

4155 Wilshire Blvd. Los Angeles, CA 90010 Build 110± Units by DB or Build 55± Units by Right w/AB2334 22,377 SF of CR(PKM)-1 Tier 3 Land

PARTNERSCRE SVIDLER • PETITO



Property Overview	3	Area Map	11
Maps	4	Walk Sccore	12
Brick Work	5	Section 8 - SAFMR	13
Zimas Report	6	Metro Purple Line - D Line	14
Park Mile Specific Plan	9	Aerial Photos	15
Parcel Map	10	Contact Information	24

Dario Svidler Executive Vice President

424. 600. 7633 dario@svidlercre.com svidlercre.com DRE 01884474

Jordan Petito Senior Vice President

310. 497. 4362 jordan@petitocre.com partnerscrela.com DRE 02023714

Keller WIlliams is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions, and consultants for all size, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations.



Property Overview

Partners CRE is proud to present for sale a development opportunity in prime Los Angeles' **Windsor Square** neighborhood - that **vacant lot on Wilshire Blvd.** that you have been driving past for years wondering, why don't they build something there?! Well, now is your chance!

The opportunity consists of a **22,377 SF** lot zoned **CR(PKM)-1** in a **Tier 3 TOC** area with direct street access on three sides of the lot. The property falls under the **General Commercial** designation in the General Plan, allowing for **R4 density**! Or go for **Unlimited Density** by utilizing State Density Laws with 100% Affordable Housing. The property is subject to the Park Mile Specific Plan.

Build **55± Units by Right with AB2334**, or up to **110± Units by Density Bonus**! Go with a strictly 100% Affordable Housing Project to maximize density. The location qualifies for **SAFMR Tier 2 rents**.

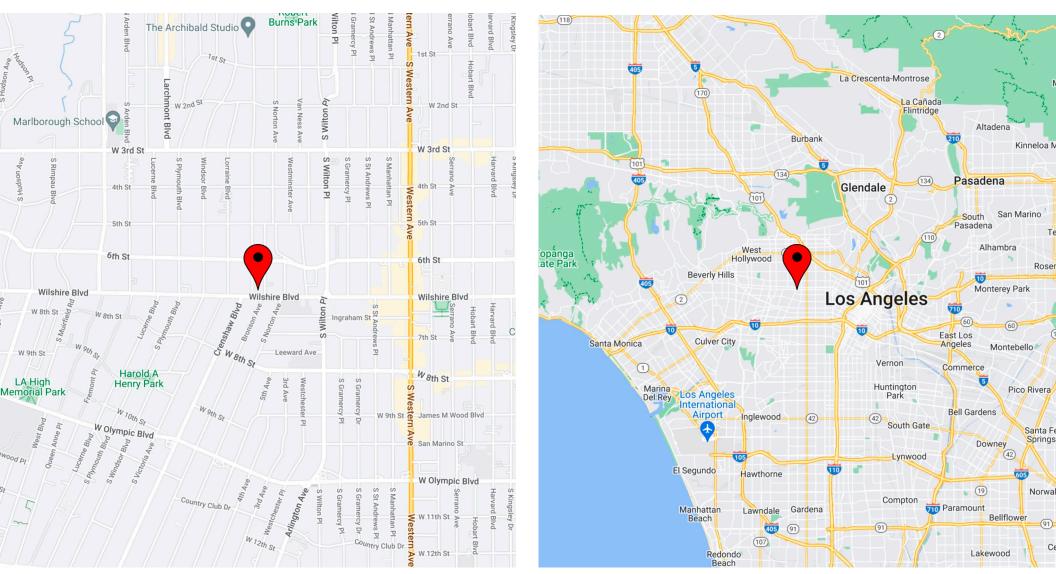
Next to Koreatown and across the street from the gorgeous Los Altos apartment building and half a mile to the Metro (D) Purple Line Station, this property is located in a high demand area that is soon to have easy access to the Metro Line that will take future tenants towards Westwood, as it now already takes them to Downtown.

AB1287 may provide up to a 100% increase in density, provided that 15% of the base density is set aside for Very-Low Income Tenants and 15% of base density is set aside for Moderate Income Tenants.

No tenants, **no Ellis**, **no RSO**, the property is ready for it's next role in life, and ready to become the go-to spot for all different tenant types out there!



Maps



Brick Work

Development Potential (By-Right)		Development Potential (with TOC or DB)			Jurisdictional					
Maximum <u>FAR</u>	1.5:1	Maximum <u>FAR</u>		3.75:1	Legal Description		Lot FR 162, Tract 1390			
Maximum Height		Maximum Height			Land Use		General Commercial			
Feet	45 ft.	Feet		67 ft. Projects located in a zone where the maximum height is 45 ft.	Area Planning Commission		Central			
Stories	3			or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped-back at least 15	Community Plan Area		Wilshire			
Minimum Setbacks				ft. from the exterior face of the ground floor building located a any street frontage.	Neighborhood Council		Greater Wilshire			
Front	15 ft.	Stories		5	Council District		13			
Side	5 ft.	Minimum Setbacks			Councilmember		N/A			
	add 1 foot of side setback for each story over 2 if adjacent to A or R zone or residential uses; For corner lots, side setback	Front		15 ft. Per: Park Mile Specific Plan						
	shall be 10% lot width (5 ft. min/10 ft. max); side setbacks only required for corner lots, adjacent to A or R zone, or for residential uses (except for portions of residential in mixed	Side		0 ft. for commercial; 5 ft. for residential units		R	estrictions			
	use project as long as commercial uses or access to residential on ground floor and abuts a street, private street,	Back		15 ft.	Rent Stabilization Ordinance					
Back	or alley) 			15 ft. rear setback required if adjacent to RD or more restrictive zone	Community Design Overlay					
Datk	+1 ft for each story over 3rd	Max Buildable Area. Footprint		15,663 sq. ft.	Historic Preservation Overlay					
Max Buildable Area, Footprint	11,188 sq. ft.	Max Buildable Area, Envelope		67,298 sq. ft.	Specific Plan 📕					
Max Buildable Area, Envelope	24,071 sq. ft.	Max Dwelling Units		84 with DB, 112 with AB 1287	Q/T Conditions					
Max Dwelling Units	55	Affordable Units Required		At least 10% for Extremely Low Income, or 14% for	D Limitations					
Affordable Units Required	None			Very Low Income, or 23% for Low Income; See Other Development Notes	Coastal Zone					
Parking Required	2.5 spaces per unit (regardless of number of bedrooms)	Parking Required		Zero parking with AB 2097	Community Redevelopment	Agency				
Required Bicycle Parking		Required Bicycle Parking			Hillside Area.					
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for	Long Term		1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for	Baseline Mansionization Ord	inance				
	units for units 20-100, 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+			units 101-200; 1 spaces per 4 units for units 201+	Interim Control Ordinance					
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for	Short Term		1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for	River Improvement Overlay					
	units 101-200; 1 spaces per 40 unit for units 201+			units 101-200; 1 spaces per 40 unit for units 201+	Community Plan Implementa	tion Overlay				
Transitional Height Limitations	Portions of Buildings in C or M zones with certain distances of RW1 or more restrictive zones shall not	Transitional Height Limitations		The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal	Opportunity Zone Other					
	exceed the following limits: Distance (ft.) Height (ft.)			45 degree angle as measured from a norizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or	other					
	0-49 25 50-99 33			more restrictive zone or Specific Plan subarea		I	Red Flags			
	100-199 61	Required Open Space		Up to 25% decrease in required open space	Site is located in the Park	Mile Specific Plan, which may impact th	the development of the site.			
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms	Other Development Notes		An additional 15% set aside for moderate income rents is required for the AB 1287 additional 50% bonus.						
Other Development Notes	Per AB 1287 you can utilize the General Commercial land use designation for RAS4 density only.									
	······									
			CR(PKM)-1	84 with DB, 112 with	22,377	Tier 1				
📥 bri	ckwork									
			-	AB 1287	sq. ft.	3				
			Zone/District	Max Unit	Lot Size	TOC Lots				

Zimas



City of Los Angeles Department of City Planning

2/9/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	
644 S IRVING BLVD	PIN Number	132B189 41
4141 W WILSHIRE BLVD	Lot/Parcel Area (Calculated)	22,377.0 (sq ft)
4135 W WILSHIRE BLVD	Thomas Brothers Grid	PAGE 633 - GRID G2
	Assessor Parcel No. (APN)	5504009017
ZIP CODES	Tract	TR 1390
90010	Map Reference	M B 18-178
	Block	None
RECENT ACTIVITY	Lot	FR 162
None	Arb (Lot Cut Reference)	None
	Map Sheet	132B189
CASE NUMBERS		135B189
CPC-5667	Jurisdictional Information	
CPC-1989-319-PWA	Community Plan Area	Wilshire
CPC-1977-27006	Area Planning Commission	Central
ORD-59577	Neighborhood Council	Greater Wilshire
ORD-59188	Council District	CD 13 - Hugo Soto-Martinez
ORD-57441	Census Tract #	2117.01
ORD-54822	LADBS District Office	Los Angeles Metro
ORD-46250	Permitting and Zoning Compliance Inform	-
ORD-162530	Administrative Review	None
ORD-152826	Planning and Zoning Information	
ORD-152472	Special Notes	None
ORD-152471		
ORD-152471 ORD-129944	Zoning	CR(PKM)-1 ZI-1195 Construction Site Review: Department of Conservation,
ORD-129944 ORD-104318	Zoning Information (ZI)	Division of Oil, Gas, and Geothermal Resources
DIR-2016-2531-DRB-SPP		ZI-2498 Local Emergency Temporary Regulations - Time Limits and
		Parking Relief - LAMC 16.02.1
DIR-2004-1872-DRB-SPP		ZI-2452 Transit Priority Area in the City of Los Angeles
		ZI-1117 MTA Right-of-Way (ROW) Project Area
ZA-1991-642-YV		
ZA-16877		ZI-1037 Specific Plan: Park Mile
ZA-16877 ZA-16827	General Plan Land Use	
ZA-16877 ZA-16827 ZA-16790	General Plan Land Use General Plan Note(s)	ZI-1037 Specific Plan: Park Mile
ZA-16877 ZA-16827 ZA-16790 TT-60265		ZI-1037 Specific Plan: Park Mile General Commercial
ZA-16877 ZA-16827 ZA-16790	General Plan Note(s)	ZI-1037 Specific Plan: Park Mile General Commercial Yes
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code)	ZI-1037 Specific Plan: Park Mile General Commercial Yes No
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None No
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations Mills Act Contract CDO: Community Design Overlay	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None None None None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations Mills Act Contract CDD: Community Plan Imp. Overlay	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations Mills Act Contract CDO: Community Design Overlay CPIC: Community Plan Imp. Overlay Subarea	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None None None None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations Mills Act Contract CDC: Community Design Overlay CPIO: Community Plan Imp. Overlay Subarea CUGU: Clean Up-Green Up	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None None None None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations Mills Act Contract CDO: Community Design Overlay CPIC: Community Plan Imp. Overlay Subarea	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None None None None None

RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Wilshire Park Elementary
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5504009017
APN Area (Co. Public Works)*	0.507 (ac)
Use Code	100V - Commercial - Commercial - Vacant Land
Assessed Land Val.	\$3,373,834
Assessed Improvement Val.	\$0
Last Owner Change	09/29/2021
Last Sale Amount	\$4,180,041
Tax Rate Area	67
Deed Ref No. (City Clerk)	933819
	6-561
	301135
	284411
	2716612
	251382
	2036455-6
	1948613
	1484573
	1385368
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5504009017]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Qutside Flood Zone
Watercourse	No
Tratorooui30	110

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.

None

POD: Pedestrian Oriented Districts

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.

Zimas

Hazardous Waster / Border Zone PropertiesNoWethane Hazard SteinWethane Buffer ZoneHigh Wind Velocity AreasNoSpecial Grading Area (EOE Basic Grid Map A:NoSolard Erading Area (EOE Basic Grid Map A:NoSolard Erad (Distance in km)1.7181576Nearest Fault (Distance in km)1.7181576Nearest Fault (Name)Puente Hills Blind ThrustRegionLos Angeles Blind ThrustRegionLos Angeles Blind ThrustRegionSip Fate (mm/year)Sip TypeModerately / Poorly ConstrainedDown Dip Width (km)19.0000000Rupture Bottom13.0000000Rupture Bottom13.0000000Rupture Bottom13.0000000Maximum MagnitudeNoLiquefactionNoLiquefactionNoPerliminary Fault Rupture Study AreaNoState Enterprise ZoneNoPromise ZoneNoState Enterprise ZoneNoneLiquefactionNoPromise ZoneNoneLiquefactionNoPromise ZoneNoneLiquefactionNoPromise ZoneNoneLiquefactionNoPromise ZoneNoneLiquefactionNoPromise ZoneNoneLiquefactionNoPromise ZoneNoneLiquefactionNoPromise ZoneNoneLiquefaction Contin Lique Lique And NoLiquefaction Contin Lique Lique Lique Lique Lique Lique Lique Lique Lique Li	Lineardeure Wester / Bander Zone Brenestice	No
High Wind Velocity AreasNoSpecial Grading Area (BOE Basic Grid Map A. Special Grading Area (BOE Basic Grid Map A. 13372)Valor Special Grading Area (BOE Basic Grid Map A. 2403706346Selismic Hazer Source ZoneReture Fault Near-Source ZoneNearest Fault (Name)Puente Hills Blind ThrustNearest Fault (Name)Puente Hills Blind ThrustsRegionLos Angeles Blind ThrustsFault TypeBSilp Tate (mmiyear)0.7000000Silp GeometryReverseSilp TypeModerately / Poorly ConstrainedDown Dip With (km)19.000000Rupture Bottom5.0000000Rupture Bottom0.000000Rupture Bottom0.000000Aguita-friot Fault ZoneNoLuquefacionNoRupture BottomNoLuquefacionNoLuquefacionNoEconomic Development AreasNoneEconomic Development AreasNoneState Entrypise ZoneNoneConomic Development IncentiveNoneState Entrypise ZoneNoneConomic Development IncentiveNoneState Entrypise ZoneNoneState Entrypise ZoneNoneSt		
Special Gading Area (BOE Basic Grid Map A. 15372) Names I Gading Area (BOE Basic Grid Map A. 15477 Velsite Velsite Sterminite Velsite Common		
13372)13372)Seismic HazardsActive Fault Near-Source SoneNearest Fault (Distance in km)1.7181576Nearest Fault (Distance in km)1.7181576Nearest Fault (Distance in km)1.7181576PagionLos Angeles Blind ThrustPagionBSlip False (mm/year)0.7000000Slip GeometryReverseSlip TypeModerately / Poorly ConstrainedDown Dip Width (km)19.0000000Rupture Top5.0000000Rupture Top5.0000000Rupture Bottom13.0000000Maximum MagnitudeNoLandslideNoLandslideNoConson Dip Width (km)NoPreliminary Fault Rupture Study AreaNoResenses Improvement DistrictNoState Enterprise ZoneNoConsonic Development IncentiveNoneConsonic Development IncentiveNoZone (LDI)NoPreliminary Zault Rupture Study AreaNoState Enterprise ZoneNoState Enterprise ZoneNoPreliminary Cault Rupture StudyNoState Enterprise ZoneNoNoneNoPreliminary Eaut Rupture StudyNoState Enterprise ZoneNoPreliminary Eaut Rupture (RSO)No (APN: SSO4009017)Elis Art PropertyNoRupture StateNoTelephoneNoHousing Geoment ReviewNoHousing Geoment StateNoHere State Enterp	• •	
Seismic Hazards Active Fault Near-Source Zone Nearest Fault (Distance in km) 1.7181576 Nearest Fault (Name) Puente Hills Blind Thrust Pegion Los Angeles Blind Thrusts Pagion Dos Angeles Blind Thrusts Pault Type B Slip Fate (mm/year) 0.7000000 Slip Geometry Reverse Slip Type Moderately / Porty Constrained Down Dip Width (km) 19.0000000 Rupture Bottom 13.0000000 Maymer Top 5.0000000 Muture Top No Landslide No Landslide No Landslide No Economic Development Nearce No Business Improvement District None Hubzone Not Qualified Jobs and Economic Development Incentive None Promise Zone None State Enterprise Zone None State Enterprise Zone None Hubzone No (APN: Sto400017] Direct all Inquiries to Los Angeles Housing Department Telephone (86) 557-738 Webale Https://housing.lacity.org Rent Stabilization Ordinance (RSO) No (APN: Sto4000017] Elis Act Propenty <	13372)	NO
Active Fault Near-Source Zone Nearest Fault (Distance in km) 1.7181576 Nearest Fault (Name) Puente Hills Blind Thrust Region Los Angeles Blind Thrusts Fault Type B Silp Fate (mm/year) 0.70000000 Silp Geometry Reverse Silp Type Mcderately / Poorly Constrained Down Dip Wdth (km) 19.0000000 Pupture Top 5.00000000 Rupture Top 5.00000000 Rupture Top 5.0000000 Maintmum Magnitude 7.1000000 Aquist-Priolo Fault Zone No Liquefactoin No Traumani Inundation Zone No Economic Development Areas None Topo full Zone None Hubzone None Opportunity Zone None Promise Zone None Subsite Interprise Zone None Hubzone (Sol Spi S77.388 Website Intps://bouinglacity.org Rert Stabilization Ordinance (RSO) No (APN: S504009017] Elis Act	Wells	0403706346
Nearest Fault (Distance in km)1.7181576Nearest Fault (Name)Puente Hills Blind ThrustsRegionLos Angeles Blind ThrustsFault TypeBSlip GeometyReverseSlip GeometyModerately / Poorly ConstrainedDown Dip Width (km)19.0000000Rupture Top5.0000000Rupture Top5.0000000Maximut Magnitude7.1000000Maximut Magnitude7.1000000Aujust-Priolo Fault ZoneNoLandslideNoLandslideNoPreliminary Fault Rupture Study AreaNoTeumin Inundation ZoneNoEstonent DistrictNoneHubzoneNoreJobs and Economic Development IncentiveNoneZone (JED)NoneOrportinity ZoneNoPortnike ZoneNoneHubzoneNoneTolephone(866) 557-7368WebsleNo (APN: 5504009017]Elifis Act PropertyNo (APN: 5504009017]Elifis Act Replacement ReviewYesHousing Leitent Hing KindsNoPortnik ZoneNoAbits Act Replacement ReviewYesHousing Leitent Hing KindsNoPortnik ZoneNoPortnik	Seismic Hazards	
Nearest Fault (Name)Puente Hills Blind ThrustRegionLos Angeles Blind ThrustsFault TypeBSlip Rate (mnlyear)0.7000000Slip GeometryReverseSlip TypeModerately / Poorly ConstrainedDown Dip Width (km)19.0000000Rupture Top5.0000000Rupture Bottom13.0000000Rupture Bottom25.0000000Maximum Magnitude7.1000000Maximum Magnitude7.1000000Aquist Prolo Fault ZoneNoLiquefactionNoLiquefactionNoLiquefactionNoLiquefactionNoPreliminary Fault Rupture Study AreaNoLiquefactionNoneHubzoneNoneLubzoneNoneDoporturity ZoneNoPormise ZoneNoneZone (LDII)OwneOpporturity ZoneNoPretenting Eterprise ZoneNoneHubzoneNoneState Eterprise ZoneNoneWebsiteNoState Eterprise ZoneNoneHubusingNoState Eterprise ZoneNoneHubusing Element SteeYesHousing Element SteeNoPointer SteeNoState Eterprise ZoneNoRent Stabilization Ordinance (RSO)No (APN: S504009017]Elis Act ProperyNoAl 1482: Tenant Protection ActNoHousing Element SteeNiAState Eterprise ZoneNiA <trr>State Eterp</trr>	Active Fault Near-Source Zone	
RegionLos Angeles Blind ThrustsFault TypeBSlip Rate (mwyear)0.7000000Slip Cate (mwyear)ReverseSlip TypeModerately / Poorly ConstrainedDown Dip Width (km)19.0000000Rupture Top5.0000000Rupture Bottom13.0000000Rupture Bottom13.0000000Maximu Magnitude7.1000000Alquist Priolo Fault ZoneNoLandslideNoLandslideNoTumani Inundation ZoneNoEconomic Development DistrictNoneHubzoneNoneHubzoneNoneState Entrprise ZoneNoneZone (JEDI)NoneOportunity ZoneNoneDromise ZoneNoneTelephone(B66) S57.7388WebsiteNo (APN: 5504009017]TelephoneNo (SPN: 5504009017]Ellis Act PropertyNoAl 1482: Tenant Protection ActNoHousingNo/APN: 5504009017]Ellis Act PropertyNoAl 1482: Tenant Protection ActNoHousing Clis Act Replacement ReviewYesHousing Use within Prior 5 YearsNoPolics InformatorNo/APN: 5504009017]Folics InformatorVestDivision / StationOlympicReplacement RequiredNAShife ButhsNoHusing Element StesVestHere Replacement ReviewYesPolics InformationVestDivision / StationOlympic <t< td=""><td>Nearest Fault (Distance in km)</td><td>1.7181576</td></t<>	Nearest Fault (Distance in km)	1.7181576
Fault TypeBSip Fault (mm/year)0.70000000Silp GeometryReverseSilp TypeModerately / Poorly ConstrainedDown Dip Width (km)19.00000000Rupture Top5.0000000Rupture Top13.00000000Dip Angle (degrees)25.0000000Maximum Magnitude7.1000000Maximum MagnitudeNoLandslideNoLandslideNoLandslideNoPreliminary Fault Rupture Study AreaNoBusiness Improvement DistrictNoneHubzoneNot QualifiedJose and Economic Development Incentive Tore (JEU)NoneOpprunity ZoneNoPromise ZoneNoneState Enterprise ZoneNoneHubzoneNoneHubzoneNoneState Enterprise ZoneNoneState Enterprise ZoneNoneHubsingHupsi/Housing Lacity.orgRent Stabilization Ordinance (RSO)No [APN: 5504009017]Ellis Act ProperyNoHusingState Interprise Xont ActHubsing Lement SteeNaHusing Lement RequiredNaBureauNaPolice InformationNaPublic StateNaPublic StateNaHusing Lement RequiredNaBureauQuipticRend StateQuipticHubsing Lement RequiredQuipticBureauCentralBureauCentralBureauCentralBureau<	Nearest Fault (Name)	Puente Hills Blind Thrust
Slip Rate (mm/year)0.7000000Slip GornetryReverseSlip TypeModerately / Poorly ConstrainedDown Dip Width (km)19.0000000Rupture Top5.0000000Rupture Bottom13.000000Rupture Bottom25.0000000Maximum Magnitude7.1000000Aquist Priolo Fault ZoneNoLandslideNoLandslideNoLandslideNoStainmary Fault Rupture Study AreaNoTsumari Inundation ZoneNoEconomic Development InstrictNoneHubzoneNot QualifiedJobs and Economic Development InsertiveNoneZone (JEDI)NonePortnis ZoneNoneState Enterprise ZoneNonePortnis ZoneNoneState Enterprise ZoneNoneHubzoneNoneHubzoneNoneState Enterprise ZoneNoneButter Interprise ZoneNoneHousing Department InsertiveNoneState Enterprise ZoneNoneHousing Creis Act Reglacement ReviewYesVestiseNoneHousing Creis Act Reglacement ReviewYesHousing Creis Act Reglacement ReviewYesHusing Lise Art Protection ActNoAl 1482: Tenant Protection ActNoAl 1482: Tenant Protection ActNoSib Go UnitsNoJousing Lise Art Protection ActNoHousing Lise Art Protection ActNoBureauVestJousing St	Region	Los Angeles Blind Thrusts
