

Appendix IS-4

Methane Report

September 23, 2022
P4308



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METHANE
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methanespecialists.com

Subject: Methane Investigation Report
Scope of Work: The construction of a 14-story commercial office building with ground floor retail built over 4 levels of sub-terranean parking.
Project Address: 948 N. Sycamore Avenue Los Angeles, CA 90038
Findings: This project does not 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 8-11-2022.

Project Information

The proposed project is the construction of a 14-story commercial office building with ground floor retail built over 4 levels of sub-terranean parking. Groundwater was not encountered, but refusal was met at a depth of 25' bsg.

The site is within a City of Los Angeles designated Methane Buffer 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 of Article 1, Chapter IX 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/BC 2020-101 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(s) total in area is approximately 89,357.6 square feet, nine (9) 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 five (5) 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, nine (9) shallow methane probes (SP-1,SP-2,SP-3,SP-4,SP-5,SP-6,SP-7,SP-8,SP-9), were installed at a depth of 4 feet bsg at different 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 9-20-2022. 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 parcel(s) total in area is approximately 89,357.6 square feet, Methane Specialists installed the required five (5) multiple depth probes near the locations of the (SP-1,SP-2,SP-3,SP-4,SP-5) shallow test probes.

The five (5) 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,DP-3,DP-4,DP-5) multiple-depth gas probes were drilled and installed on the same day 9-20-2022 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 25 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 9-20-2022 and the second set was collected on 9-21-2022.

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 9-21-2022. 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, methane gas was detected at the probes at concentrations below the ppmv levels that require a methane mitigation system. Therefore, according to Table 1B (enclosed), for the Methane Buffer 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 1B, this project does not 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.

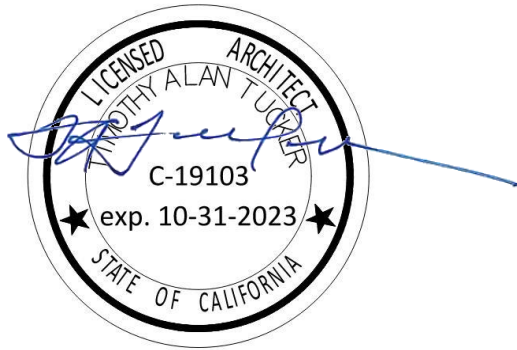
This report has been prepared for the sole use of the client, exclusively, for the completion of the subject project, alone. No other application, or interpretation, of this report is to be granted, or implied, or otherwise made, without first obtaining direct, written permission, exclusively from Methane 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 1B - Minimum Methane Mitigation Requirements

