

Appendix IS-4

Methane Investigation Report

October 19, 2022
J4327



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METHANE
SPECIALISTS

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Subject: Methane Investigation Report
Scope of Work: Construction of a 46 story high-rise with (4) levels of underground parking
Project Address: 5350 Wilshire Blvd., Los Angeles, CA 90036
Findings: This project does require a methane mitigation system

Methane Specialists is pleased to submit this report with the results of our subsurface methane investigation for the above-mentioned project. The main purpose of the investigation was to measure sub-surface concentrations of methane at the subject site to determine site-specific methane mitigation requirements prescribed by the City of Los Angeles Department of Building and Safety. This investigation was conducted in accordance with our proposal dated 9-30, 2022.

Project Information

The proposed project is to construct a forty-six (46) story high-rise with four (4) levels of underground parking. Probes were bored down to clear at least 1 foot above refusal and groundwater levels for gas readings to remain unaffected by water vapor. Groundwater was not met while drilling down at either probe set. Refusal was met twenty (20) feet below surface grade (bsg). A geotechnical report was not provided to us before the writing of this report.

The site is within a City of Los Angeles designated Methane Zone. (Source: ZIMAS Parcel Profile Report (enclosed)).

City of Los Angeles Methane Requirements

Requirements for control of methane intrusion in the City of Los Angeles are specified in Division 71 Methane Seepage Regulations Section 91.7101 of the Los Angeles Municipal Code (“Division 71”). Since the project is within the methane zone, the Department of Building and Safety has the authority to withhold permits for construction unless detailed plans for adequate protection against methane are submitted.

The level of methane protection required depends upon the “design methane concentration,” which is defined in Division 71 as “the highest concentration of methane gas found during site testing.” Site testing is required to determine the design concentration unless the developer accepts the most stringent methane mitigation requirements (“Level V”). If site testing is performed (e.g., to document that a lower level of mitigation is justified), then it must follow the protocols published by the Department of Building and Safety, “Site Testing Standards for Methane” (P/BC 2020-101, January 1, 2020).

P/SC 2002-101 prescribes a three-step process for methane evaluation:

- (1) Scheduling site testing either before or 30 days after any site grading;
- (2) Conducting shallow soil gas tests (not less than 4 feet bgs); and
- (3) Installing and using multiple-depth gas probe sets where the highest concentrations of soil gases are expected to be found

For the second step, P/BC 2020-101 requires one sampling location for every 10,000 square feet, or portion thereof, of site area with a minimum of two shallow soil gas probe locations. Since the parcel area is approximately 59,168.0 square feet, six (6) shallow sampling locations were required.

The third step in the City’s methane evaluation process is to collect a minimum of two samples at multiple depths regardless of the total parcel area, and at least one per every 20,000 square feet. We therefore needed three (3) multi-depth gas probe sets.

Test locations needed to be cleared for the presence of underground utilities. Methane Specialists notified Underground Service Alert of Southern California to mark the site for underground utilities. The utilities were marked and cleared prior to performing the methane investigation at the subject site.

Shallow Soil Gas Probe Testing

Following P/BC 2020-101 requirements, six (6) shallow methane probes (SP-1, SP-2, SP-3, SP-4, SP-5 and SP-6), were installed at a depth of 4 feet bsg at separate locations of the site (see attached Probe Location Map). Methane Specialists conducted the drilling and installation of the shallow soil gas probes and performed the soil gas analyses. The shallow gas probes were installed and sampled on 10-12-2022. Methane Specialists used a direct push drill rig to

hydraulically drive a 1.50 inch rod into the ground to a depth of approximately 4 feet bsg. A ¼” polyethylene probe was then inserted into the boreholes. Approximately one foot of sand was placed in the boreholes above and below the tubing to provide a sampling area. Hydrated bentonite crumbles were then placed above the sand in the boreholes to form a seal.

For the field data collection, Methane Specialists measured these probes for methane, oxygen and carbon monoxide with a RKI Eagle. The RKI Eagle is a portable, four gas-sampling instrument. The methane-reporting limit for the RKI Eagle is 500 ppmv. The RKI Eagle was calibrated prior to the start of the survey each day. The unit is regularly calibrated against standard calibrant samples by trained Methane Specialists staff members.

The probe pressure was measured with a Dwyer Magnehelic Differential Pressure Gauge with a minimum scale division of 0.1 inch of water (H₂O).

Multiple-Depth Gas Probe Set Testing

Based on the results of this test, City Guidelines require that one multiple-depth probe be installed for every 20,000 square feet of site area where the highest concentration of soil gas is found, with a minimum of two multiple gas probes regardless of the total area of the site. Since the total parcel area is approximately 59,168.0 square feet, Methane Specialists installed the required three (3) multiple depth probes near the locations of the (SP-1, SP-2 and SP-3) shallow test probes.

The three (3) multi-depth gas probes sets were installed using direct push drilling equipment. Methane Specialists conducted the drilling and installation of the multi-depth gas probes. The (DP-1, DP-2 and DP-3) multiple-depth gas probes were drilled and installed on the same day 10-12-2022 and in the same manner as the shallow gas probes except that the probes were installed in a triple well cluster terminating at 5 feet, 10 feet and 20 feet bsg. Refusal was met twenty (20) feet below surface grade (bsg). At each probe depth, approximately one foot of sand was placed in the borehole around the probe. Hydrated bentonite chips were then placed into the borehole above the sand to form a seal. Another foot of sand followed by bentonite was then added at the next sampling elevation.

Methane Specialists conducted the sampling and analysis. Two sequential sets of gas samples, separated by a minimum of 24 hours, were collected at each combination of location and depth following placement of the gas probe sets. The first set of samples was collected on 10-12-2022 and the second set was collected on 10-13-2022.

For the field data collection, Methane Specialists measured these probes for methane, oxygen and carbon monoxide with a RKI Eagle. The RKI Eagle is a portable, four gas-sampling instrument. The methane-reporting limit for the RKI Eagle is 500 ppmv. The RKI Eagle was calibrated prior to the start of the survey each day. The unit is regularly calibrated against standard calibrant samples by trained Methane Specialists staff members. The probe pressure

was measured with a Dwyer Magnehelic Differential Pressure Gauge with a minimum scale division of 0.1 inch of water (H₂O).

After completion of the Gas Probe tests, the gas probes were abandoned on 10-13-2022. Boreholes were backfilled with either bentonite grout or hydrated bentonite chips.

Results of Shallow Gas Probe and Multiple Gas Probe Analysis

The attached Form 1 shows the results of the shallow and the multiple depth deep gas probe sets.

Recommendations

In summary, for this project located in the Methane Zone, detectable levels were not encountered while testing at this site. Therefore, according to Table 1A (enclosed), for the Methane Zone, this project falls under Design Level II, with less than 2 inches of water-column gas-pressure. In accordance with said Methane Code Table 1A, project does require a methane mitigation system.

Disclaimer

All discussion in this report is based on information provided by the client, as well as data and conditions, as they existed at the time and date of testing at the site. Should any detail, or condition, change from that original information, then, re-consideration of the conclusions in this report could become justified. Methane Specialists cannot be held accountable for relevant information not provided. Nor can Methane Specialists be held accountable for the consequences of changes in the project scope, or of project site conditions.

This report has been prepared for the sole use of the client, exclusively, for the completion of the subject project, alone. No other application, or interpretation, of this report is to be granted, or implied, or otherwise made, without first obtaining direct, written permission, exclusively from Methane Specialists.

Limitations and Conditions

The findings, conclusions, and recommendations contained in this report are based upon our understanding of on-site conditions as described in previous sections of this report and referenced documents. Any new information or change in existing conditions, with respect to the site, buildings, proposed construction, soil gas, or other factors should be brought immediately to the attention of Methane Specialists. If information related to Methane Specialists or further field observation by Methane Specialists, reveal unanticipated or changed conditions, we reserve the right to make alterations or additions to the original recommendations.