Sip GeometryReverseSip GeometryReverseSip TypeModerately / Poorly ConstrainedDown Dip Width (km)19.0000000Rupture Top5.0000000Rupture Bottom13.0000000Dip Angle (degrees)25.0000000Maximum Magnitude7.10000000Alquist-Priolo Fault ZoneNoLandslideNoPreliminary Fault Rupture Study AreaNoBusiness Improvement DistrictNoneHubzoneNot QualifiedJosen GEONNoneEconomic Development IncentiveNoneVarea (ZEII)NoneOpportunity ZoneNoneState Enterprise ZoneNoneHubzoneNoneHubzineNonePromise ZoneNoneBustes Imprive Reguent IncentiveNoneHousingUsand Economic Development IncentiveNoneNoneHousingNoneState Enterprise ZoneNoneHousing Lority KoneNoneHousing Lority KoneNoneHousing Lority NoNo RAPN: 5504009017]Ellis Act PropertyNoHousing Leinty NoNoHousing Leinty NoNoHousin	Fault Type	В
Slip TypeModerately / Poorly ConstrainedDown Dip Width (km)19.0000000Rupture Top5.0000000Rupture Top5.0000000Dip Angle (degrees)25.0000000Maximum Magnitude7.10000000Alguist-Priolo Fault ZoneNoLandslideNoLandslideNoTealming Fault Rupture Study AreaNoBusiness Inprovement DistrictNoneBusiness Improvement DistrictNoneHubzoneNoOpportunity ZoneNoneState Enterprise ZoneNoneState Enterprise ZoneNoneHubzoneNoneOpportunity ZoneNoneBusiness Improvement DistrictNoneHubzoneNoneOpportunity ZoneNoneOpportunity ZoneNoneHubzoneNoneBusiness Tabilization Ordinance (RSO)No (APN: 5504009017]Elis Act PropertyNoHousing Leinert SteeHussing Leinty orgHubing Element SteeNiAHubing Element SteeNiAHubing Leinert SteeNiAHubing Leinert SteeNiAHubing Leinert SteeNiAPublic SatterNiAHubing Leinert SteeNiAHubing Leinert SteeNiABureau <td< td=""><td>Slip Rate (mm/year)</td><td>0.7000000</td></td<>	Slip Rate (mm/year)	0.7000000
Down Dip Width (km)19.0000000Rupture Top5.0000000Rupture Bottom13.0000000Dip Angle (degrees)25.000000Maimum Magnitude7.1000000Alquist-Priolo Fault ZoneNoLiquefactionNoLiquefactionNoTy anami Inundation ZoneNoEconomic Development DistrictNoreHubzonNot QualifiedJobs and Economic Development IncentiveNoneZone (JEDI)NoPromise ZoneNonePromise ZoneNonePromise ZoneNoneBusiness Improvement DistrictNonePromise ZoneNoneTorre SoleNonePromise ZoneNoneBusiness Improvement DistrictNoneBusiness Improvement NecettiveNonePromise ZoneNoneSole Enterprise ZoneNoneBusiness Improvement NecettiveNoneBusiness Improvement NecettiveNoneBusiness Improvement NecettiveNoneSole Enterprise ZoneNoneBusiness Improvement NecettiveNoneBusiness Improvement NecettiveNone </td <td>Slip Geometry</td> <td>Reverse</td>	Slip Geometry	Reverse
Rupture Top5.0000000Rupture Bottom13.0000000Dip Angle (degrees)25.000000Maximu Magnitude7.1000000Alquist Prioto Fault ZoneNoLandsideNoLandsideNoPreliminary Fault Rupture Study AreaNoPreliminary Fault Rupture Study AreaNoEconomic Development AreasEconomic Development AreasBusiness Improvement DistrictNoneHubzoneNoOpportunity ZoneNoneState Enterprise ZoneNoneHousingNoneHubzoneNoneHubzoneNonePromise ZoneNoneBuste Enterprise ZoneNoneHousing(def) 557-7388WebsiteItos Angeles Housing DepartmentTelephone(def) 557-7388WebsiteNoHalling Life Area PropertyNoAl 1482: Tenant Protection ActNoAl 1482: Tenant Protection ActNoHousing Cleise Act RegizedN/AHousing Cleise Act RegizedN/AHousing Use within Prot S YearsNoPolice InformationSolRent StatesUsersPolice InformationQueryRegregement ReviewYeaYearsNoHousing Liesenert ReviewYeaPolice InformationQueryBureauOlympicRepring District Teire StationQueryRepring District Teire StationQueryRepring District Teire StationSol </td <td>Slip Type</td> <td>Moderately / Poorly Constrained</td>	Slip Type	Moderately / Poorly Constrained
Pupture Bottom13.0000000Dip Angle (degrees)25.0000000Maximum Magnitude7.1000000Alquist-Priolo Fault ZoneNoLandslideNoLandslideNoTeleminary Fault Rupture Study AreaNoTeumani Inundation ZoneNoBusiness Improvement DistrictNoneHubzoneNot QualifiedJosa af Economic Development IncentiveNoneCoportunity ZoneNoneOportunity ZoneNoneState Enterprise ZoneNoneHubsinesNonePromise ZoneNoneBusiness Inprovement DistrictNoneNoneNonePromise ZoneNoneState Enterprise ZoneNoneBusiness Inprovement DistrictNoneHousingUse Angles Housing DepartmentTelephone(866) 557-7368Websitehttps://housing lacity.orgRent Stabilization Ordinance (RSO)No [APN: 5504009017]Elis Act PropertyNoHousing Crisis Act Replacement ReviewYesHousing Generat SteeN/AHusing Generat SteeNi/APublic SatetNi/AHousing Lein Intro StearsNoPublic StatesNi/APublic SatesNi/APublic StatesVestDivision / StationQuipicRegregationSite ContralBureauCentralBureauCentralBatalion11District / Fire Station29<	Down Dip Width (km)	19.0000000
Dp25.000000Maximum Magnitude7.1000000Alquist-Priolo Fault ZoneNoLandslideNoLiquefactionNoLiquefactionNoPreliminary Fault Rupture Study AreaNoTsumani Innudation ZoneNoEconomic Development AreasNoBusiness Improvement DistrictNoneHubzoneNot QualifiedJobs and Economic Development IncentiveNoneZone (JEDI)NonePromise ZoneNonePortnity ZoneNoneToreprise ZoneNoneBusiness Improvement DistrictNoneHubzoneNoneToreprise ZoneNoneDirect all Inquifes toLos Angeles Housing DepartmentTelephone(866) 557-7368Websiehttps://housing.lacity.orgRent Stabilization Ordinance (RSO)No[APN: 5504009017]Elis Act ProperyNoAl 1482: Tenant Protection ActNoHousing Crisis Act Replacement ReviewYeoLosYeolicy JostionNoJostion JS atcl Replacement ReviewNoHousing Crisis Act Replacement ReviewNoHousing Crisis Act Replacement ReviewNoPolice InformationNoBureauVariationationationationationationationatio	Rupture Top	5.0000000
Maximum Magnitude 7.10000000 Alquist-Priob Fault Zone No Landslide No Liquefaction No Preliminary Fault Rupture Study Area No Economic Development Areas Economic Development Incentive Business Improvement District None Hubzone Not Opportunity Zone None Promise Zone None Houring None Houring None Houring None Promise Zone None State Enterprise Zone None Houring Los Angeles Housing Department Telephone (866) 557-7388 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5504009017] Ellis Act Property No Alguise Jenement Sites HE Replacement Review HE Replacement Review Yes HE Replacement Review Yes Polius Information N/A Bureau Olympic Reporting District	Rupture Bottom	13.0000000
Alquist-Priolo Fault Zone No Landslide No Liquefaction No Preliminary Fault Rupture Study Area No Tsunam Inundation Zone No Economic Development Areas No Eusiness Improvement District None Hubzone Not Qualified Jobs and Economic Development Incentive None Opportunity Zone None State Enterprise Zone None State Enterprise Zone None Hubzone None State Enterprise Zone None Bute State Stat	Dip Angle (degrees)	25.0000000
LandsildeNoLquefactionNoPreliminary Fault Rupture Study AreaNoTaumani Inundation ZoneNoExemute Study AreaNoExemute Study AreaNoExemute Study AreaNoExemute Study AreaNoExemute Study AreaNoSubiness Improvement DistrictNoAustainess Improvement DistrictNoJobs and Economic Development IncentiveNoOportunity ZoneNoOportunity ZoneNoPromise ZoneNoOportunity ZoneNoBusiness Interprise ZoneNoBusiness Interprise ZoneNoMobilityIterprise XoneWebsiteLos Angeles Housing DepartmentMultipleKell Studitication Ordinance (RSO)No (APN: 5504009017]Elis Act PropertyNoNoAls H42: Trans Protection ActNoAls H42: Trans Protection ActNoAls H42: Trans Protection ActNoHE Replacement ReviewYesVestStole UnitsPolice InformationNaPolice InformationStole UnitsPolice InformationQuipticRenauQuipticRenauQuipticRenauQuipticRenauCentralBureauCentralBureauCentralRenauStole UnitsRenauStole UnitsRenauStole UnitsRenauStole UnitsRenauStole Units <td>Maximum Magnitude</td> <td>7.1000000</td>	Maximum Magnitude	7.1000000
Liquefaction No Preliminary Fault Rupture Study Area No Tsumani Inundation Zone No Economic Development Areas Note Business Improvement District None Hubzone Not Qualified Jobs and Economic Development Incentive None Zone (JED) None Opportunity Zone None Promise Zone None State Enterprise Zone None Business IInquiries to Los Angeles Housing Department Telephone (866) 557-7368 Website https://tousing.lacity.org Rent Stabilization Ordinance (RSO) No/RNY: 5504009017] Ellis Act Property No Al 1482: Tenant Protection Act No Housing Crisis Act Replacement Review Yees Housing Crisis Act Replacement Review No Yees No Busing Lienemt Sites Ni/A Her Replacement Review No Police Information No Bureau Olympic Reporting District Olympic </td <td>Alquist-Priolo Fault Zone</td> <td>No</td>	Alquist-Priolo Fault Zone	No
Preliminary Fault Rupture Study Area No Tauram Inundation Zone No Economic Development Areas None Business Improvement District None Hubzone Not Qualified Jobs and Economic Development Incentive Zone (JEDI) None Opportunity Zone No Promise Zone None State Enterprise Zone None State Enterprise Zone None Bate Enterprise Zone None Unitig Cone (Gé6) 557-7368 Website Itbs://housing lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5504009017] Ellis Act Property No Bol 1482: Tenant Protection Act No Housing Element Sites Via HE Replacement Required N/A Bol 1482: Tenant Protection Act No Housing Lement Sites Via Protecoment Required N/A Bol 1492: Tenant Protection Act No Housing Use within Prote Stears No Public Steare Via District Nation	Landslide	No
Tauami Inundation Zone No Econnic Development Areas None Business Improvement District None Jobs and Economic Development Incentive None Opportunity Zone None Opportunity Zone None Opportunity Zone None State Enterprise Zone None District Terprise Zone None Business Terprise Zone None Business Zone None Bet All Inquiries to Los Angeles Housing Department Telephone (866) 557-7368 Website No (APN: 5504009017] Ellis Act Property No Bd 1482: Trans Protection Act No Housing Lement Stes Vest HE Replacement Required N/A SB 166 Units No Polics Interact Vest Division / Station Qo21	Liquefaction	No