Exhibit 6: Parcel Profile Report

Exhibit 2 - Probe Location Map



LEGEND
DP=DEEP PROBE
SP=SHALLOW PROBE

Address: 948 N. Sycamore Avenue Los Angeles, CA 90038

Date: 9-23-2022

Job: 4308

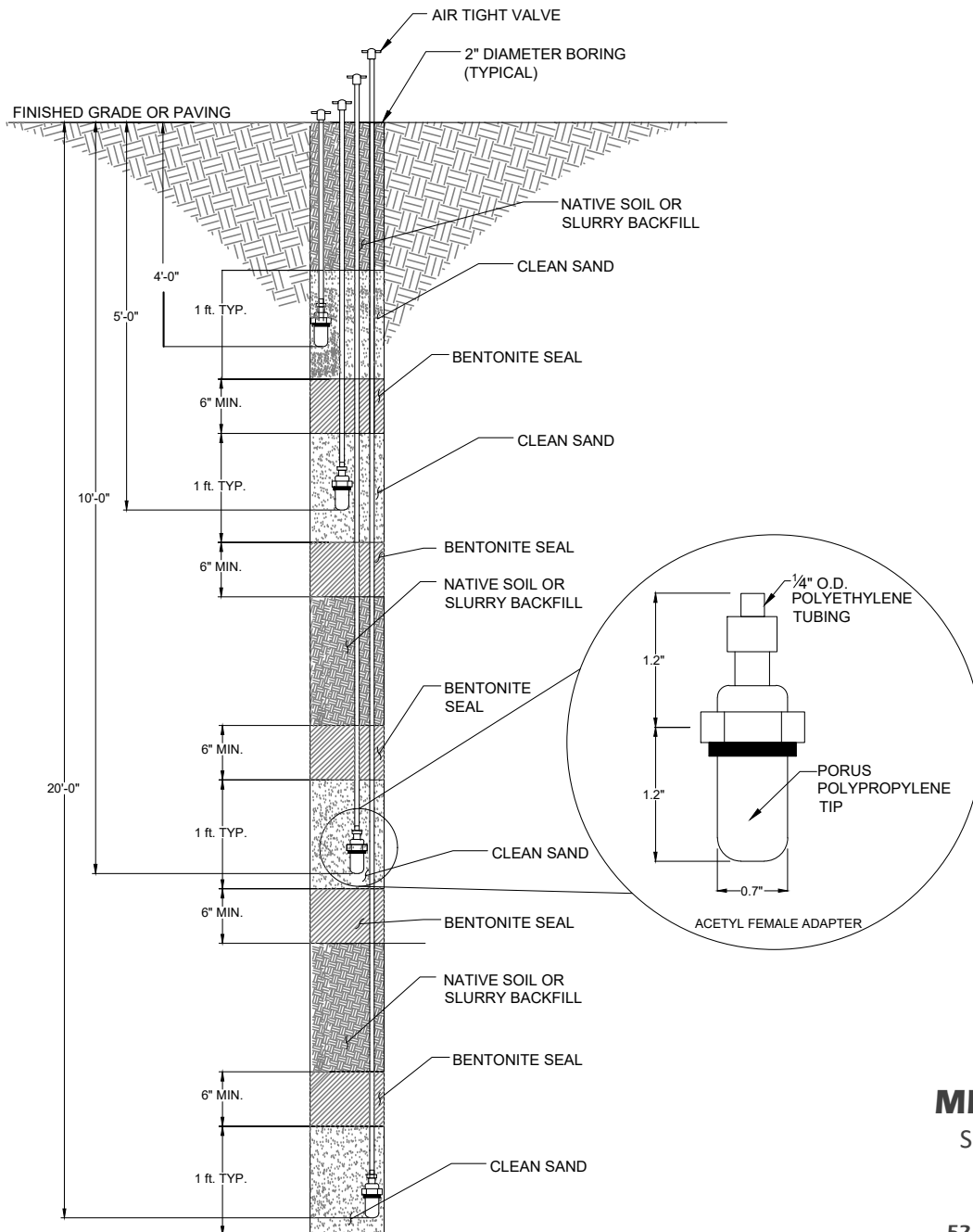


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TEMPORARY MULTI-STAGE GAS MONITORING PROBES FOR METHANE

FORM 1 - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 1: Certification Sheet

Job #: 4308

Site Address: 948 N. Sycamore Avenue

Legal Description: Tract: TR 9677

Lot: 35-46

Block: None

Building Use: 14-story commercial office building with ground floor retail built over 4 levels of subterranean 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: [Signature] date 9-23-2022

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**: 1,000 parts per million in volume (ppmv). (i.e.: 2% 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.

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

Site Address:

948 sycamore ave

Job #

4308

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
09/20/2022	11:10 AM	P1 (DP-1)	ND	<0.1	24	
09/20/2022	11:10 AM	P1 (DP-1)	ND	<0.1	10	
09/20/2022	11:15 AM	P1 (DP-1)	ND	<0.1	5	
09/20/2022	11:20 AM	P1 (SP-1)	1%LEL	<0.1	4	
09/20/2022	11:45 AM	P2 (DP-2)	ND	<0.1	24	
09/20/2022	11:50 AM	P2 (DP-2)	ND	<0.1	10	
09/20/2022	11:55 AM	P2 (DP-2)	2%LEL	<0.1	5	
09/20/2022	12:00 PM	P2 (SP-2)	ND	<0.1	4	
09/20/2022	12:10 PM	P3 (DP-3)	ND	<0.1	24	
09/20/2022	12:15 PM	P3 (DP-3)	1%LEL	<0.1	10	
09/20/2022	12:20 PM	P3 (DP-3)	ND	<0.1	5	
09/20/2022	12:25 PM	P3 (SP-3)	ND	<0.1	4	
09/20/2022	12:35 PM	P4 (DP-4)	ND	<0.1	24	
09/20/2022	12:40 PM	P4 (DP-4)	ND	<0.1	10	
09/20/2022	12:45 PM	P4 (DP-4)	ND	<0.1	10	
09/20/2022	12:50 PM	P4 (SP-4)	ND	<0.1	4	
09/20/2022	01:00 PM	Sp9(SP-9)	ND	<0.1	4	
09/20/2022	01:05 PM	Sp6(SP-6)	ND	<0.1	4	
09/20/2022	01:11 PM	Sp7(SP-7)	ND	<0.1	4	
09/20/2022	01:20 PM	Sp8(SP-8)	ND	<0.1	4	
09/21/2022	12:00 PM	P1 (DP-1)	ND	<0.1	24	
09/21/2022	12:05 PM	P1 (DP-1)	ND	<0.1	10	
09/21/2022	12:10 PM	P1 (DP-1)	ND	<0.1	5	
09/21/2022	12:15 PM	P1 (SP-1)	ND	<0.1	4	
09/21/2022	12:20 PM	P2 (DP-2)	ND	<0.1	24	
09/21/2022	12:25 PM	P2 (DP-2)	ND	<0.1	10	
09/21/2022	12:30 PM	P2 (DP-2)	ND	<0.1	5	
09/21/2022	12:35 PM	P2 (SP-2)	ND	<0.1	4	
09/21/2022	12:40 PM	P3 (DP-3)	ND	<0.1	24	
09/21/2022	12:45 PM	P3 (DP-3)	ND	<0.1	10	
09/21/2022	12:50 PM	P3 (DP-3)	ND	<0.1	5	
09/21/2022	12:55 PM	P3 (SP-3)	ND	<0.1	4	
09/21/2022	01:00 PM	P4 (DP-4)	ND	<0.1	24	
09/21/2022	01:05 PM	P4 (DP-4)	ND	<0.1	10	
09/21/2022	01:10 PM	P4 (DP-4)	ND	<0.1	5	
09/21/2022	01:15 PM	P4 (SP-4)	ND	<0.1	4	
09/21/2022	01:20 PM	Sp9 (SP-9)	ND	<0.1	4	
09/21/2022	01:25 PM	Sp6 (SP-6)	ND	<0.1	4	
09/21/2022	01:30 PM	Sp7 (SP-7)	ND	<0.1	4	

Date	Time	Probe Set #	Stabilized CH4 ppm/v	Pressure	Probe Depth (feet)	Description / Comments
09/21/2022	01:35 PM	Sp8 (SP-8)	ND	<0.1	4	

Date of Calibration	Time of Calibration	Groundwater Depth	Depth of Refusal
09/20/2022	11:05 AM	N/A	25'

Field Technician Name
Ramon Camacho

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

Site Address:

948 sycamore ave

Job #

4308

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
09/20/2022	01:30 PM	P5 (DP-5)	ND	<0.1	24	
09/20/2022	01:35 PM	P5 (DP-5)	ND	<0.1	10	
09/20/2022	01:40 PM	P5 (DP-5)	ND	<0.1	5	
09/20/2022	01:45 PM	P5 (SP-5)	ND	<0.1	4	
09/21/2022	01:40 PM	P5 (DP-5)	ND	<0.1	24	
09/21/2022	01:45 PM	P5 (DP-5)	ND	<0.1	10	
09/21/2022	01:50 PM	P5 (DP-5)	ND	<0.1	5	
09/21/2022	01:55 PM	P5 (SP-5)	ND	<0.1	4	

Date of Calibration

Time of Calibration

Groundwater Depth

Depth of Refusal

09/20/2022

11:05 AM

N/A

25'

Field Technician Name

Ramon Camacho

TABLE 1B - MITIGATION REQUIREMENTS FOR METHANE BUFFER ZONE

SITE DESIGN LEVEL		LEVEL I	LEVEL II	LEVEL III	LEVEL IV	LEVEL V		
DESIGN METHANE CONCENTRATION (ppm/v)		0 - 100	101 - 1,000	1,001 - 5,000	5,001 - 12,500	>12,500		
DESIGN METHANE PRESSURE (inches of water column)		≤2"	>2"	≤2"	>2"	≤2"	>2"	ALL PRESSURES
PASSIVE SYSTEM	DE-WATERING SYSTEM *		X*	X*	X*	X*	X*	X*
	SUB-SLAB VENT SYSTEM	PERFORATED HORIZONTAL PIPES	X	X	X	X	X	X
		GRAVEL BLANKET UNDER MEMBRANE	2"	3"	3"	2"	4"	4"
		GRAVEL THICKNESS SURROUNDING PIPES	2"	3"	3"	2"	4"	4"
		VENT RISERS +	X+	X+	X+	X+	X+	X+
	IMPERVIOUS MEMBRANE		X	X	X	X	X	X
ACTIVE SYSTEM	SUB-SLAB VENT SYSTEM					X+	X+	
	LOWEST OCCUPIED SPACE SYSTEM	GAS DETECTION SYSTEM		X	X	X	X	X
		MECHANICAL VENTILATION SYSTEM	X	X	X	X	X	X
		ALARM SYSTEM	X	X	X	X	X	X
	CONTROL PANEL		X	X	X	X	X	X
MISC. SYSTEM	TRENCH DAM		X	X	X	X	X	
	CONDUIT OR CABLE SEAL FITTINGS		X	X	X	X	X	
	ADDITIONAL VENT RISERS +							X+