Respectfully,
Methane Specialists

Timothy A. Tucker, Architect (C-19103)



Attachments:

Exhibit 1: Site Location Map

Exhibit 2: Probe Locations Map

Exhibit 3: Typical Methane Probe Set Detail

Exhibit 4: Form 1 – Certificate of Compliance for Methane and Test Data

Exhibit 5: Table 1A - Mitigation Requirements for Methane Zone

Exhibit 6: Parcel Profile Report

Exhibit 1 - Site Location Map



Address: 5350 Wilshire Blvd., Los Angeles, CA 90036

Date: 10-19-22

Job: 4327

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Exhibit 2 - Probe Location Map



LEGEND
DP=DEEP PROBE
SP=SHALLOW PROBE

 14'x14' space required on all sides for testing

Address: 5350 W. Wilshire Blvd Los Angeles, CA 90036

Date: 10-19-2022

Job: 4327

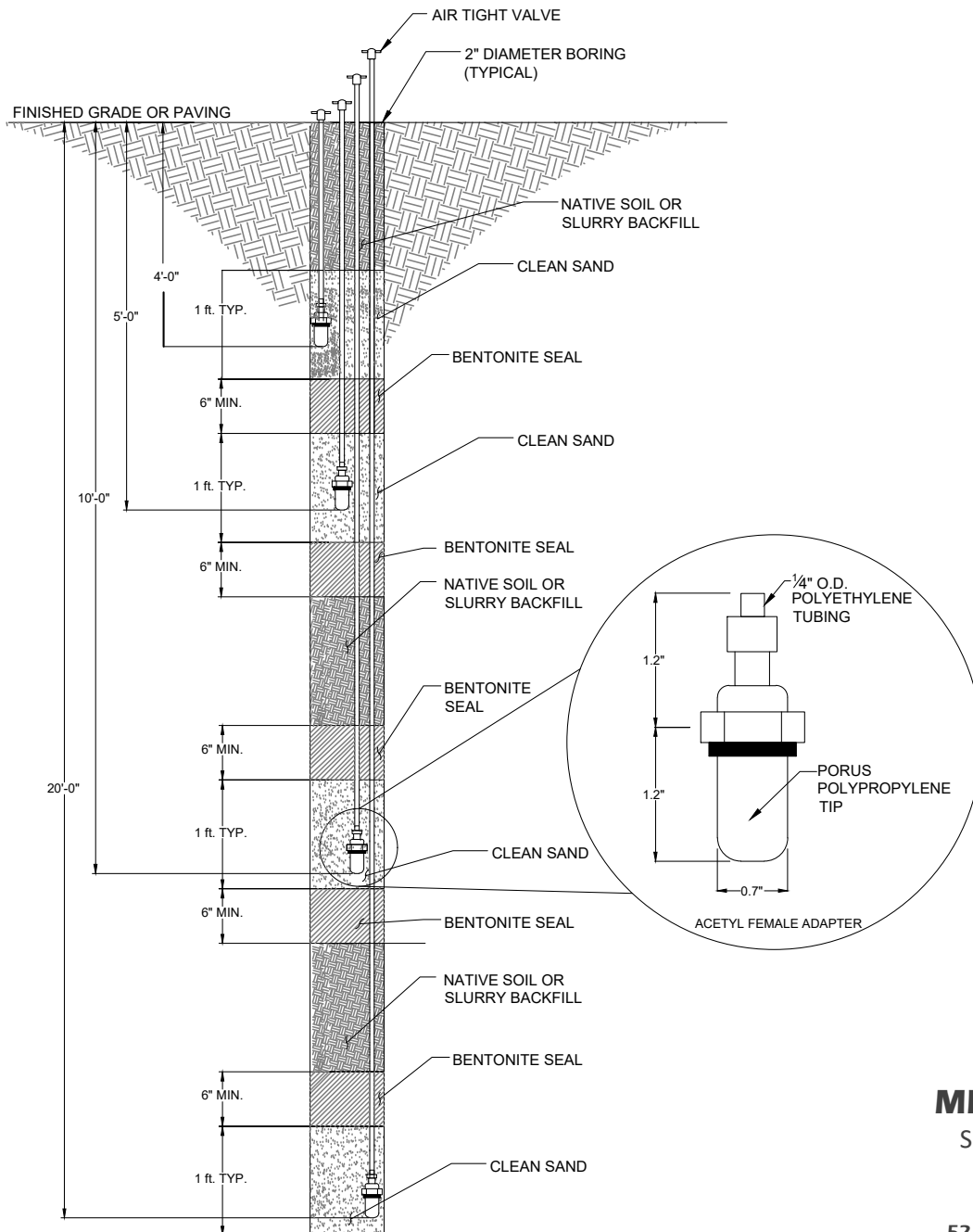


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TEMPORARY MULTI-STAGE GAS MONITORING PROBES FOR METHANE

FORM 1 - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 1: Certification Sheet

Job #: 4327

Site Address: 5350 Wilshire Blvd., Los Angeles, CA 90036

Legal Description: Tract: (Reference attached summary) Lot:

Block:

Building Use: 46 story high-rise with (4) levels of underground parking

Architect=s, Engineer=s or Geologist=s Stamp:

Name of Architect, Engineer, or Geologist:

Mailing Address: Methane Specialists
5210 Lewis Road, Suite 1
Agoura Hills, CA 91301

Telephone: (805) 987-5356

Name of Testing Laboratory: Methane Specialists

City Test Lab License #: 24876

Telephone: (805) 987-5356



I hereby certify that I have tested the above site for the purpose of methane mitigation and that all procedures were conducted by a City of Los Angeles licensed testing agency in conformity with the requirements of the LADBS Information Bulletin P/BC 2020-101. Where the inspection and testing of all or part of the work above is delegated, full responsibility shall be assumed by the architect, engineer or geologist whose signature is affixed thereon.

Signed: _____ date 10-19-2022

Required Data:

- Project is in the (Methane Zone) or (Methane Buffer Zone).
- Depth of ground water observed during testing: not met feet below the Impervious Membrane.
- Depth of Historical High Ground Water Table Elevation*: unknown feet below the Impervious Membrane.
- Design Methane Concentration**: 500 parts per million in volume (ppmv). (i.e.: 1% LEL)
- Design Methane Pressure***: < 2.0 inches of water column.
- Site Design Level: (Level I, Level II, Level III, Level IV, Level V) with _____ inches of water column.

De-watering:

- De-watering (is) (is not) required per Section 7104.3.7. *Subject to Final Geotech Report.*
- Pump discharge rate not provided cubic feet per minute per reference geology or soil report:
_____ dated _____.

Additional Investigation:

- Additional investigation (was) (was not) conducted. (by Methane Specialists)

Latest Grading on Site:

- Date of last grading on site (was) (was not) more than 30 days before Site Testing.
- See Attached explanation of the effect on soil gas survey results by grading operations.

Notes:

* Historical High Ground Water Table Elevation shall mean the highest recorded elevation of ground water table based on historical records and field investigations as determined by the engineer for the methane mitigation system.

** Design Methane Concentration shall mean the highest recorded measured methane concentration from either Shallow Soil Gas Test or any Gas Probe Set on the site.

*** Design Methane Pressure shall mean the highest total pressure measured from any Gas Probe Set on the site.

<u>ZIMAS</u>	<u>TRACT</u>	<u>BLOCK</u>	<u>LOT</u>	<u>AREA</u>	<u>ADDRESS</u>
1	TR 3821	NONE	80	16747.3	706, 708, 710, 712 & 714 S CLOVERDALE, 5368, 5370 5376, 5374 & 5366 W WILSHIRE BLVD
2	TR 4642	NONE	1	6054.1	5364, 5362, 5358, 5360 & 5364 1/2 W WILSHIRE BLVD
3	TR 4642	NONE	2	3100.9	5354 & 5356 W WILSHIRE BLVD
4	TR 4642	NONE	2	3204.3	NONE
5	TR 4642	NONE	3	5756.9	5350 & 5352 W WILSHIRE BLVD
6	TR 3821	NONE	79	8479.3	716 S CLOVERDALE AVE
7	TR 5691	NONE	1	6375.8	721 S DETROIT ST
8	TR 5691	NONE	2	6996.5	725 S DETROIT ST
				**	PUBLIC ALLEY DEDICATION NOT INCLUDED IN AREA CALCULATION
			TOTAL	56715.1	

FORM 1 (CONTINUED) - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA P/BC 2002-101

Part 2: Test Data - Shallow Soil Gas Test and Gas Probe Test

Site Address:

5350 Wilshire Blvd

Job #

4327

Description of Gas Analysis Instrument(s):

