

# City of Los Angeles Department of City Planning

7/9/2015

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

6220 W YUCCA ST  
6224 W YUCCA ST  
6222 W YUCCA ST  
1756 N ARGYLE AVE  
1760 N ARGYLE AVE

### ZIP CODES

90028

### RECENT ACTIVITY

Adaptive Reuse Incentive Spec. Plan-  
Ord 175038

Hollywood Signage SUD

### CASE NUMBERS

CPC-2014-4705-ZC-HD-DB-SPR  
CPC-2007-5866-SN  
CPC-2003-2115-CRA  
CPC-2002-4173-SUD  
CPC-1999-324-ICO  
CPC-1999-2293-ICO  
CPC-199-324-ICO  
CPC-1986-835-GPC  
ORD-181340  
ORD-176172  
ORD-173562  
ORD-165662-SA270  
ORD-129944  
ENV-2014-4706-EAF  
ENV-2003-1377-MND

### Address/Legal Information

PIN Number	150A189 317
Lot/Parcel Area (Calculated)	17,339.6 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID F4
Assessor Parcel No. (APN)	5546031031
Tract	TR 10149
Map Reference	M B 163-17/19
Block	None
Lot	FR 3
Arb (Lot Cut Reference)	None
Map Sheet	148-5A189
	150A189

### Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood United
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1910.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	C4-2D-SN
Zoning Information (ZI)	ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2331 Hollywood (CRA Area) ZI-2277 Hollywood Redevelopment Project ZI-1352 Hollywood Redevelopment Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	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
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	Hollywood (CRA Area)
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas

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

CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
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)	5546031031
Ownership (Assessor)	
Owner1	RUBINFELD FAMILY LMTD PTNSHP
Address	0 PO BOX 4270 BURBANK CA 91503
Ownership (City Clerk)	
Owner	RUBINFELD, HARRY L. & FRANCES ET AL RUBINFELD, HARRY L. & FRANCES ET AL
Address	419 N. LARCHMONT BLVD #6 LOS ANGELES CA 90004 419 N. LARCHMONT BLVD STE 6 LOS ANGELES CA 90004
APN Area (Co. Public Works)*	0.895 (ac)
Use Code	0500 - 5 or more units (4 stories or less)
Assessed Land Val.	\$2,006,041
Assessed Improvement Val.	\$934,060
Last Owner Change	08/31/00
Last Sale Amount	\$2,200,022
Tax Rate Area	200
Deed Ref No. (City Clerk)	4755 4037 4-121 4-119-21 4-119,1 4-119 145391-2 143591-2 143591,2 1287889 1-451
Building 1	
Year Built	1953
Building Class	DX
Number of Units	16
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,634.0 (sq ft)
Building 2	
Year Built	1953
Number of Units	8
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,184.0 (sq ft)
Building 3	
Year Built	1953
Building Class	DX
Number of Units	16
Number of Bedrooms	0
Number of Bathrooms	0

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Building Square Footage	12,767.0 (sq ft)
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
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	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

#### Seismic Hazards

##### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.553744328544149
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	Yes
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	HOLLYWOOD ENTERTAINMENT DISTRICT
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

#### Public Safety

##### Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	637

##### Fire Information

Division	3
Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

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## CASE SUMMARIES

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

Case Number: CPC-2014-4705-ZC-HD-DB-SPR

Required Action(s): DB-DENSITY BONUS  
HD-HEIGHT DISTRICT  
SPR-SITE PLAN REVIEW  
ZC-ZONE CHANGE

Project Descriptions(s): Data Not Available

Case Number: CPC-2007-5866-SN

Required Action(s): SN-SIGN DISTRICT

Project Descriptions(s): HOLLYWOOD SIGN SUD AMENDMENT

Case Number: CPC-2003-2115-CRA

Required Action(s): CRA-COMMUNITY REDEVELOPMENT AGENCY

Project Descriptions(s): First Amendment to the Hollywood Redevelopment Plan

Case Number: CPC-2002-4173-SUD

Required Action(s): SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)

Project Descriptions(s): Data Not Available

Case Number: CPC-1999-324-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s):

Case Number: CPC-1999-2293-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): INTERIM CONTROL ORDINANCE.