X ⇒ Required, as per the Methane Code of the City of Los Angeles.

* ⇒ De-Watering not required when the maximum historical high groundwater table elevation, or projected post-construction groundwater level, is more than twelve inches below the bottom of the perforated horizontal pipes.

+ ⇒ Vent risers maximum spacing shall be less than, or equal to, 100 Linear Feet, measured between vent risers.



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

930 N SYCAMORE AVE

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-182960

ORD-182173-SA40

ORD-161687

ORD-161116-SA19

CHC-2020-5220-HCM

ENV-2020-5221-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 701
Lot/Parcel Area (Calculated)	7,426.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	35
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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.

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
1854375
1819520
175837
1365298
1350660

Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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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 Buffer 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)	1.83513984
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

936 N SYCAMORE AVE

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-182960

ORD-182173-SA40

ORD-161687

ORD-161116-SA19

CHC-2020-5220-HCM

ENV-2020-5221-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 685
Lot/Parcel Area (Calculated)	7,426.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	36
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
1854375
1819520
175837
1365298
1350660

Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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

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 Buffer 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)	1.82032656
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

942 N SYCAMORE AVE
940 N SYCAMORE AVE

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN
ENV-2022-3634-EIR
CPC-2022-3633-VZC-HD-CU-CUB-SPR

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2005-6082
CPC-1997-43-CPU
CPC-1984-1-HD
CPC-18473-B
ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19
CHC-2020-5220-HCM
CHC-2018-3614-HCM
ENV-2020-5221-CE
ENV-2018-3615-CE
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 670
Lot/Parcel Area (Calculated)	7,426.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	37
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
1854375
1819520
175837
1365298
1350660

Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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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 Buffer 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)	1.80551328
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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Bureau	West
Battalion	5
District / Fire Station	27
Red Flag Restricted Parking	No

CASE SUMMARIES

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Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
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Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
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Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	CHC-2018-3614-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2018-3615-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

948 N SYCAMORE AVE

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-182960

ORD-182173-SA40

ORD-161687

ORD-161116-SA19

CHC-2020-5220-HCM

CHC-2018-3614-HCM

ENV-2020-5221-CE

ENV-2018-3615-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 655
Lot/Parcel Area (Calculated)	7,426.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	38
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
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	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
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175837
1365298
1350660

Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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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 Buffer 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)	1.7907
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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

Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	CHC-2018-3614-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2018-3615-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

952 N SYCAMORE AVE

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-182960

ORD-182173-SA40

ORD-161687

ORD-161116-SA19

CHC-2020-5220-HCM

CHC-2018-3614-HCM

ENV-2020-5221-CE

ENV-2018-3615-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 640
Lot/Parcel Area (Calculated)	7,426.4 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	39
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906 200905 1854375 1819520 175837 1365298 1350660
Building 1	
Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)
Building 2	
Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)
Building 3	
Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]

Additional Information

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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 Buffer 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)	1.7759172
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	CHC-2018-3614-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2018-3615-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

956 N SYCAMORE AVE

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-182960

ORD-182173-SA40

ORD-161687

ORD-161116-SA19

CHC-2020-5220-HCM

CHC-2018-3614-HCM

ENV-2020-5221-CE

ENV-2018-3615-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 632
Lot/Parcel Area (Calculated)	7,534.3 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	40
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
1854375
1819520
175837
1365298
1350660

Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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

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 Buffer 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)	1.76146968
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
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Case Number:	CHC-2020-5220-HCM
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Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	CHC-2018-3614-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2018-3615-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7000 W ROMAINE ST
953 N ORANGE DR

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN
ENV-2022-3634-EIR
CPC-2022-3633-VZC-HD-CU-CUB-SPR