Instrument Name and Model: RKI Eagle

Instrument Accuracy: 500 ppm/v

City of Los Angeles Testing License # 24876

Date	Time	Probe Set #	Stabilized CH4 ppm/v	Pressure	Probe Depth (feet)	Description / Comments
10/12/2022	11:20 AM	P1	ND	<0.1	20	
10/12/2022	11:25 AM	P1	ND	<0.1	10	
10/12/2022	11:30 AM	P1	ND	<0.1	5	
10/12/2022	11:35 AM	P1	ND	<0.1	4	
10/12/2022	11:39 AM	P2	ND	<0.1	20	
10/12/2022	11:45 AM	P2	ND	<0.1	10	
10/12/2022	11:50 AM	P2	ND	<0.1	5	
10/12/2022	11:55 AM	P2	ND	<0.1	4	
10/12/2022	12:00 PM	P3	ND	<0.1	20	
10/12/2022	12:05 PM	P3	ND	<0.1	10	
10/12/2022	12:10 PM	P3	ND	<0.1	5	
10/12/2022	12:20 PM	P3	ND	<0.1	4	
10/12/2022	12:35 PM	Sp4	ND	<0.1	4	
10/12/2022	12:40 PM	Sp5	ND	<0.1	4	
10/12/2022	12:44 PM	Sp6	ND	<0.1	4	
10/13/2022	11:25 AM	P1	ND	<0.1	20	
10/13/2022	11:30 AM	P1	ND	<0.1	10	
10/13/2022	11:35 AM	P1	ND	<0.1	5	
10/13/2022	11:40 AM	P1	ND	<0.1	4	
10/13/2022	11:50 AM	P2	ND	<0.1	20	
10/13/2022	11:55 AM	P2	ND	<0.1	10	
10/13/2022	12:00 PM	P2	ND	<0.1	5	
10/13/2022	12:10 PM	P2	ND	<0.1	4	
10/13/2022	12:15 PM	P3	ND	<0.1	20	
10/13/2022	12:20 PM	P3	ND	<0.1	10	
10/13/2022	12:25 PM	P3	ND	<0.1	5	
10/13/2022	12:30 PM	P3	ND	<0.1	4	
10/13/2022	12:45 PM	Sp4	ND	<0.1	4	
10/13/2022	12:50 PM	Sp5	ND	<0.1	4	
10/13/2022	12:55 PM	Sp6	ND	<0.1	4	

Date of Calibration

Time of Calibration

Groundwater Depth

Depth of Refusal

10/12/2022

11:00 AM

N/A

20'

Field Technician Name

Ramon Camacho

**Table 1A - MITIGATION REQUIREMENTS FOR
METHANE ZONE** (See notes)

Site Design Level		Level I		Level II		Level III		Level IV		Level V	
Design Methane Concentration (ppmv)		0 - 100		101 - 1,000		1,001 - 5,000		5,001 - 12,500		> 12,500	
Design Methane Pressure <small>(See note 1)</small> (Inches of water column)		≤ 2"	> 2"	≤ 2"	> 2"	≤ 2"	> 2"	≤ 2"	> 2"	All Pressure	
PASSIVE SYSTEM	De-watering System		X	X	X	X	X	X	X	X	
	Sub-Slab Vent System	Perforated Horizontal Pipes	X	X	X	X	X	X	X	X	X
		Gravel Blanket Thickness Under Impervious Membrane	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Gravel Thickness Surrounding Perforated Horizontal Pipes	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Vent Risers	X	X	X	X	X	X	X	X	X
	Impervious Membrane		X	X	X	X	X	X	X	X	X
ACTIVE SYSTEM	Sub-Slab System	Mechanical Extraction System <small>(See note 2)</small>							X	X	
	Lowest Occupied Space System	Gas Detection System <small>(See note 3)</small>			X		X	X	X	X	X
		Mechanical Ventilation <small>(See notes 3, 4, 5)</small>			X		X	X	X	X	X
		Alarm System			X		X	X	X	X	X
	Control Panel			X		X	X	X	X	X	X
MISC. SYSTEM	Trench Dam		X	X	X	X	X	X	X	X	
	Conduit or Cable Seal Fitting		X	X	X	X	X	X	X	X	
	Additional Vent Risers <small>(See note 5)</small>									X	

NOTES FOR TABLES 1A AND 1B:

"X" = Indicates a required mitigation component

- De-watering is not required when the maximum Historical High Ground Water Table Elevation, or projected post-construction ground water level, is more than 12 inches below the bottom of the Perforated Horizontal Pipes.
- The Mechanical Extraction System shall be capable of providing an equivalent of a complete change of air 20 minutes of the total volume of the Gravel Blanket.
- The mechanical ventilation system shall be capable of providing an equivalent of one complete change of the lowest occupied space every 15 minutes.
- Vent openings to comply with Item IV.B.4 on sheet 1 may be used in lieu of mechanical ventilation.
- The total quantity of the installed Vent Risers shall be increased to twice the rate for the Passive System.



City of Los Angeles Department of City Planning

Exhibit 6

10/19/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

708 S CLOVERDALE AVE
710 S CLOVERDALE AVE
712 S CLOVERDALE AVE
714 S CLOVERDALE AVE
5368 W WILSHIRE BLVD
5376 W WILSHIRE BLVD
5374 W WILSHIRE BLVD
5366 W WILSHIRE BLVD
706 S CLOVERDALE AVE
5370 W WILSHIRE BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
VTT-83768-CN-VHCA
ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-2003-1779-CDO-ZC
CPC-1986-823-GPC
CASE-2214
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944
DIR-2015-4619-CDO
ZA-2019-4211-CUB-CDO
ZA-2019-3561-CUB-CUX-ZV
ZA-2012-218-CUB
ZA-2010-2498-CUB-CUX-ZV-ZAD
ZA-2007-5977-CUB
ZA-2007-2327-ZV
ZA-2003-934-CUB-CUX
ZA-2001-4293-CUB-CUX
ZA-1997-762-CUB
ZA-1996-199-CUB
ZA-1984-670-E
ENV-2019-4213-CE

Address/Legal Information

PIN Number 132B181 17
Lot/Parcel Area (Calculated) 16,747.3 (sq ft)
Thomas Brothers Grid PAGE 633 - GRID D2
PAGE 633 - GRID D3
Assessor Parcel No. (APN) 5089002025
Tract TR 3821
Map Reference M B 42-15
Block None
Lot 80
Arb (Lot Cut Reference) None
Map Sheet 132B181
135B181

Jurisdictional Information

Community Plan Area Wilshire
Area Planning Commission Central
Neighborhood Council Mid City West
Council District CD 5 - Paul Koretz
Census Tract # 2151.02
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning [Q]C4-2-CDO
Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2336 Community Design Overlay: Miracle Mile
ZI-1117 MTA Right-of-Way (ROW) Project Area
ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use Regional Center 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 Yes
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay Miracle Mile
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

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ENV-2019-3562-CE	RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ENV-2018-3732-EIR		
ENV-2015-4620-CE	RFA: Residential Floor Area District	None
ENV-2012-217-CE	RIO: River Implementation Overlay	No
ENV-2011-1978-CE	SN: Sign District	No
ENV-2010-2499-CE	Streetscape	No
ENV-2007-5978-MND	Adaptive Reuse Incentive Area	None
ENV-2003-935-ND	Affordable Housing Linkage Fee	
ENV-2003-1780-ND	Residential Market Area	Medium-High
ENV-2001-4295-MND	Non-Residential Market Area	High
MND-96-70-CUZ-CUB-CUX	Transit Oriented Communities (TOC)	Tier 4
MND-96-70-CUZ	RPA: Redevelopment Project Area	None
	Central City Parking	No
	Downtown Parking	No
	Building Line	5
	500 Ft School Zone	No
	500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5089002025
APN Area (Co. Public Works)*	0.383 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$2,174,694
Assessed Improvement Val.	\$1,079,807
Last Owner Change	05/06/2022
Last Sale Amount	\$18,000,180
Tax Rate Area	67
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1926
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	21,113.0 (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: 5089002025]

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	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.9843456
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
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	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002025]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	DIR-2015-4619-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	CDO FOR (1) ILLUMINATED WALL SIGN IN THE MIRACLE MILE DISTRICT
Case Number:	ZA-2019-4211-CUB-CDO
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	PURSUANT TO LAMC 12.24 W1, A CONDITIONAL USE PERMIT FOR THE CONTINUED SALE & DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ONSITE CONSUMPTION & ADDITION OF A NEW OUTDOOR PATIO DINING AREA FOR A 4,780 SQ. FT. RESTAURANT SPACE WITH 129 SEATS. PURSUANT TO LAMC 11.5.7, A MINOR PROJECT PERMIT COMPLIANCE WITHIN THE MIRACLE MILE COMMUNITY DESIGN OVERLAY DISTRICT.
Case Number:	ZA-2019-3561-CUB-CUX-ZV
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS ZV-ZONE VARIANCE
Project Descriptions(s):	A CONDITIONAL USE PERMIT PURSUANT TO LAMC SECTION 12.24W1 AND 12.24W18 TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION WITH LIVE ENTERTAINMENT AND DANCING IN CONJUNCTION WITH AN EXISTING RESTAURANT, AND HOURS OF OPERATION OF 7AM TO 2AM, DAILY. A ZONE VARIANCE PURSUANT TO LAMC SECTION 12.27 TO ALLOW AN ARCADE USE WITHIN AN EXISTING RESTAURANT IN THE C4 ZONE.
Case Number:	ZA-2012-218-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ZA-2010-2498-CUB-CUX-ZV-ZAD
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS ZV-ZONE VARIANCE ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ZA-2007-5977-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.