Case Number: CPC-199-324-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): Data Not Available

Case Number: CPC-1986-835-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM

Case Number: ENV-2014-4706-EAF

Required Action(s): EAF-ENVIRONMENTAL ASSESSMENT

Project Descriptions(s): Data Not Available

Case Number: ENV-2003-1377-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): Approval of a proposed Sign Supplemental Use District pursuant to Section 13.11 of the LAMC for the Hollywood Redevelopment Project Area

## DATA NOT AVAILABLE

ORD-181340

ORD-176172

ORD-173562

ORD-165662-SA270

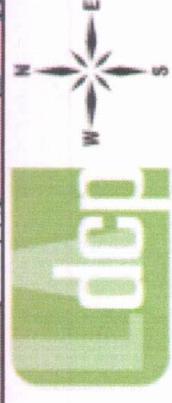
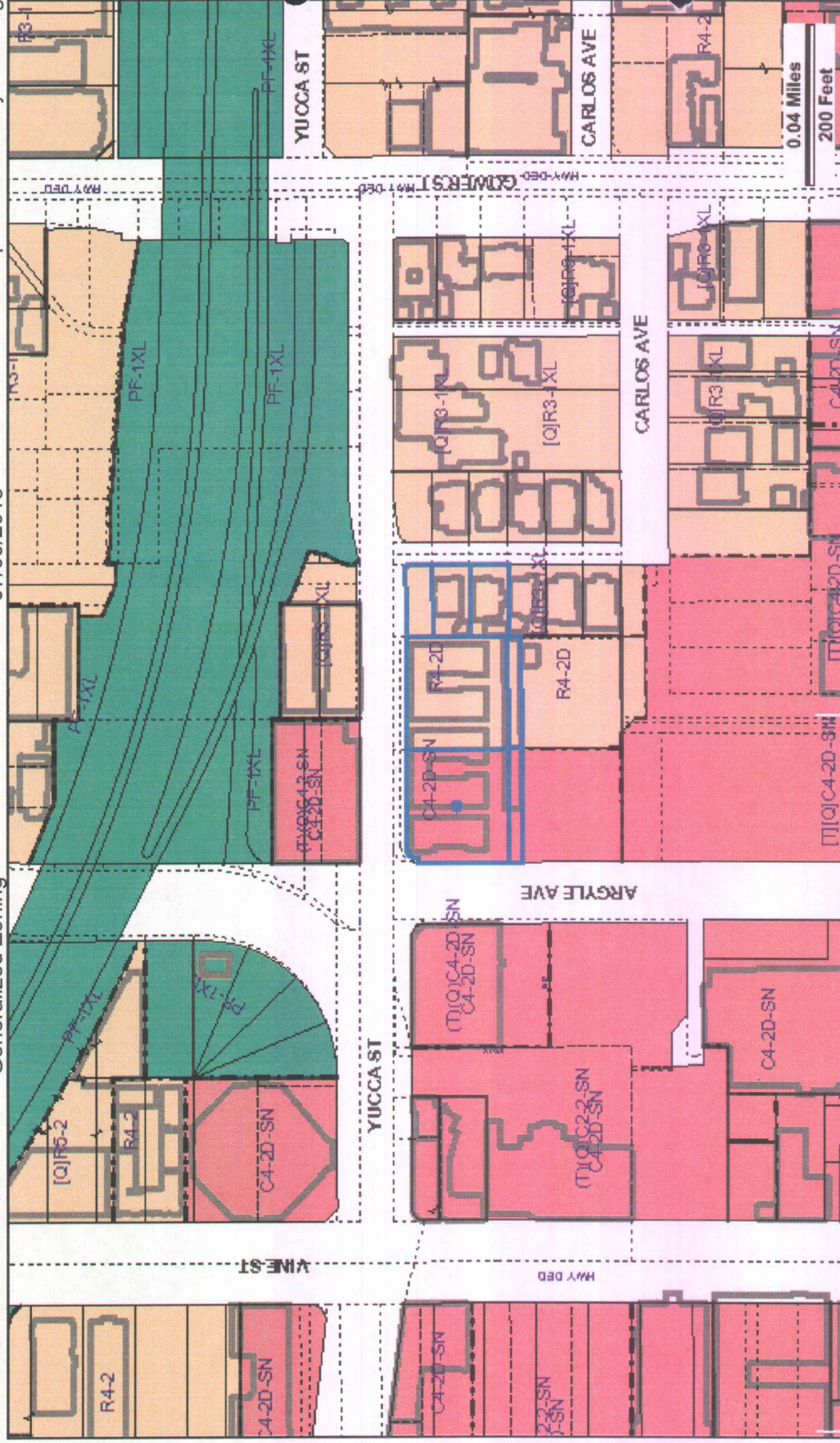
ORD-129944



07/09/2015

Generalized Zoning

ZIMAS INTRANET



Zoning: C4-2D-SN  
General Plan: Regional Center Commercial

Tract: TR 10149  
Block: None  
Lot: FR 3  
Arb: None

Address: 6220 W YUCCA ST  
APN: 5546031031  
PIN #: 150A189 317