potential (By-Right)

Max Buildable Area, Footprint	5,365 sq. ft.	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)
Max Buildable Area, Envelope	5,365 sq. ft.	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+
Max Dwelling Units	16	Long 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	None	Short Term	
Transitional Height Limitations			
Portions of Buildings in C or M zones with certain distances of RW1 or more restrictive zones shall not exceed the following limits:			
Distance (ft.)	Height (ft.)		
0-49	25		
50-99	33		
100-199	61		

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 ORD-164689 (D-limitation), The total floor area contained in all buildings on a lot shall not exceed one half (0.5) times the buildable area of the lot

Development Potential (100% affordable) ED-1

Maximum FAR	3.5:1 FAR
Maximum Height	N/A
Feet	
Stories	N/A
Minimum Setbacks	
Front	10 ft.
No reduction unless it aligns with the average of the front yards setback of adjoining buildings	
Side	10 ft.
Eligible for decrease for bonus incentives	
Rear	15 ft.
Eligible for decrease for bonus incentives	
Max Buildable Area, Footprint	8,810 sq. ft.
Max Buildable Area, Envelope	30,835 sq. ft.
Potential Density	66

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 off-menu incentive for FAR and an average unit size of 400 sq. ft. at 85% efficiency. 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.

Required Bicycle Parking

Long Term
A 50% reduction in bicycle parking

Short Term

A 50% reduction in bicycle parking

Transitional Height Limitations

Portions of Buildings in C or M zones with certain distances of RW1 or more restrictive zones shall not exceed the following limits:
Distance (ft.) Height (ft.)
0-49 25
50-99 33
100-199 61

Required Open Space

A 50% reduction in open space.

Other Development Notes

Our reports are based on the pending draft ordinance that will be passed by the city council in the near future.

Restrictions

Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	No
Q/T Conditions	No
D Limitations	Yes
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

Restrictions

Per ORD-164689 (D-limitation), The total floor area contained in all buildings on a lot shall not exceed one half (0.5) times the buildable area of the lot. Applies if you are building by-right.

All data are obtained from government sources. No attempt has been made to verify the data's accuracy.

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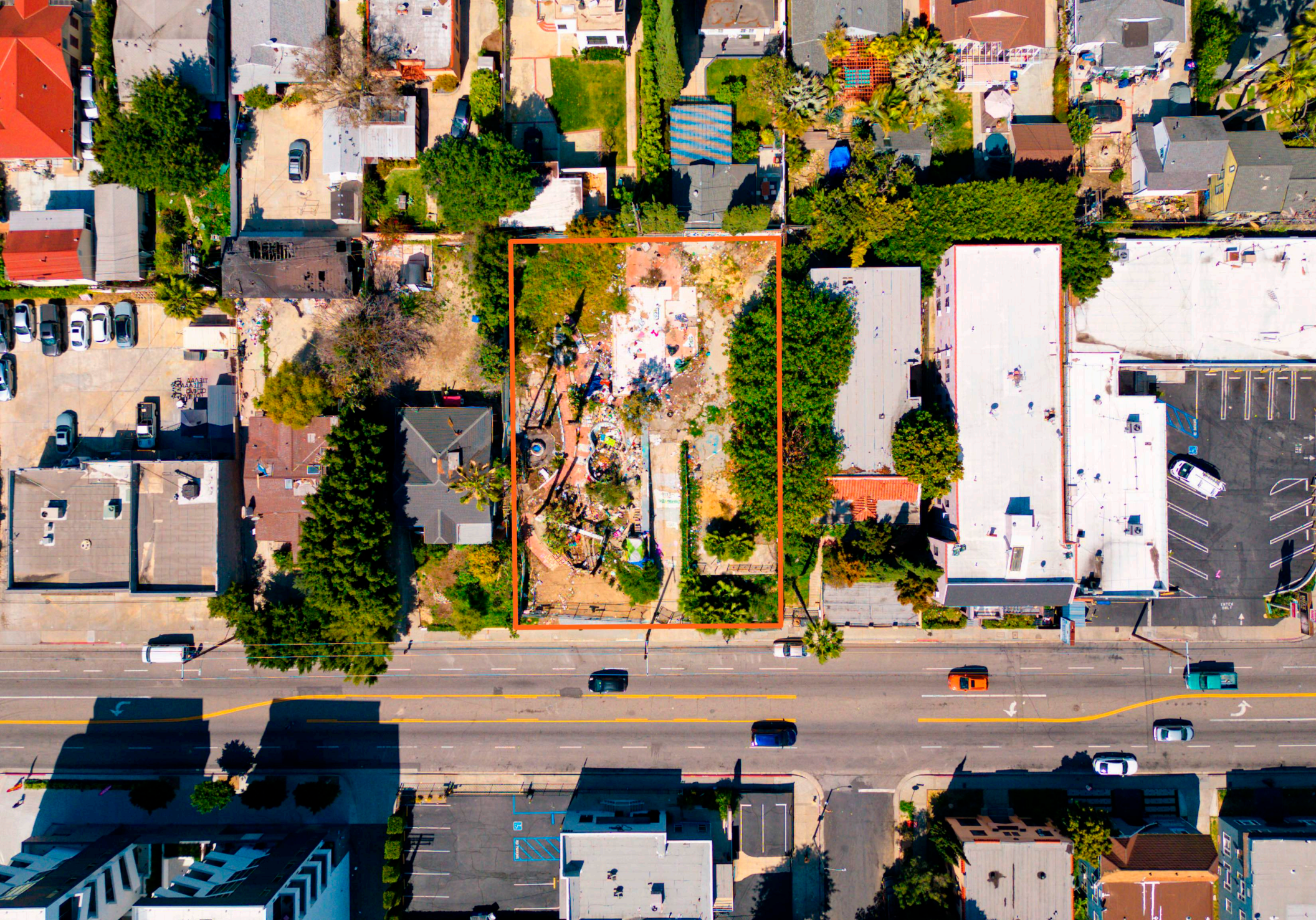












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