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Case Number:	ZA-2007-2327-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	A ZONE VARIANCE TO PERMIT THE ADDITION OF 3 POOL TABLES IN AN EXISTING BAR AND RESTAURANT WITH THE SAME HOURS OF OPERATION AND NO OTHER IMPROVEMENTS IN THE C4 ZONE.
Case Number:	ZA-2003-934-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ZA-2001-4293-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	ZA-1997-762-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE-SHARED PARKING FOR SHER-E PUNJAB CUISINE RESTAURANT WITH BEER AND WINE IN THE C4-2 ZONE.
Case Number:	ZA-1996-199-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO PERMIA A NIGHTCLUB, LIVE ENTERTAINMENT, SPECIAL EVENTS CATERING AND BANQUET FACILITY INCLUDING DANCING, LIVE MUSIC AND ON-SITE ALCOHOL SALES.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2019-4213-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO LAMC 12.24 W1, A CONDITIONAL USE PERMIT FOR THE CONTINUED SALE & DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ONSITE CONSUMPTION & ADDITION OF A NEW OUTDOOR PATIO DINING AREA FOR A 4,780 SQ. FT. RESTAURANT SPACE WITH 129 SEATS. PURSUANT TO LAMC 11.5.7, A MINOR PROJECT PERMIT COMPLIANCE WITHIN THE MIRACLE MILE COMMUNITY DESIGN OVERLAY DISTRICT.
Case Number:	ENV-2019-3562-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PERMIT PURSUANT TO LAMC SECTION 12.24W1 AND 12.24W18 TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION WITH LIVE ENTERTAINMENT AND DANCING IN CONJUNCTION WITH AN EXISTING RESTAURANT, AND HOURS OF OPERATION OF 7AM TO 2AM, DAILY. A ZONE VARIANCE PURSUANT TO LAMC SECTION 12.27 TO ALLOW AN ARCADE USE WITHIN AN EXISTING RESTAURANT IN THE C4 ZONE.
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2015-4620-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CDO FOR (1) ILLUMINATED WALL SIGN IN THE MIRACLE MILE DISTRICT
Case Number:	ENV-2012-217-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ENV-2011-1978-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2010-2499-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ENV-2007-5978-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2003-935-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	ENV-2001-4295-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	MND-96-70-CUZ-CUB-CUX
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	Data Not Available
Case Number:	MND-96-70-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CASE-2214
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944



City of Los Angeles Department of City Planning

10/19/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5364 W WILSHIRE BLVD
5362 W WILSHIRE BLVD
5358 W WILSHIRE BLVD
5360 W WILSHIRE BLVD
5364 1/2 W WILSHIRE BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
VTT-83768-CN-VHCA
ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-2003-1779-CDO-ZC
CPC-1986-823-GPC
CASE-6185
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944
DIR-2016-1153-CDO
ZA-2020-4756-CUB
ZA-2012-218-CUB
ZA-2010-2498-CUB-CUX-ZV-ZAD
ZA-2007-5977-CUB
ZA-2007-2327-ZV
ZA-2003-934-CUB-CUX
ZA-2001-4293-CUB-CUX
ZA-1997-762-CUB
ZA-1996-199-CUB
ZA-1984-670-E
ENV-2020-4757-CE
ENV-2018-3732-EIR
ENV-2016-1154-CE
ENV-2012-217-CE
ENV-2011-1978-CE
ENV-2010-2499-CE
ENV-2007-5978-MND

Address/Legal Information

PIN Number 132B181 18
Lot/Parcel Area (Calculated) 6,054.1 (sq ft)
Thomas Brothers Grid PAGE 633 - GRID D2
PAGE 633 - GRID D3
Assessor Parcel No. (APN) 5089002026
Tract TR 4642
Map Reference M B 50-42/43
Block None
Lot 1
Arb (Lot Cut Reference) None
Map Sheet 132B181
135B181

Jurisdictional Information

Community Plan Area Wilshire
Area Planning Commission Central
Neighborhood Council Mid City West
Council District CD 5 - Paul Koretz
Census Tract # 2151.02
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning [Q]C4-2-CDO
Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2336 Community Design Overlay: Miracle Mile
ZI-1117 MTA Right-of-Way (ROW) Project Area
ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use Regional Center 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 Yes
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay Miracle Mile
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

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ENV-2003-935-ND
 ENV-2003-1780-ND
 ENV-2001-4295-MND
 PKG-4442

RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	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)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5089002026
APN Area (Co. Public Works)*	0.139 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$787,834
Assessed Improvement Val.	\$3,468,888
Last Owner Change	05/06/2022
Last Sale Amount	\$18,000,180
Tax Rate Area	67
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1930
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	9,970.0 (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: 5089002026]

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	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

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Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.0184832
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
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	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002026]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	DIR-2016-1153-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	PER LAMC 13.08, A COMMUNITY DESIGN OVERLAY FOR THE INSTALLATION OF (1) SET OF ILLUMINATED CHANNEL LETTERS W/ RACEWAY
Case Number:	ZA-2020-4756-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO THE PROVISIONS OF SECTION 12.24 W.1 OF THE LOS ANGELES MUNICIPAL CODE, TO PERMIT THE CONTINUED SALE OF A FULL-LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 1,900 SQ. FT. RESTAURANT WITH 37 INDOOR SEATS AND AN OUTSIDE PATIO AREA WITH 8 OUTDOOR SEATS HAVING THE HOURS OF OPERATION FOR ALCOHOL SALES FROM 10:00 AM TO 2:00 AM, DAILY, IN THE [Q] C4-2-CDO ZONE.
Case Number:	ZA-2012-218-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ZA-2010-2498-CUB-CUX-ZV-ZAD
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS ZV-ZONE VARIANCE ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ZA-2007-5977-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ZA-2007-2327-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	A ZONE VARIANCE TO PERMIT THE ADDITION OF 3 POOL TABLES IN AN EXISTING BAR AND RESTAURANT WITH THE SAME HOURS OF OPERATION AND NO OTHER IMPROVEMENTS IN THE C4 ZONE.
Case Number:	ZA-2003-934-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ZA-2001-4293-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL

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CUX-ADULT ENTERTAINMENTS

Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	ZA-1997-762-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE-SHARED PARKING FOR SHER-E PUNJAB CUISINE RESTAURANT WITH BEER AND WINE IN THE C4-2 ZONE.
Case Number:	ZA-1996-199-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO PERMIA A NIGHTCLUB, LIVE ENTERTAINMENT, SPECIAL EVENTS CATERING AND BANQUET FACILITY INCLUDING DANCING, LIVE MUSIC AND ON-SITE ALCOHOL SALES.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2020-4757-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO THE PROVISIONS OF SECTION 12.24 W.1 OF THE LOS ANGELES MUNICIPAL CODE, TO PERMIT THE CONTINUED SALE OF A FULL-LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 1,900 SQ. FT. RESTAURANT WITH 37 INDOOR SEATS AND AN OUTSIDE PATIO AREA WITH 8 OUTDOOR SEATS HAVING THE HOURS OF OPERATION FOR ALCOHOL SALES FROM 10:00 AM TO 2:00 AM, DAILY, IN THE [Q] C4-2-CDO ZONE.
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2016-1154-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PER LAMC 13.08, A COMMUNITY DESIGN OVERLAY FOR THE INSTALLATION OF (1) SET OF ILLUMINATED CHANNEL LETTERS W/ RACEWAY
Case Number:	ENV-2012-217-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ENV-2011-1978-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2010-2499-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ENV-2007-5978-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2003-935-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	ENV-2001-4295-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

