



# City of Los Angeles Department of City Planning

## 12/6/2017 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1045 S OLIVE ST

### ZIP CODES

90015

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2017-432-CPU  
CPC-2017-3251-TDR-MCUP-SPR  
CPC-2010-213-CA  
CPC-2008-4502-GPA  
CPC-2008-4502-GPA  
CPC-2005-361-CA  
CPC-2005-1124-CA  
CPC-2005-1122-CA  
CPC-1994-225-CPU-ZC  
CPC-1986-606-GPC  
CPC-17168  
ORD-164307-SA2620  
ORD-137036  
ORD-135901  
ORD-129944  
ORD-128690  
ZA-17518  
VTT-74531-CN  
ENV-2017-433-EIR  
ENV-2017-3264-EIR  
ENV-2016-4630-EIR  
ENV-2013-3392-CE  
ENV-2010-214-ND  
ENV-2008-4505-ND  
ENV-2008-4505-ND  
ENV-2005-362-CE  
ENV-2005-1125-CE  
ENV-2005-1123-CE  
ENV-1998-107-MND

### Address/Legal Information

PIN Number	126A207 15
Lot/Parcel Area (Calculated)	4,688.3 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID E5
Assessor Parcel No. (APN)	5139010002
Tract	SUBDIVISION OF BLOCK 70 ORD'S SURVEY
Map Reference	M R 43-74
Block	None
Lot	FR 3
Arb (Lot Cut Reference)	None
Map Sheet	126A207 126A209 127-5A207

### Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Jose Huizar
Census Tract #	2079.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]R5-4D-O
Zoning Information (ZI)	ZI-2385 Greater Downtown Housing Incentive Area ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	High Density Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas

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](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	City Center Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	5139010002
Ownership (Assessor)	
Owner1	1045 OLIVE LLC TR # ATTN MICHAEL SHEITELMAN
Address	2200 BISCAYNE BLVD MIAMI FL 33137
Ownership (Bureau of Engineering, Land Records)	
Owner	CHAHIN, EDNA Y. (TR) EDNA Y. CHAHIN FAMILY TRUST, DTD 12-6-1995
Address	2500 N VERDUGO RD GLENDALE CA 91208
APN Area (Co. Public Works)*	0.174 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$2,957,545
Assessed Improvement Val.	\$105,626
Last Owner Change	05/12/2015
Last Sale Amount	\$2,900,029
Tax Rate Area	13264
Deed Ref No. (City Clerk)	484511 41409 4-68 1053668
Building 1	
Year Built	1911
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,676.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No

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](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Special Grading Area (BOE Basic Grid Map A-13372) No

Oil Wells None

### Seismic Hazards

#### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.168715944
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

### Economic Development Areas

Business Improvement District SOUTH PARK II

Promise Zone South Los Angeles Transit Empowerment Zone

Renewal Community Los Angeles

Revitalization Zone Central City

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Targeted Neighborhood Initiative None

### Public Safety

#### Police Information

Bureau	Central
Division / Station	Central
Reporting District	182

#### Fire Information

Bureau	Central
Batallion	1
District / Fire Station	10
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-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-3251-TDR-MCUP-SPR
Required Action(s):	MCUP-MASTER CONDITIONAL USE PERMIT SPR-SITE PLAN REVIEW TDR-TRANSFER OF DEVELOPMENT RIGHTS (aka TFAR)
Project Descriptions(s):	PURSUANT TO LAMC SECTION 14.5.6, TRANSFER OF FLOOR AREA RIGHTS FROM LA CONVENTION CENTER FOR APPROX. 404,803 S.F., SEC. 12.24 W.1 A MASTER CONDITIONAL USE PERMIT TO ALLOW THE SALE AND SERVICE OF A FULL-LINE OF ALCOHOL FOR ON- AND OFF-SITE CONSUMPTION, SEC. 16.05, SITE PLAN REVIEW FOR A PROJECT IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA AND WITH 794 UNITS FOR THE DEMO IF 34,933 S.F. OF COMMERCIAL SPACE ACROSS 6 BLDGS, AND THE CONSTRUCTION OF A 751,777 S.F., 70-STORIES, 794-UNIT TOWER WITH 12,504 S.F. OF GROUND FLOOR COMMERCIAL ON AN APPROX. 57,829 S.F. SITE IN THE [Q]R5-4D ZONE.
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1994-225-CPU-ZC
Required Action(s):	ZC-ZONE CHANGE CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	VTT-74531-CN
Required Action(s):	CN-NEW CONDOMINIUMS
Project Descriptions(s):	A VESTING TENTATIVE TRACT MAP TO REPLACE EXISTING USES WITH A HIGH-RISE MIXED-USE DEVELOPMENT ACHIEVING AN APPROXIMATE HEIGHT OF 714 FEET AND PROVIDING A MAXIMUM OF 800 RESIDENTIAL CONDOMINIUM UNITS WITH GROUND FLOOR COMMERCIAL AND AMENITY SPACE.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-3264-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT

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](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Descriptions(s):	PURSUANT TO LAMC SECTION 14.5.6, TRANSFER OF FLOOR AREA RIGHTS FROM LA CONVENTION CENTER FOR APPROX. 404,803 S.F., SEC. 12.24 W.1 A MASTER CONDITIONAL USE PERMIT TO ALLOW THE SALE AND SERVICE OF A FULL-LINE OF ALCOHOL FOR ON- AND OFF-SITE CONSUMPTION, SEC. 16.05, SITE PLAN REVIEW FOR A PROJECT IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA AND WITH 794 UNITS FOR THE DEMO IF 34,933 S.F. OF COMMERCIAL SPACE ACROSS 6 BLDGS, AND THE CONSTRUCTION OF A 751,777 S.F., 70-STORIES, 794-UNIT TOWER WITH 12,504 S.F. OF GROUND FLOOR COMMERCIAL ON AN APPROX. 57,829 S.F. SITE IN THE [Q]R5-4D ZONE.
Case Number:	ENV-2016-4630-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	A VESTING TENTATIVE TRACT MAP TO REPLACE EXISTING USES WITH A HIGH-RISE MIXED-USE DEVELOPMENT ACHIEVING AN APPROXIMATE HEIGHT OF 714 FEET AND PROVIDING A MAXIMUM OF 800 RESIDENTIAL CONDOMINIUM UNITS WITH GROUND FLOOR COMMERCIAL AND AMENITY SPACE.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-1998-107-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY COMMUNITY PLAN UPDATE (CPU) (DAN O'DONNELL)

## DATA NOT AVAILABLE

CPC-17168  
ORD-164307-SA2620  
ORD-137036  
ORD-135901  
ORD-129944  
ORD-128690  
ZA-17518



Address: 1045 S OLIVE ST

Tract: SUBDIVISION OF BLOCK 70  
ORD'S SURVEY

Zoning: [Q]R5-4D-O

APN: 5139010002

Block: None

General Plan: High Density Residential

PIN #: 126A207 15









Lot: FR 3

Arb: None



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
-  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




#### PARKING

-  Parking Buffer





#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial






# CIRCULATION

## STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway




## MISC. LINES


















-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

# POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer





- |   |  |  |
|---|--|--|
|  Aquatic Facilities   |  Other Facilities                 |  Opportunity School       |
|  Beaches              |  Park / Recreation Centers        |  Charter School           |
|  Child Care Centers   |  Parks                            |  Elementary School        |
|  Golf Course          |  Performing / Visual Arts Centers |  Span School              |
|  Historic Sites       |  Recreation Centers               |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers           |  High School              |
|  Skate Parks          |  |  Middle School            |

## TRANSIT ORIENTED COMMUNITIES (TOC)



- |  |  |
|--|--|
|  Tier 1 |  Tier 3 |
|  Tier 2 |  Tier 4 |

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.




## COASTAL ZONE

-  Coastal Zone Commission Authority
-  Calvo Exclusion Area
-  Not in Coastal Zone
-  Dual Jurisdictional Coastal Zone





























## WAIVER OF DEDICATION OR IMPROVEMENT

-  Waiver of Dedication or Improvement (WDI)
-  Public Work Approval (PWA)

## LAMC SECTION 85.02 (VEHICLE DWELLING)

-  No vehicle dwelling anytime
-  No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
-  Vehicle dwelling allowed. Must comply with all posted parking restrictions

## OTHER SYMBOLS

- |   |   |  |
|---|---|--|
|  Lot Line               |  Airport Hazard Zone   |  Flood Zone                          |
|  Tract Line             |  Census Tract          |  Hazardous Waste                     |
|  Lot Cut                |  Coastal Zone          |  High Wind Zone                      |
|  Easement               |  Council District      |  Hillside Grading                    |
|  Zone Boundary          |  LADBS District Office |  Historic Preservation Overlay Zone  |
|  Building Line          |  Downtown Parking      |  Specific Plan Area                  |
|  Lot Split              |  Fault Zone            |  Very High Fire Hazard Severity Zone |
|  Community Driveway     |  Fire District No. 1   |  Oil Wells                           |
|  Lot Ties               |  Tract Map             |  |
|  Building Outlines 2014 |  Parcel Map            |  |
|  Building Outlines 2008 |   |  |