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2005-6082
CPC-1997-43-CPU
CPC-1984-1-HD
CPC-18473-B
ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19
CHC-2020-5220-HCM
CHC-2018-3614-HCM
ENV-2020-5221-CE
ENV-2018-3615-CE
ENV-2016-1451-EIR
ENV-2014-670-SE
ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 631
Lot/Parcel Area (Calculated)	7,533.4 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	41
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
1854375
1819520
175837
1365298
1350660

Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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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 Buffer 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)	1.77152808
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	CHC-2018-3614-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2018-3615-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

949 N ORANGE DR

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-182960

ORD-182173-SA40

ORD-161687

ORD-161116-SA19

CHC-2020-5220-HCM

CHC-2018-3614-HCM

ENV-2020-5221-CE

ENV-2018-3615-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 639
Lot/Parcel Area (Calculated)	7,431.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	42
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906 200905 1854375 1819520 175837 1365298 1350660
Building 1	
Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)
Building 2	
Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)
Building 3	
Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]

Additional Information

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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 Buffer 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)	1.7865852
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	CHC-2018-3614-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2018-3615-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

945 N ORANGE DR

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-182960

ORD-182173-SA40

ORD-161687

ORD-161116-SA19

CHC-2020-5220-HCM

CHC-2018-3614-HCM

ENV-2020-5221-CE

ENV-2018-3615-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 654
Lot/Parcel Area (Calculated)	7,431.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	43
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
1854375
1819520
175837
1365298
1350660

Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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

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 Buffer 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)	1.80139848
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	CHC-2018-3614-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2018-3615-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

941 N ORANGE DR

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-182960

ORD-182173-SA40

ORD-161687

ORD-161116-SA19

ZA-1995-326-ZV

CHC-2020-5220-HCM

CHC-2018-3614-HCM

ENV-2020-5221-CE

ENV-2018-3615-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 669
Lot/Parcel Area (Calculated)	7,431.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	44
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
1854375
1819520
175837
1365298
1350660

Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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

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 Buffer 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)	1.81621176
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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

Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ZA-1995-326-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	REQUEST FOR AN AUTO REPAIR SHOP WITH 0 PARKING SPACES IN LIEU OF THE 6 SPACES REQUIRED IN THE MR1-1 ZONE.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	CHC-2018-3614-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2018-3615-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19

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City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

937 N ORANGE DR

ZIP CODES

90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-182960

ORD-182173-SA40

ORD-161687

ORD-161116-SA19

CHC-2020-5220-HCM

ENV-2020-5221-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 684
Lot/Parcel Area (Calculated)	7,431.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	45
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2433 Revised Hollywood Community Plan Injunction
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
1854375
1819520
175837
1365298
1350660

Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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

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 Buffer 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)	1.83102504
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19



City of Los Angeles Department of City Planning

9/23/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

931 N ORANGE DR

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90038

RECENT ACTIVITY

VTT-83821-CN

ENV-2022-3634-EIR

CPC-2022-3633-VZC-HD-CU-CUB-
SPR

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082

CPC-1997-43-CPU

CPC-1984-1-HD

CPC-18473-B

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CHC-2020-5220-HCM

ENV-2020-5221-CE

ENV-2016-1451-EIR

ENV-2014-670-SE

ENV-2005-2158-EIR

Address/Legal Information

PIN Number	144B181 700
Lot/Parcel Area (Calculated)	7,431.5 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D6
Assessor Parcel No. (APN)	5532010050
Tract	TR 9677
Map Reference	M B 134-15/16
Block	None
Lot	46
Arb (Lot Cut Reference)	None
Map Sheet	144B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1919.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	MR1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
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	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
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	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

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

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 2
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)	5532010050
APN Area (Co. Public Works)*	2.059 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,077,418
Assessed Improvement Val.	\$6,120,000
Last Owner Change	12/08/2021
Last Sale Amount	\$40,000,400
Tax Rate Area	67
Deed Ref No. (City Clerk)	200906

200905
1854375
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Building 1

Year Built	1930
Building Class	C6
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	59,600.0 (sq ft)

Building 2

Year Built	1952
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	664.0 (sq ft)

Building 3

Year Built	1945
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,690.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) No [APN: 5532010050]

Additional Information

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

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 Buffer 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)	1.84580784
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD MEDIA DISTRICT
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5532010050]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	665
Fire Information	

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.

Bureau	West
Battalion	5
District / Fire Station	27
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2020-5220-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2020-5221-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR HOWARD HUGHES HEADQUARTERS
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

DATA NOT AVAILABLE

ORD-182960
ORD-182173-SA40
ORD-161687
ORD-161116-SA19