DATA NOT AVAILABLE

CASE-6185

ORD-80695

ORD-58482

ORD-54822

ORD-46250

ORD-183497

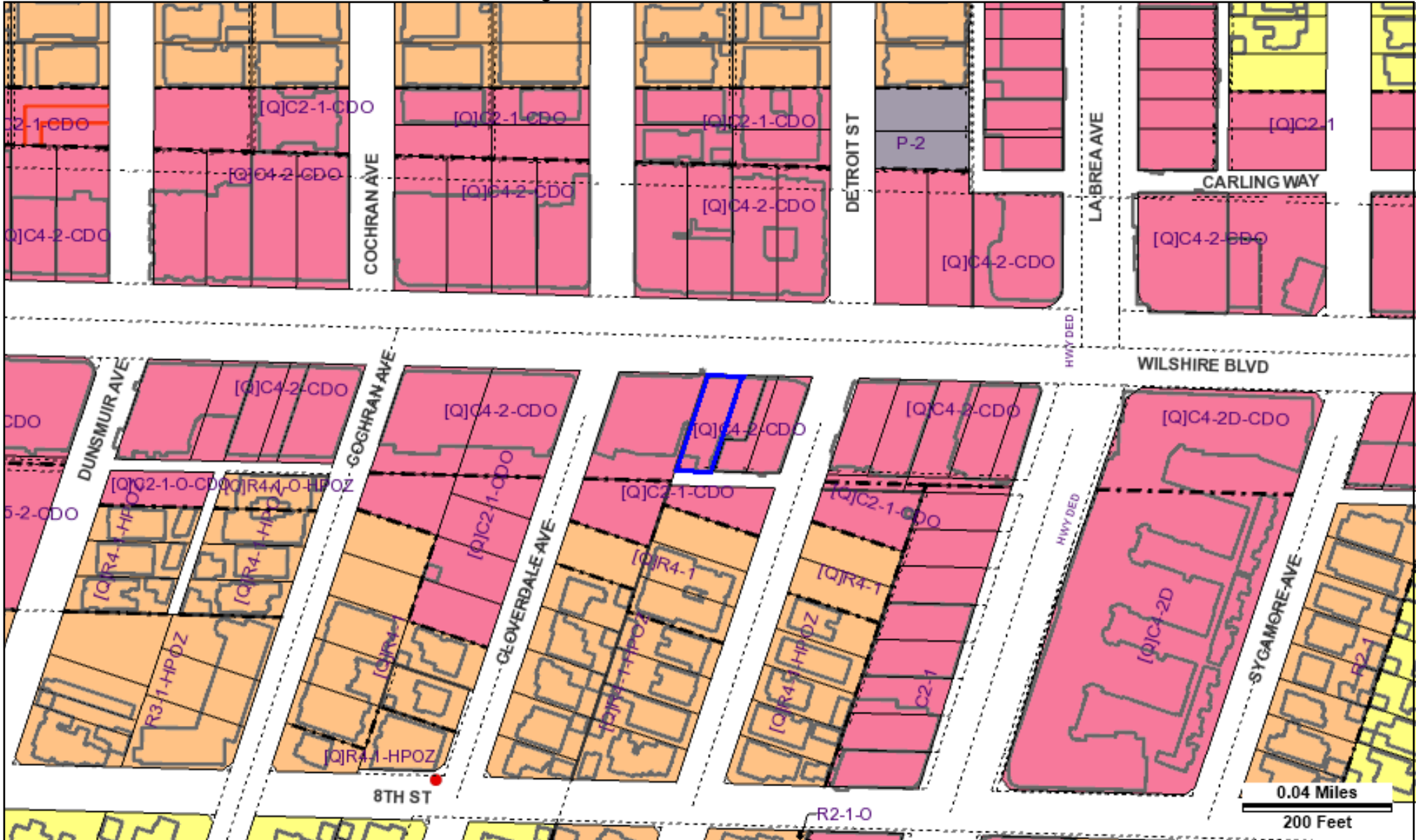
ORD-176332

ORD-176331

ORD-165331-SA2128

ORD-129944

PKG-4442



Address: 5358 W WILSHIRE BLVD

APN: 5089002026

PIN #: 132B181 18

Tract: TR 4642

Block: None

Lot: 1

Arb: None

Zoning: [Q]C4-2-CDO

General Plan: Regional Center Commercial





City of Los Angeles Department of City Planning

10/19/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5354 W WILSHIRE BLVD
5356 W WILSHIRE BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
VTT-83768-CN-VHCA
ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-2003-1779-CDO-ZC
CPC-1986-823-GPC
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944
ZA-2007-644-CUB
ZA-2001-4293-CUB-CUX
ZA-1984-670-E
YV-19XX-239
ENV-2018-3732-EIR
ENV-2007-645-CE
ENV-2003-1780-ND
ENV-2001-4295-MND
PKG-4442

Address/Legal Information

PIN Number 132B181 19
Lot/Parcel Area (Calculated) 3,100.9 (sq ft)
Thomas Brothers Grid PAGE 633 - GRID D2
PAGE 633 - GRID D3
Assessor Parcel No. (APN) 5089002002
Tract TR 4642
Map Reference M B 50-42/43
Block None
Lot 2
Arb (Lot Cut Reference) None
Map Sheet 132B181
135B181

Jurisdictional Information

Community Plan Area Wilshire
Area Planning Commission Central
Neighborhood Council Mid City West
Council District CD 5 - Paul Koretz
Census Tract # 2151.02
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning [Q]C4-2-CDO
Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2336 Community Design Overlay: Miracle Mile
ZI-1117 MTA Right-of-Way (ROW) Project Area
ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use Regional Center 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
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay Miracle Mile
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

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RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	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)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002002
APN Area (Co. Public Works)*	0.068 (ac)
Use Code	010V - Residential - Single Family Residence - Vacant Land
Assessed Land Val.	\$77,545
Assessed Improvement Val.	\$0
Last Owner Change	05/06/2022
Last Sale Amount	\$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	75727
	6-897
	2-89
	2-415
	2-293
	0495352
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: 5089002002]
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	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	

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Nearest Fault (Distance in km)	4.0306752
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
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	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002002]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5089002002
Address	5354 WILSHIRE BLVD
Use Code	010V - Residential - Single Family Residence - Vacant Land
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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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-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ZA-2007-644-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ZA-2001-4293-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	YV-19XX-239
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2007-645-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	ENV-2001-4295-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.

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DATA NOT AVAILABLE

ORD-80695

ORD-58482

ORD-54822

ORD-46250

ORD-183497

ORD-176332

ORD-176331

ORD-165331-SA2128

ORD-129944

PKG-4442



City of Los Angeles Department of City Planning

10/19/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA

VTT-83768-CN-VHCA

ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO

CPC-2003-1779-CDO-ZC

CPC-1986-823-GPC

ORD-80695

ORD-58482

ORD-54822

ORD-46250

ORD-183497

ORD-176332

ORD-176331

ORD-165331-SA2128

ORD-129944

ZA-2007-644-CUB

ZA-1984-670-E

YV-19XX-239

ENV-2018-3732-EIR

ENV-2007-645-CE

ENV-2003-1780-ND

PKG-4442

Address/Legal Information

PIN Number	132B181 1293
Lot/Parcel Area (Calculated)	3,204.3 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D2 PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002003
Tract	TR 4642
Map Reference	M B 50-42/43
Block	None
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	132B181 135B181

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
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]C4-2-CDO
Zoning Information (ZI)	ZI-2336 Community Design Overlay: Miracle Mile ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center 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	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
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

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RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	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)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002003
APN Area (Co. Public Works)*	0.209 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$305,965
Assessed Improvement Val.	\$124,776
Last Owner Change	05/06/2022
Last Sale Amount	\$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	75727
	6-897
	2-923
	2-89
	2-415
	0495352
Building 1	
Year Built	1937
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	16,568.0 (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: 5089002003]
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	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone

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High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.0321992
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
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	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ZA-2007-644-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	YV-19XX-239
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2007-645-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.

DATA NOT AVAILABLE

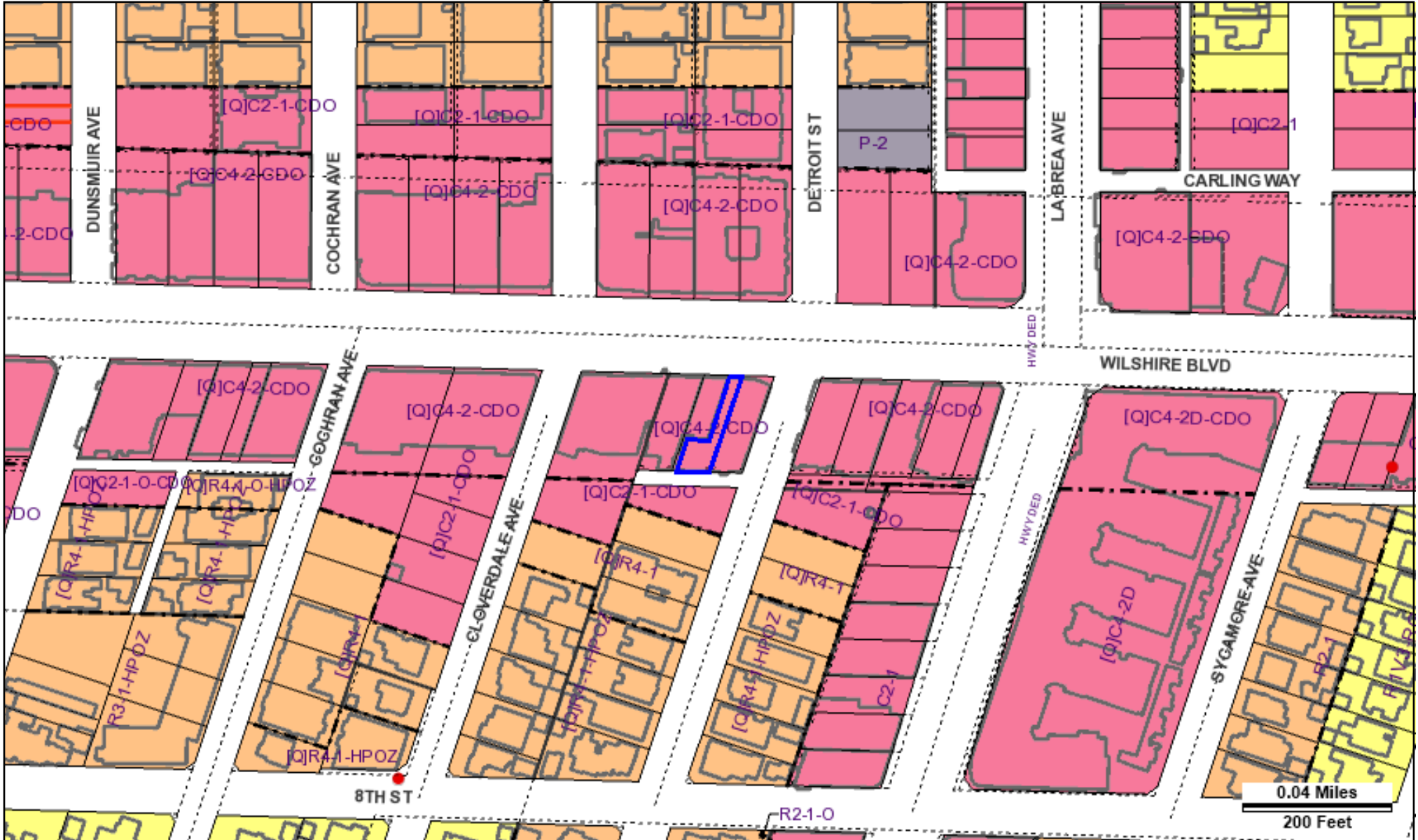
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331