Economic Development Areas Business Improvement District None Hubzone Not Qualified Jobs and Economic Development Incentive None Zone (JEDI) None Opportunity Zone No Promise Zone None State Enterprise Zone None Housing Uncertainting Direct all Inguifes to Los Angeles Housing Department Telephone (866) 557-7368 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5504009017] Ellis Act Property No AB 1482: Tenant Protection Act No Housing Crisis Act Replacement Review Yes Housing Use within Prior 5 Years No Public Safet Uncertaintion Bureau West Division / Station Olympic Reporting District 2021 Fire Information 2021 Batallon 11 District / Fire Station 29	Preliminary Fault Rupture Study Area	No
Business Improvement District None Hubzone Not Qualified Jobs and Economic Development Incentive None Jobs and Economic Development Incentive None Opportunity Zone No Promise Zone None State Enterprise Zone None Butter Interprise Zone None Houzing Construction Direct all Inquiries to Los Angeles Housing Department Telephone (866) 557-7388 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5504009017] Ellis Act Property No Housing Creins Act Replacement Review Yes Housing Creins Act Replacement Review Yes Housing Lement Sites N/A HE Replacement Required N/A SB 166 Units N/A No Public Safety Police Information Usersation Bureau West Division / Station Quympic Reporting District Zo21 Fire Information <td< td=""><td>Tsunami Inundation Zone</td><td>No</td></td<>	Tsunami Inundation Zone	No
Hubone Not Qualified Jobs and Economic Development Incentive Doportunity Zone None Opportunity Zone No Opportunity Zone None State Enterprise Zone None Brownies Zone None Torender Diversion None State Enterprise Zone None Brownies Zone None Torender Diversion None Brownies Zone None Direct all Inquiries to Los Angeles Housing Department Mebsite Mone Bet Fabilization Ordinance (RSO) No [APN: 5504009017] Elis Act Property No Bal 1482: Tranat Protection Act No Busing Element Stee Vacanation He Replacement Required N/A Busing Use within Prior S Years No Police Information Vest Bureau Vest Division / Station Oympic Reporting District 2021 Fire Information 1 Batalloin 1 District / Fire Station </td <td>Economic Development Areas</td> <td></td>	Economic Development Areas	
Jobs and Economic Development Incentive None Zone (JEDI) No Opportunity Zone No Promise Zone None State Enterprise Zone None Bousing Uncentified in the province of the provi	Business Improvement District	None
Zone (JCDI) No Opportunity Zone None State Enterprise Zone None Housiny Kos Angeles Housing Department Telephone (866) 557-7388 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No[APN: 5504009017] Ellis Act Property No AB 1482: Tenant Protection Act No Housing Crisis Act Replacement Review Yeo Housing Crisis Act Replacement Review Veo SB 166 Units N/A SB 166 Units N/A Housing Use within Prior 5 Years No Public Saferrer Users Public Information Users Bureau West Puision / Station Olympic Reporting District 2021 Fire Information 1 Batallon 1 Batallon 29	Hubzone	Not Qualified
Promise Zone None State Enterprise Zone None Housing Direct all Inquiries to Los Angeles Housing Department Telephone (866) 557-7368 Website https://housing lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5504009017] Ellis Act Property No AB 1482: Tenant Protection Act No Housing Crisis Act Replacement Review Yes Housing Clement Stees Val Bit 60 Units N/A St 66 Units No Police Information No Bureau West Division / Station Qlympic Reporting District 2021 Fire Information 11 Batallion 11 District / Fire Station 29		None
State Enterprise Zone None Housing Los Angeles Housing Department Telephone (866) 557-7368 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No/RPN: 5504009017] Eilis Act Propery No AB 1482: Tenant Protection Act No Ibilis Act Replacement Review Yes Housing Crisis Act Replacement Review Yes He Replacement Sites N/A HE Replacement Review No Valits Satter N/A SB 166 Units N/A Housing Learent Sites Vest Publits Satter Olympic Reporting District Olympic Reporting District Central Batallion 11 District / Fire Station 29	Opportunity Zone	No
Housing Direct all Inquiries to Los Angeles Housing Department Telephone (866) 557-7368 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5504009017] Ellis Act Property No Bal 1482: Tenant Protection Act No Housing Element Sites HE HE Replacement Required N/A SB 166 Units N/A Politic Safety Police Information Bureau West Division / Station Olympic Reporting District 2021 Fire Information Bureau Bureau Central Bu	Promise Zone	None
Direct all Inquiries to Los Angeles Housing Department Telephone (866) 557-7368 Website https://housing lacity.org Rent Stabilization Ordinance (RSO) No (APN: 550409017] Ellis Act Property No AB 1482: Tenant Protection Act No Housing Cirsis Act Replacement Review Yes Housing Cirsis Act Replacement Review Yes Henderment Stles N/A He Replacement Required N/A SB 166 Units No Housing Use within Prior S Years No Public Safety Vest Police Information Userau Bureau Olympic Reporting District 2021 Fire Information Eureau Bureau Central Batallion 11 District / Fire Station 29	State Enterprise Zone	None
Telephone (866) 557-7368 Website https://housing.lacity.org Rent Stabilization Ordinance (RSO) No [APN: 5504009017] Eliis Act Property No AB 1482: Tenant Protection Act No AB 1482: Tenant Protection Act No Housing Crisis Act Replacement Review Yes Housing Clement States HE Replacement Required B16 Units N/A St 166 Units N/A Poluis Getternet States Vest Public Safety Vest Police Information Quympic Reporting District 2021 Fire Information Quympic Reporting District 2021 Fire Information 2021 Battallion 11 District / Fire Station 29	Housing	
Mebsile Mtps://housing.lacity.org Rent Stabilization Ordinance (RSO) No (APN: 5504009017] Ellis Act Property No Bal 1482: Tenant Protection Act No Housing Crisis Act Replacement Review Yes Housing Crisis Act Replacement Review Yes HE Replacement Required N/A SB 166 Units N/A Housing Use within Prior 5 Years No Public Safety Vest Police Information Vest Bureau Vest Reporting District 2021 Fire Information 2021 Batallion 11 District / Fire Station 29	Direct all Inquiries to	Los Angeles Housing Department
Rent Stabilization Ordinance (RSO) No [APN: 5504009017] Ellis Act Property No AB 1482: Tenant Protection Act No Housing Clisenet Sites Va Housing Clisenent Review Yes Housing Clisenent Required N/A SB 166 Units N/A Police Information N/A Public Safety Vest Police Information Olympic Bureau West Division / Station Olympic Reporting District 2021 Fire Information 11 Bureau Central Battallion 11	Telephone	(866) 557-7368
Ellis Act Property No AB 1482: Tenant Protection Act No Housing Crisis Act Replacement Review Yes Housing Element Sites - HE Replacement Required N/A SB 166 Units N/A Housing Use within Prior 5 Years No Public Safety - Public Information West Division / Station Olympic Reporting District 2021 Fire Information - Bureau Central Battallion 11 District / Fire Station 29	Website	https://housing.lacity.org
AB 1482: Tenant Protection Act No Housing Crisis Act Replacement Review Yes Housing Element Sites ////////////////////////////////////	Rent Stabilization Ordinance (RSO)	No [APN: 5504009017]
Housing Crisis Act Replacement Review Yes Housing Element Sites	Ellis Act Property	No
Housing Element Sites N/A HE Replacement Required N/A SB 166 Units N/A Housing Use within Prior 5 Years No Public Safety No Public Safety Vest Bureau Olympic Reporting District 2021 Fire Information Eureau Bureau Central Bureau Intermediation Bureau 2021	AB 1482: Tenant Protection Act	No
HE Replacement Required N/A SB 166 Units N/A Housing Use within Prior 5 Years No Public Safety Vest Police Information Olympic Bureau Vest Polyision / Station Olympic Reporting District 2021 Fire Information Entralian Bureau Central Battallion 11 District / Fire Station 29	Housing Crisis Act Replacement Review	Yes
SB 166 Units N/A Housing Use within Prior 5 Years No Public Safety Public Safety Police Information West Bureau West Division / Station Olympic Reporting District 2021 Fire Information Eureau Bureau Central Battallion 11 District / Fire Station 29	Housing Element Sites	
Housing Use within Prior 5 Years No Public Safety Police Information Bureau West Division / Station Olympic Reporting District 2021 Fire Information Bureau Central Battallion 11 District / Fire Station 29	HE Replacement Required	N/A
Public Safety Police Information Bureau West Division / Station Olympic Reporting District 2021 Fire Information Eureau Bureau Central Battallion 11 District / Fire Station 29	SB 166 Units	N/A
Police Information Bureau West Division / Station Olympic Reporting District 2021 Fire Information Eureau Bureau Central Battallion 11 District / Fire Station 29	Housing Use within Prior 5 Years	No
Bureau West Division / Station Olympic Reporting District 2021 Fire Information Eureau Bureau Central Battallion 11 District / Fire Station 29	Public Safety	
Division / Station Olympic Reporting District 2021 Fire Information Bureau Central Battallion 11 District / Fire Station 29	Police Information	
Reporting District 2021 Fire Information Editable Bureau Central Battallion 11 District / Fire Station 29	Bureau	West
Fire Information Bureau Central Battallion 11 District / Fire Station 29	Division / Station	Olympic
Bureau Central Battallion 11 District / Fire Station 29	Reporting District	2021
Battallion 11 District / Fire Station 29	Fire Information	
District / Fire Station 29	Bureau	Central
	Battallion	11
Red Flag Restricted Parking No	District / Fire Station	29
	Red Flag Restricted Parking	No