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ORD-165331-SA2128

ORD-129944

PKG-4442



Address: undefined
 APN: 5089002003
 PIN #: 132B181 1293

Tract: TR 4642
 Block: None
 Lot: 2
 Arb: None

Zoning: [Q]C4-2-CDO
 General Plan: Regional Center Commercial





City of Los Angeles Department of City Planning

10/19/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5350 W WILSHIRE BLVD
5352 W WILSHIRE BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
VTT-83768-CN-VHCA
ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-2003-1779-CDO-ZC
CPC-1986-823-GPC
ORD-80695
ORD-58482
ORD-54822
ORD-46250
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ORD-129944
ZA-2007-644-CUB
ZA-1984-670-E
YV-19XX-239
ENV-2018-3732-EIR
ENV-2007-645-CE
ENV-2003-1780-ND
PKG-4442

Address/Legal Information

PIN Number	132B181 20
Lot/Parcel Area (Calculated)	5,756.9 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D2 PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002003
Tract	TR 4642
Map Reference	M B 50-42/43
Block	None
Lot	3
Arb (Lot Cut Reference)	None
Map Sheet	132B181 135B181

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
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]C4-2-CDO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2336 Community Design Overlay: Miracle Mile ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center 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	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
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

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RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	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)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002003
APN Area (Co. Public Works)*	0.209 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$305,965
Assessed Improvement Val.	\$124,776
Last Owner Change	05/06/2022
Last Sale Amount	\$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	75727
	6-897
	2-923
	2-89
	2-415
	0495352
Building 1	
Year Built	1937
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	16,568.0 (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: 5089002003]
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	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone

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High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.0434768
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
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	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ZA-2007-644-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	YV-19XX-239
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2007-645-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.

DATA NOT AVAILABLE

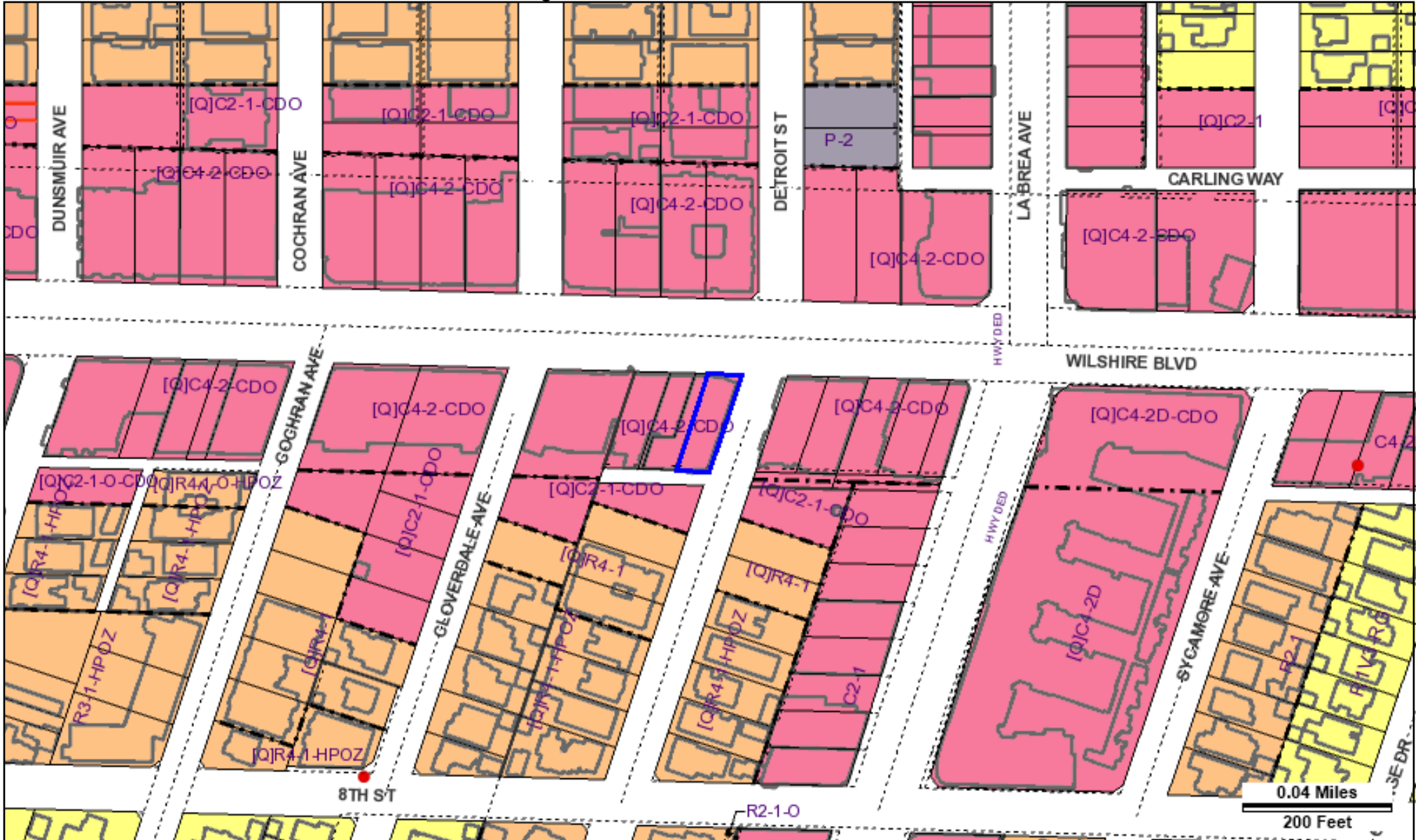
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331

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ORD-165331-SA2128

ORD-129944

PKG-4442



Address: 5350 W WILSHIRE BLVD

APN: 5089002003

PIN #: 132B181 20

Tract: TR 4642

Block: None

Lot: 3

Arb: None

Zoning: [Q]C4-2-CDO

General Plan: Regional Center Commercial





City of Los Angeles Department of City Planning

10/19/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

716 S CLOVERDALE AVE

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA

VTT-83768-CN-VHCA

ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO

CPC-2003-1779-CDO-ZC

CPC-1997-0051

CPC-1986-823-GPC

ORD-183497

ORD-176332-F

ORD-176331

ORD-174483-SA956

ORD-165331-SA2126

ZA-2012-218-CUB

ZA-2010-2498-CUB-CUX-ZV-ZAD

ZA-2007-5977-CUB

ZA-2007-2327-ZV

ZA-2003-934-CUB-CUX

ZA-2001-4293-CUB-CUX

ZA-19XX-9314

ZA-19XX-4959

ZA-19XX-4894

ZA-1996-199-CUB

ZA-1984-670-E

ZA-13207

ENV-2018-3732-EIR

ENV-2012-217-CE

ENV-2011-1978-CE

ENV-2010-2499-CE

ENV-2007-5978-MND

ENV-2003-935-ND

ENV-2003-1780-ND

ENV-2001-4295-MND

Address/Legal Information

PIN Number	132B181 60
Lot/Parcel Area (Calculated)	8,479.3 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002019
Tract	TR 3821
Map Reference	M B 42-15
Block	None
Lot	79
Arb (Lot Cut Reference)	None
Map Sheet	132B181

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
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]C2-1-CDO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2336 Community Design Overlay: Miracle Mile
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional 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
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
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)
RFA: Residential Floor Area District	None

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RIO: River Implementation Overlay	No
SN: Sign District	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)	Tier 4
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)	5089002019
APN Area (Co. Public Works)*	0.190 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	\$192,136
Assessed Improvement Val.	\$2,692
Last Owner Change	05/06/2022
Last Sale Amount	\$18,000,180
Tax Rate Area	67
Deed Ref No. (City Clerk)	874667
	755686
	750159-60
	560888
	2246218
	2142553
	1875263
	178740
	1644603
	1547383
	1143137-38
	1001342
	0492183
	0174401

Building 1	
Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,500.0 (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: 5089002019]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No

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Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	3.9712392
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
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	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002019]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information

Bureau	West
Division / Station	Wilshire
Reporting District	735

Fire Information

Bureau	South
Battalion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1997-0051
Required Action(s):	Data Not Available
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR WILSHIRE WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLANMAP AND TEXT
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ORD-176332-F
Required Action(s):	F-FENCE HEIGHT
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2012-218-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ZA-2010-2498-CUB-CUX-ZV-ZAD
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS ZV-ZONE VARIANCE ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ZA-2007-5977-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ZA-2007-2327-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	A ZONE VARIANCE TO PERMIT THE ADDITION OF 3 POOL TABLES IN AN EXISTING BAR AND RESTAURANT WITH THE SAME HOURS OF OPERATION AND NO OTHER IMPROVEMENTS IN THE C4 ZONE.
Case Number:	ZA-2003-934-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ZA-2001-4293-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS

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Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	ZA-19XX-9314
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-4959
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-4894
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1996-199-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO PERMIA A NIGHTCLUB, LIVE ENTERTAINMENT, SPECIAL EVENTS CATERING AND BANQUET FACILITY INCLUDING DANCING, LIVE MUSIC AND ON-SITE ALCOHOL SALES.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2012-217-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ENV-2011-1978-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2010-2499-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ENV-2007-5978-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2003-935-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	ENV-2001-4295-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.

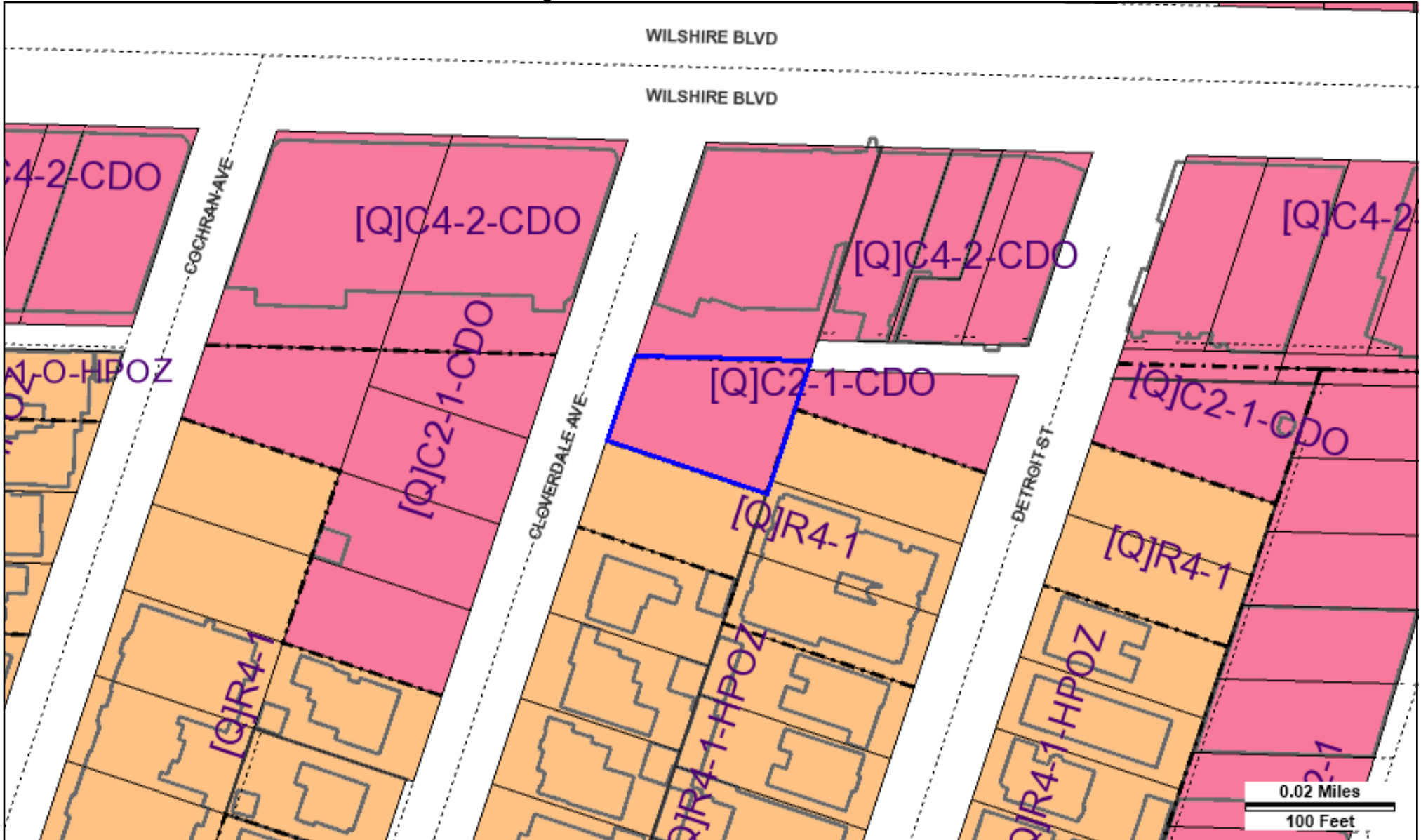
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ORD-183497

ORD-176331

ORD-174483-SA956

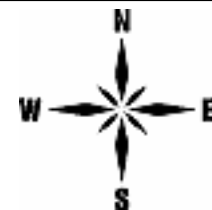
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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Address: 716 S CLOVERDALE AVE
 APN: 5089002019
 PIN #: 132B181 60

Tract: TR 3821
 Block: None
 Lot: 79
 Arb: None

Zoning: [Q]C2-1-CDO
 General Plan: Regional Commercial





City of Los Angeles Department of City Planning

10/19/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

721 S DETROIT ST

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA

VTT-83768-CN-VHCA

ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO

CPC-2003-1779-CDO-ZC

CPC-1997-0051

CPC-1986-823-GPC

ORD-183497

ORD-176332-F

ORD-176331

ORD-174483-SA956

ORD-165331-SA2126

ZA-2007-644-CUB

ZA-19XX-6947

ZA-1984-670-E

ZA-12150

ENV-2018-3732-EIR

ENV-2007-645-CE

ENV-2003-1780-ND

PKG-4442

Address/Legal Information

PIN Number	132B181 62
Lot/Parcel Area (Calculated)	6,375.8 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002004
Tract	TR 5691
Map Reference	M B 62-65
Block	None
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	132B181

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
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]C2-1-CDO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2336 Community Design Overlay: Miracle Mile
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional 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
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
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)
RFA: Residential Floor Area District	None

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RIO: River Implementation Overlay	No
SN: Sign District	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)	Tier 4
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)	5089002004
APN Area (Co. Public Works)*	0.142 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	\$64,396
Assessed Improvement Val.	\$195
Last Owner Change	05/06/2022
Last Sale Amount	\$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-956 75726 1462567
Building 1	
Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,100.0 (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: 5089002004]

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
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone

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Nearest Fault (Distance in km)	4.0078152
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
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	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1997-0051
Required Action(s):	Data Not Available
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR WILSHIRE WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLANMAP AND TEXT
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ORD-176332-F
Required Action(s):	F-FENCE HEIGHT
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2007-644-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ZA-19XX-6947
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2007-645-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.