CASE SUMMARIES

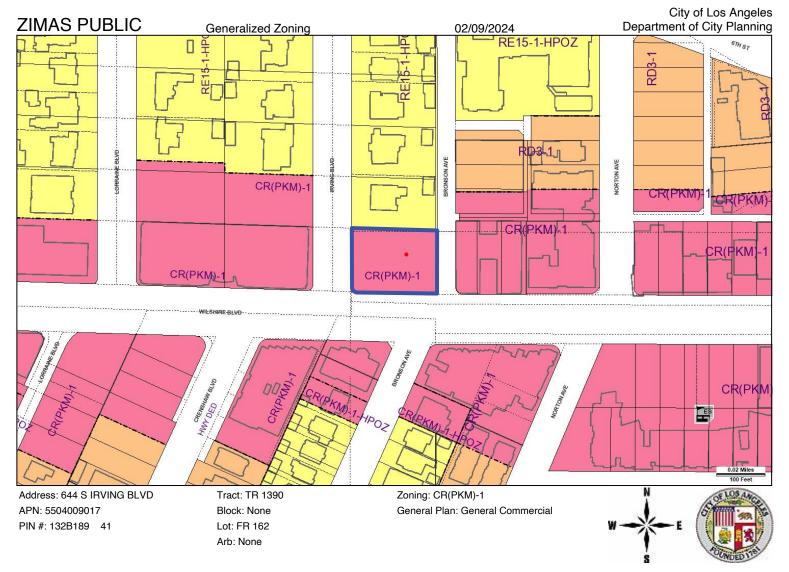
ORD-54822 ORD-46250 ORD-162530 ORD-152826 ORD-152472 OBD-152471 ORD-129944 ORD-104318 ZA-16877 ZA-16827 ZA-16790

A
IE.
G PLUS M)-1
G PLUS M)-1

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.

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.