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DATA NOT AVAILABLE

ORD-183497

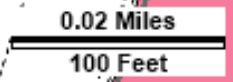
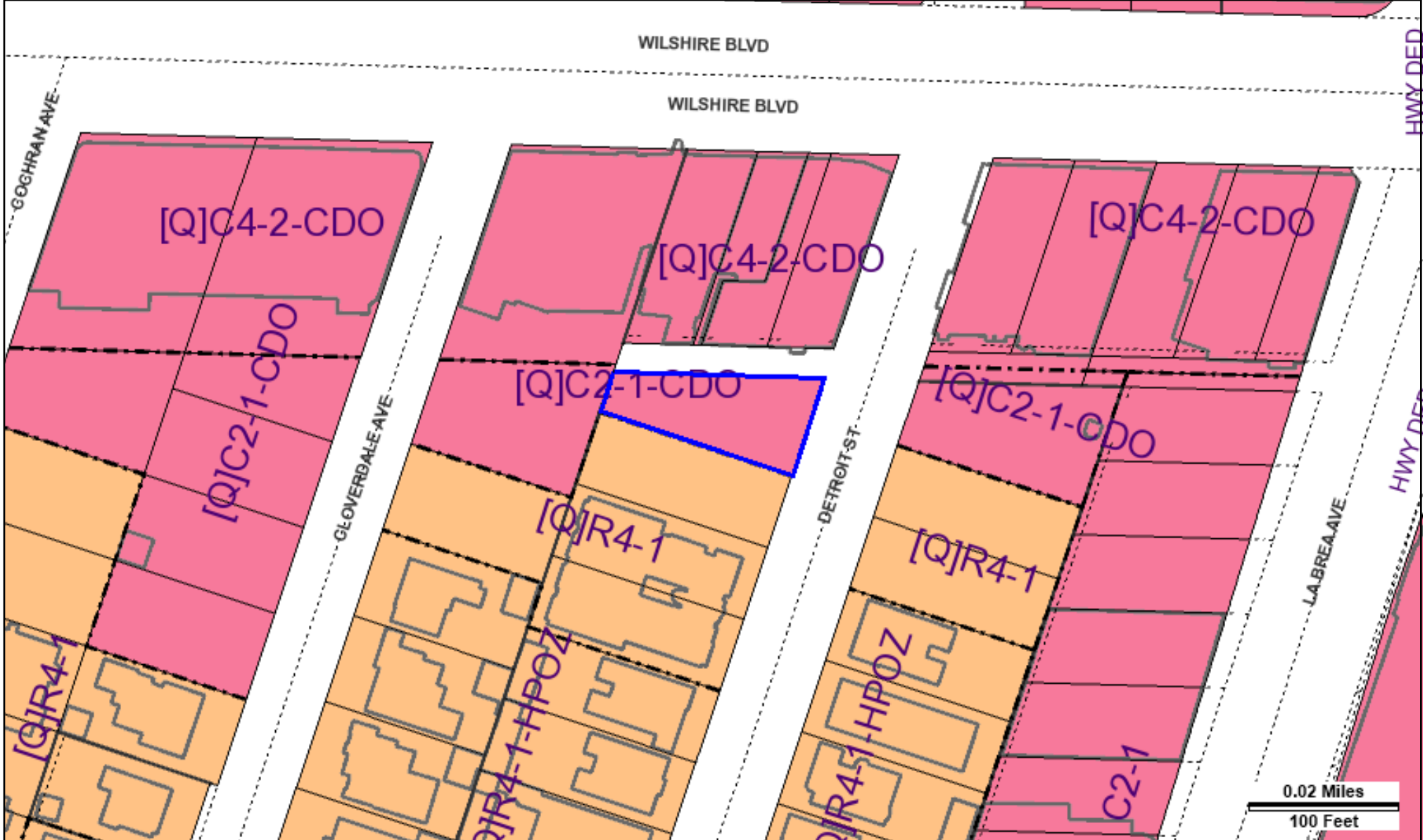
ORD-176331

ORD-174483-SA956

ORD-165331-SA2126

ZA-12150

PKG-4442



Address: 721 S DETROIT ST
 APN: 5089002004
 PIN #: 132B181 62

Tract: TR 5691
 Block: None
 Lot: 1
 Arb: None

Zoning: [Q]C2-1-CDO
 General Plan: Regional Commercial





City of Los Angeles Department of City Planning

10/19/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

725 S DETROIT ST

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA

VTT-83768-CN-VHCA

ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO

CPC-1986-823-GPC

ORD-183497

ORD-165331-SA2124

ZA-19XX-6947

ZA-1984-670-E

ZA-12150

ENV-2018-3732-EIR

PKG-4442

Address/Legal Information

PIN Number	132B181 74
Lot/Parcel Area (Calculated)	6,696.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002005
Tract	TR 5691
Map Reference	M B 62-65
Block	None
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	132B181

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
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]R4-1
Zoning Information (ZI)	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
General Plan Land Use	High Medium Residential
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
Other Historic Survey Information	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	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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SN: Sign District	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)	Tier 4
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)	5089002005
APN Area (Co. Public Works)*	0.154 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	\$85,949
Assessed Improvement Val.	\$195
Last Owner Change	05/06/2022
Last Sale Amount	\$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-956 75726 2-683 1462567 1293098
Building 1	
Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,450.0 (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: 5089002005]

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
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

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Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.9965376
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
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	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002005]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ZA-19XX-6947
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS

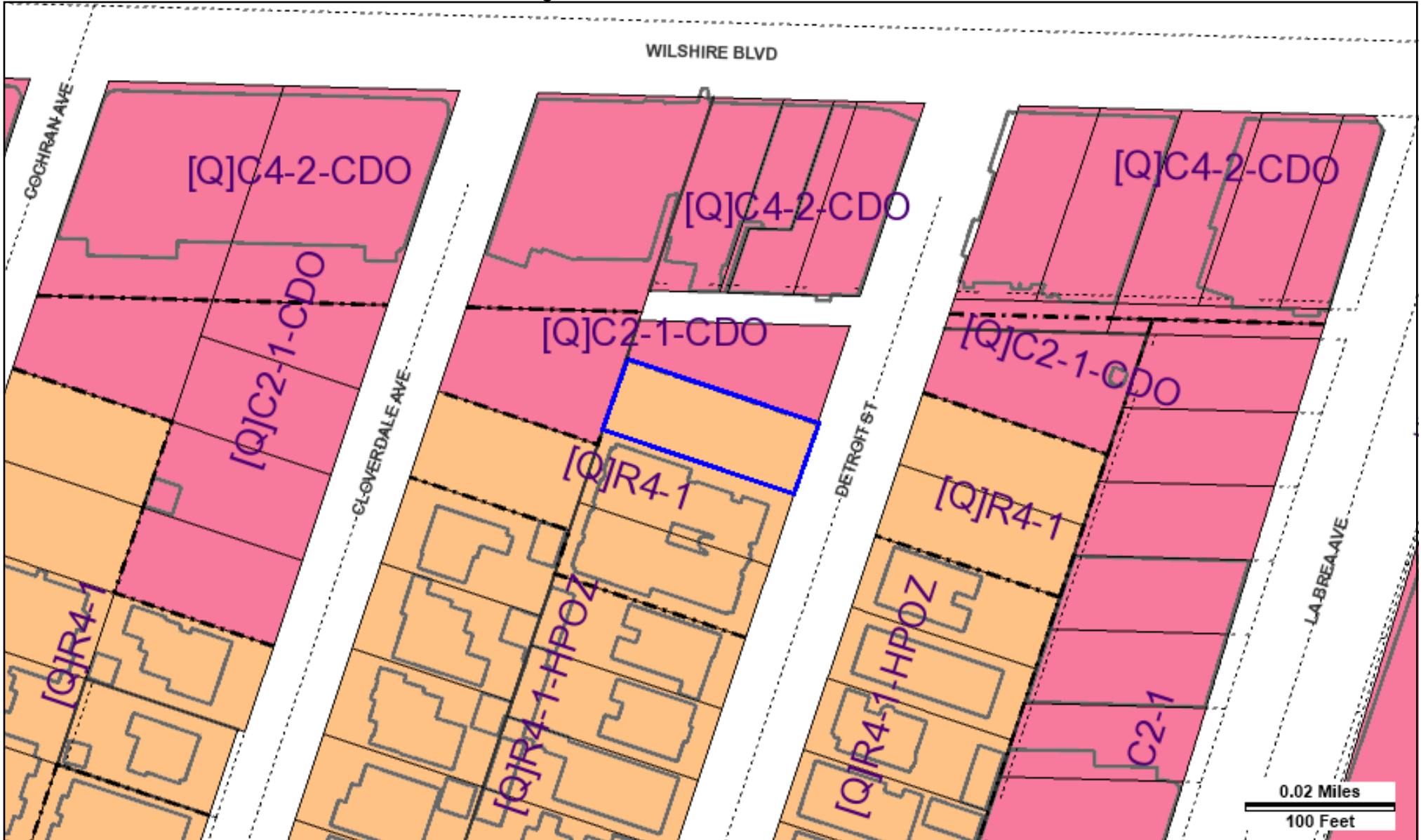
DATA NOT AVAILABLE

ORD-183497

ORD-165331-SA2124

ZA-12150

PKG-4442



Address: 725 S DETROIT ST
 APN: 5089002005
 PIN #: 132B181 74

Tract: TR 5691
 Block: None
 Lot: 2
 Arb: None

Zoning: [Q]R4-1
 General Plan: High Medium Residential