Zimas



Park Mile Specific Plan

Park Mile Specific Plan

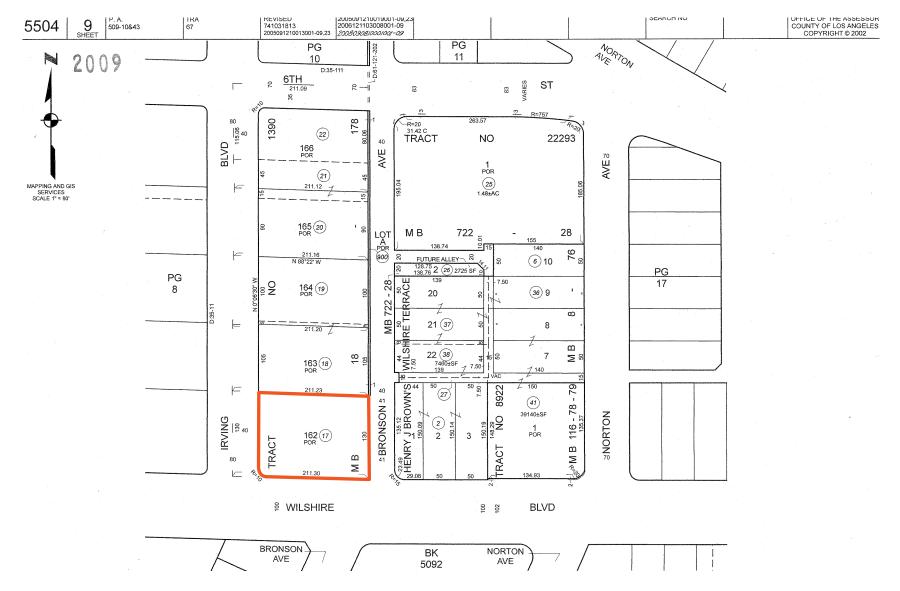
Link to Specific Plan Planning Web Page

Link to Download Park Mile Specific Plan Ordinance

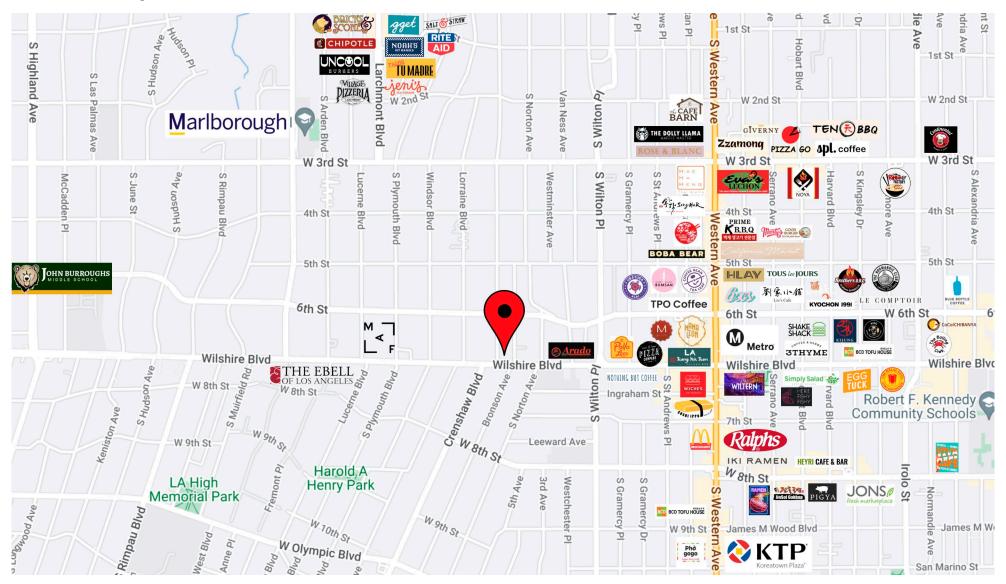


Prepared by City of Los Angeles Planning Department • Graphic Services Section • June, 2000

Parcel Map



Area Map



Walk Score



Very Walkable Most errands can be accomplished on foot.



Excellent Transit Transit is convenient for most trips.



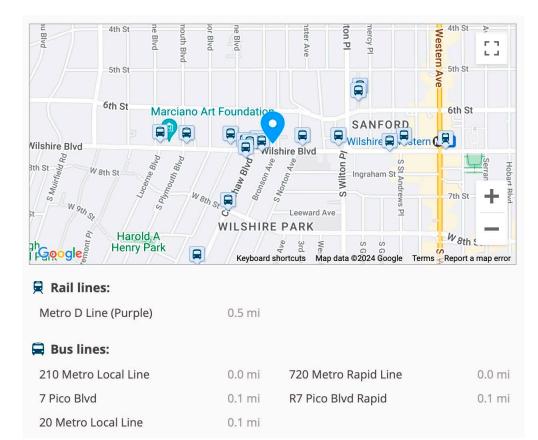
Bikeable Some bike infrastructure.

About this Location

4155 Wilshire Boulevard has a Walk Score of 83 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

4155 Wilshire Boulevard is a 10 minute walk from the Metro D Line (Purple) at the Wilshire / Western Station stop.

This location is in the Greater Wilshire neighborhood in Los Angeles. Nearby parks include Harold A Henry Park, South Serrano Avenue Historic District and Wilton Historic District.





https://www.walkscore.com/score/4155-wilshire-blvd-los-angeles-ca-90010

Section 8 - SAFMR

🚹 HACLA

Small Area Fair Market Rents

Effective 01-01-2023, the Section 8 Department will implement Small Area Fair Market Rents (SAFMRs) for applicant and participant families in the Housing Choice Voucher Program (HCVP). SAFMRs are defined based on the U.S. Postal Service ZIP code areas. They reflect rents at the ZIP code level with the goal to improve tenant outcomes. They have been shown to be a more direct approach to encouraging tenant moves to housing in lower poverty areas by increasing the subsidy available in specific ZIP codes to support such moves.

The following chart depicts the SAFMRs for HACLA.

(Effective January 1, 2023 for New Admissions and Effective March 1, 2023 for Annual Reexaminations)

Tier	Zip Code	Bedroom Size									
ner		0	1	2	3	4	5	6	7	8	
1	90005; 90012; 90013; 90020; 90027; 90028; 90038; 90039; 90071; 90240; 90623; 90638; 90701; 90715; 90807; 91001; 91006; 91007; 91008; 91010; 91020; 91024; 91104; 91107; 91108; 91303; 91321; 91324; 91325; 91335; 91345; 91351; 91356; 91384; 91387; 91411; 91504; 91506; 91601; 91607; 91711; 91722; 91724; 91740; 91775; 91780; 91790; 91791; 91792; 93551	\$2,184	\$2,460	\$3,120	\$3,996	\$4,416	\$5,078	\$,5740	\$6,403	\$7,065	
2	90010; 90015; 90034; 90035; 90045; 90046; 90056; 90064; 90066; 90068; 90211; 90230; 90232; 90245; 90263; 90278; 90402; 90603; 90712; 90713; 90732; 90746; 90808; 91030; 91214; 91311; 91316; 91326; 91344; 91350; 91355; 91362; 91381; 91390; 91403; 91423; 91505; 91602; 91604; 91608; 91741; 91765; 91773	\$2,448	\$2,760	\$3,504	\$4,488	\$4,956	\$5,698	\$6,442	\$7,185	\$7,929	
3	90014; 90024; 90025; 90036; 90048; 90049; 90067; 90069; 90073; 90077; 90094; 90210; 90212; 90254; 90265; 90266; 90272; 90274; 90275; 90290; 90291; 90292; 90293; 90703; 91011; 91105; 91302; 91307; 91354; 91361; 91364; 91367; 91436; 91789	\$2,796	\$3,216	\$3,948	\$5,280	\$6,036	\$6,940	\$7,846	\$8,751	\$9,657	
Vo	ucher Payment Standard (VPS) - All Other ZIP Codes	\$2,132	\$2,407	\$3,052	\$3,915	\$4,320	\$4,968	\$5,616	\$6,264	\$,6912	

https://www.hacla.org/en/about-section-8/payment-standards



LAHD OCCUPANCY MONITORING: NEXT STEPS

Congratulations! You've completed your covenant. What's next?

Read your covenant for specifics 1

Your covenant specifies the rent that you can charge, tenant household income limits, how many and which units are restricted, term and how to maintain compliance with the City.

Contact the City BEFORE you expect to obtain your Certificate of Occupancy 2.

The Owner must contact the City within 120 days of issuance of a Certificate of Occupancy or Certificate of Completion. Prior to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required Income Certification Application Package.

When you contact the City, we will provide:

- a. Income Certification Application Package
- If needed, training to complete the Application b. Package. Trainings are provided by appointment

CONTACT US Email: lahd.occmonitor@lacity.org Phone: (213) 808-8806

c. Current income & rent limit schedules

Advertise

3.

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email lahd.occmonitor@lacity.org.

4. Select prospective tenants

The Owner makes the selection of an Eligible Household by submitting the required Application Package and required documents to LUcert@ufbahc.com. Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

Keep your records and report annually 5.

After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

Tenants with Housing Choice Voucher (Section 8) or other rental subsidies Tenants with rental subsidies may reside in restricted units so long as the tenant's portion does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. *Ask how tenants with a rental subsidy may waive the Income Certification requirement. Rev. 9/13/2021

Metro Purple Line - D Line

Subway Extension Project

Location: Central Los Angeles, Westside Cities Phase: Construction Type: Better Transit

Forecasted Opening: 2025-2027

Metro has a plan to make it easier to get around by expanding our rail system to the Westside with the D Line Subway Extension Project. This critical, highly anticipated new addition to Metro's network will add seven new stations and a reliable, high-speed connection between downtown and the Westside.

As one of LA's busiest areas, the Westside is the region's second-largest job center. With the Metro D Line Subway Extension Project, we are closer than ever to connecting busy areas and improving travel for everyone who lives, works and plays in LA County.

Metro Purple (D Line) Extension Transit Project

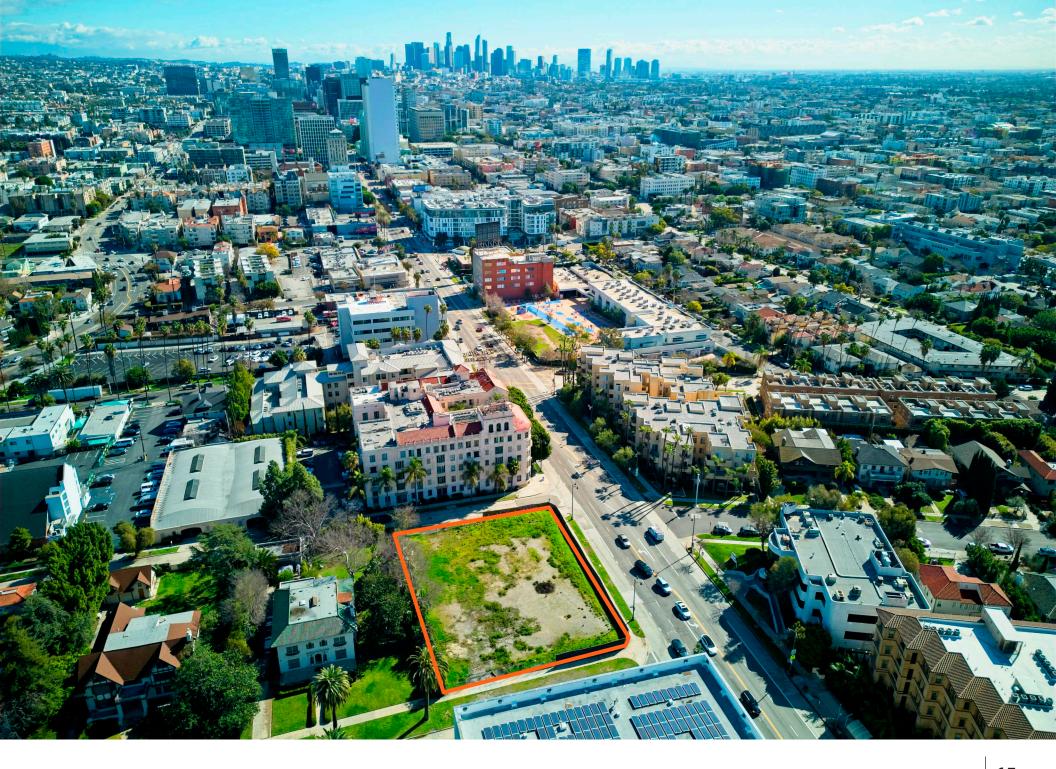


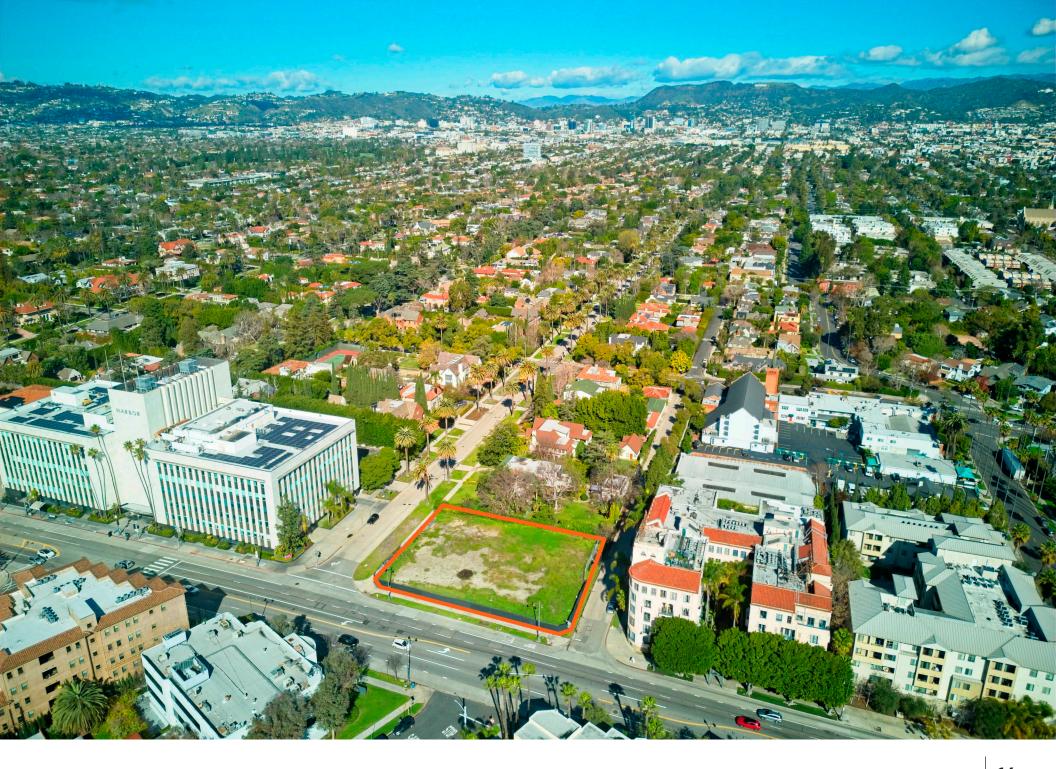
Metro

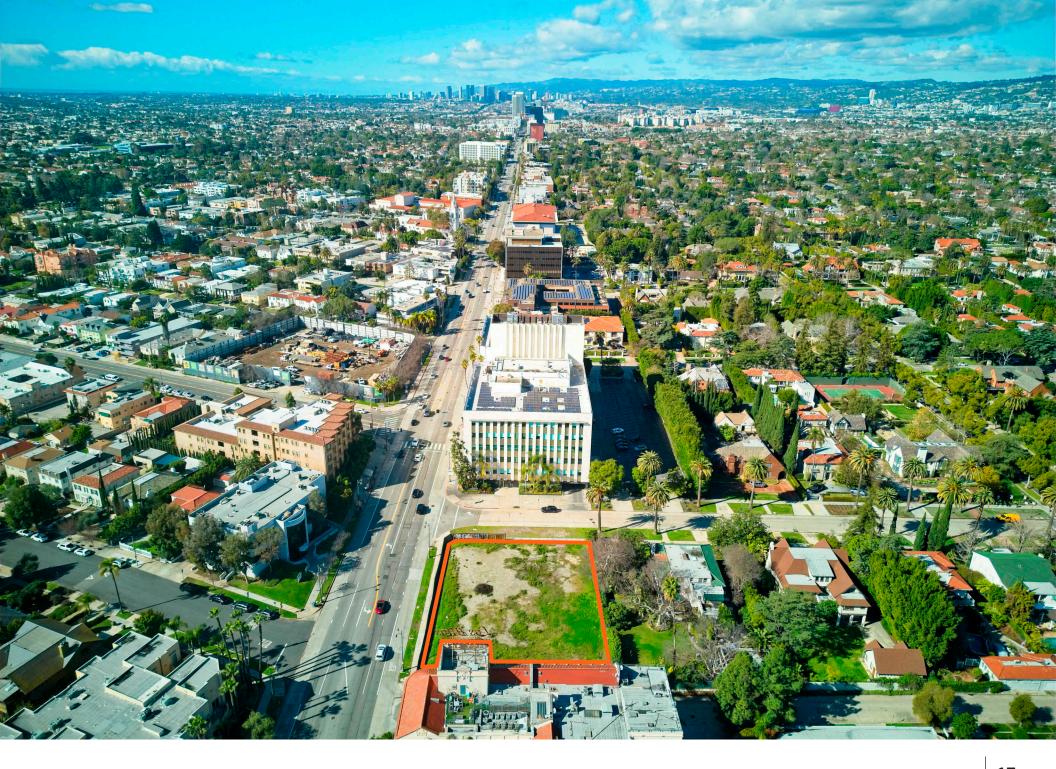
Project construction began in 2019. The Metro D Line Subway Extension Project is being built in three sections:

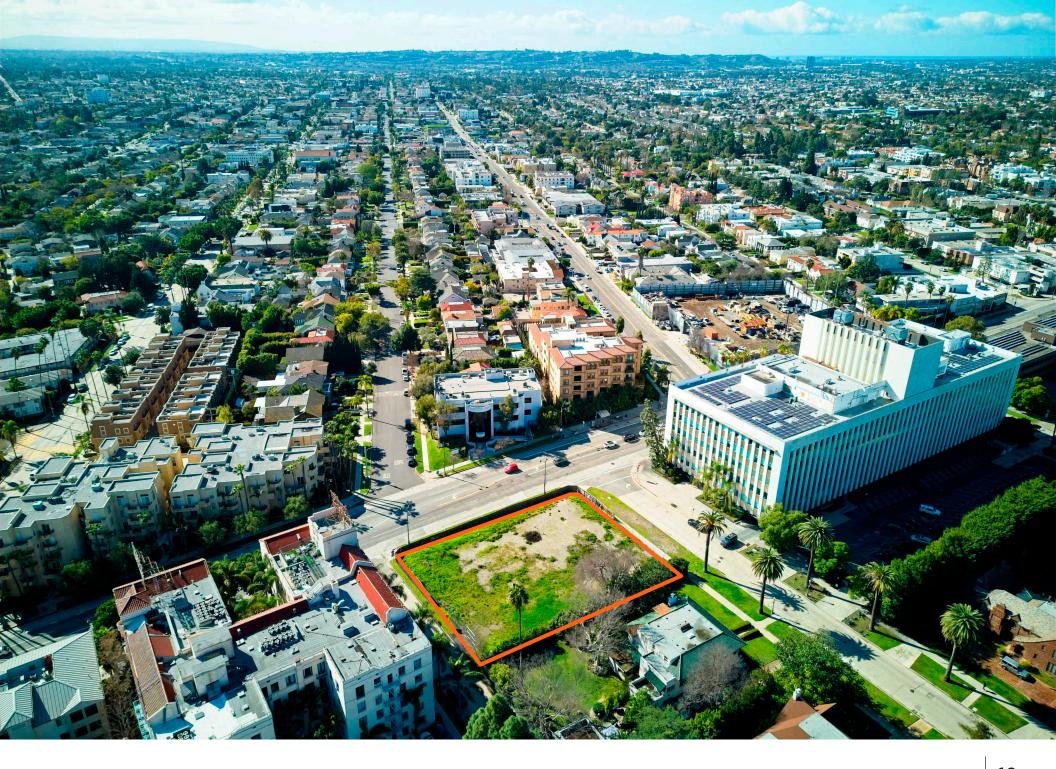
- Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2025.
- Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.
- Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.

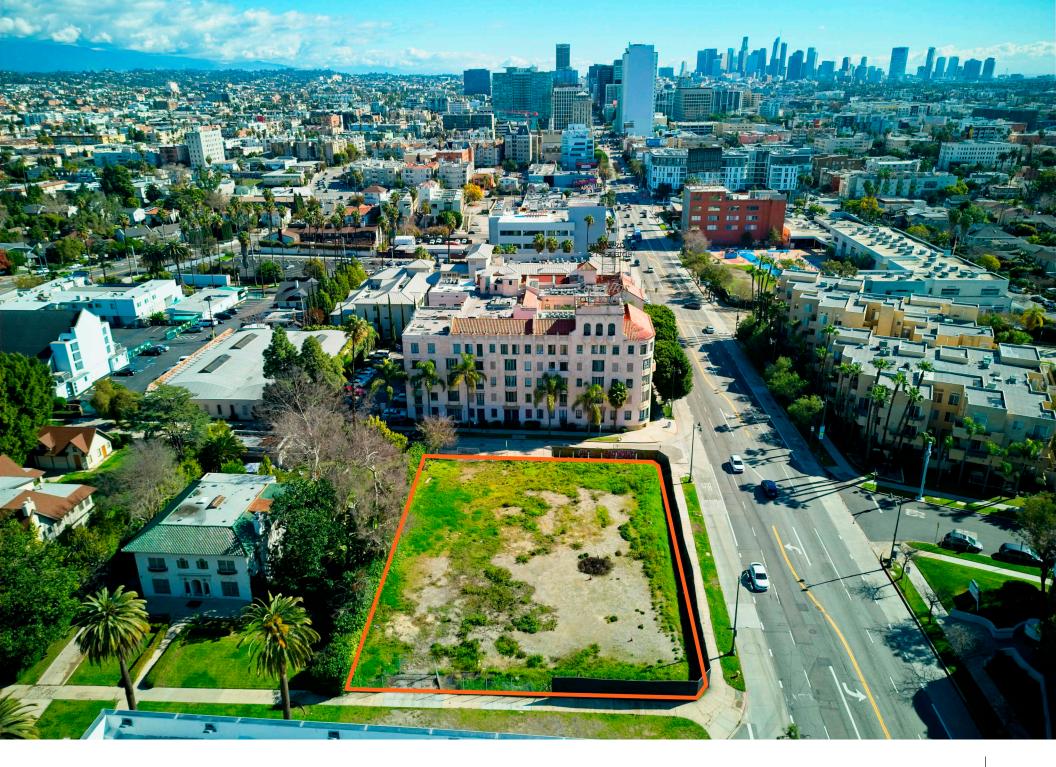
https://www.metro.net/projects/westside/

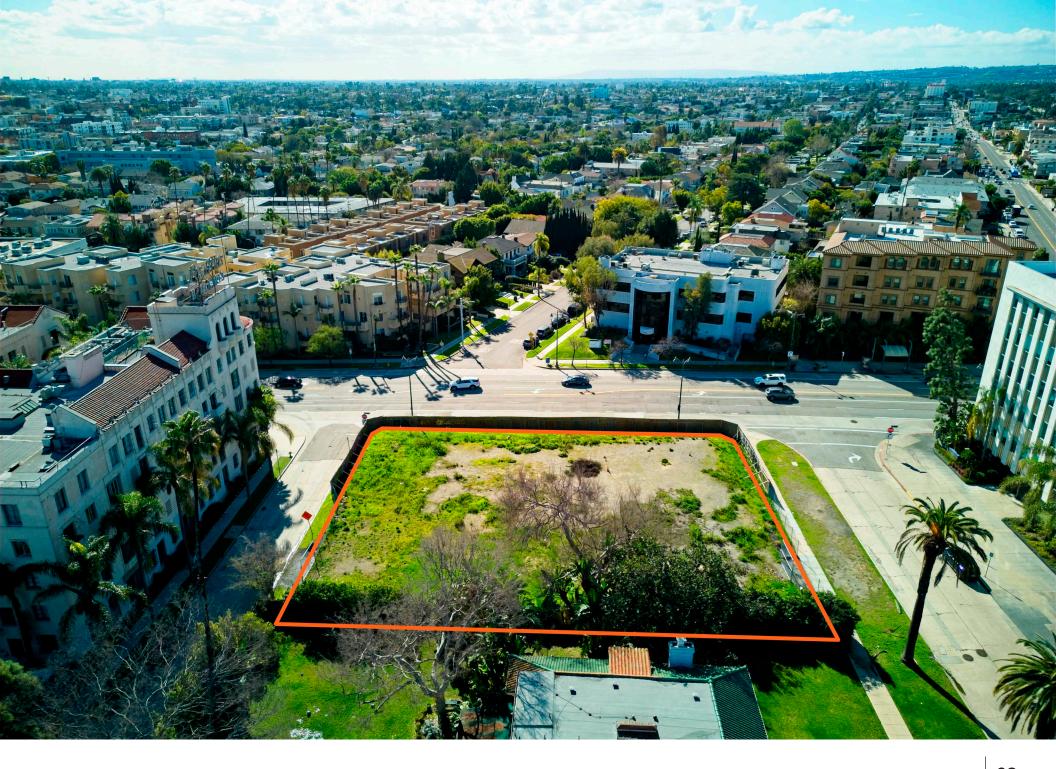


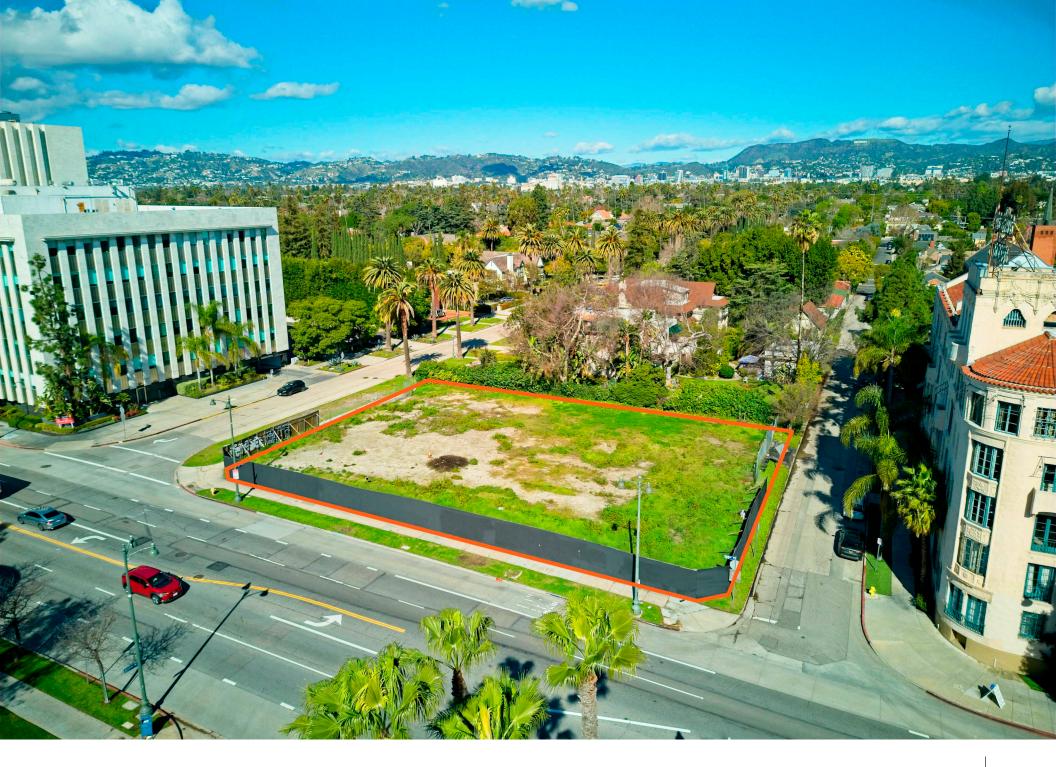


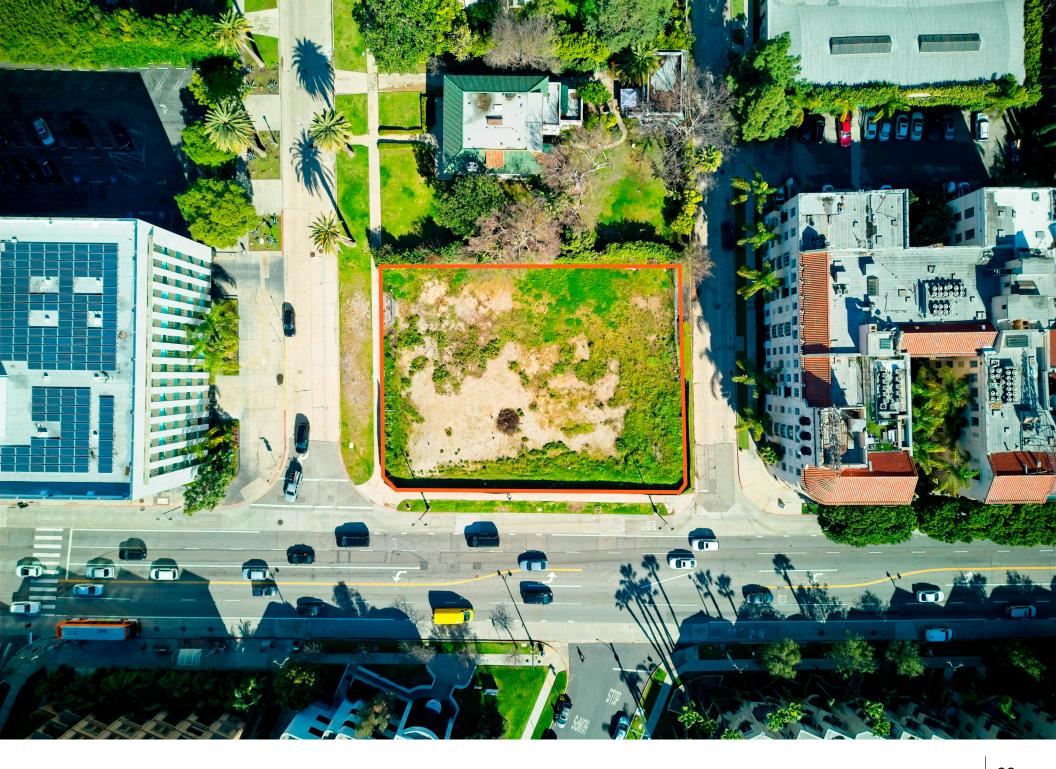












Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

For more information please contact our exclusive sales agents:

Dario Svidler Executive Vice President

424. 600. 7633 dario@svidlercre.com svidlercre.com DRE 01884474 Jordan Petito Senior Vice President

310. 497. 4362 jordan@petitocre.com partnerscrela.com DRE 02023714

Keller Williams is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws, License Number 01428775. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdraw made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. 36/2024

