

seller financing!
\$115K

- LADBS
- Prefab
 - Parking
 - change of use time or zoning info.

whats the FTA ratio? $\frac{3}{1}$
 height limit? $\rightarrow 30'$ (2 stories)
 Residential ok this close to FWY?
 Signage rights? (great self promo)

3 times the
FT area





dropped down from \$125,000 in Aug 2011, on market since Aug 2010, Bought in 2005 for \$55k

Kevin Xuna <info@artisthousing.com>

Details about the property on Romaine

3 messages

cherryl@hotlaneighborhoods.com <cherryl@hotlaneighborhoods.com>
To: info@artisthousing.com
Cc: cherryl@hotlaneighborhoods.com

Mon, Jan 6, 2014 at 10:44 AM

Here are all of the details about the property on Romaine that you are interested in.

zoned for Residential

but current use is with highway.



Cheryl Weaver RE/MAX
323-254-1350
When It Comes to Real Estate
LEAVE IT TO WEAVER

STATUS: Active

ADDRESS: 0 Romaine Street , Los Angeles 90029

LP: \$115,000



[Add'l Photos](#)

[View Larger Map](#)

RESIDENTIAL LAND AREA: (1390) Los Angeles (City)	MLS# 21405324DA	MAP: 191/H6
APN: 5536-026-007	SUB: Out of Area Subdivision	GAS: Unknown
APX ACREAGE: 0.13	ZONE: Lapf	WATER: In Street
ADP:	VIEW: Yes	ELECTRIC:
HORSE PROP:	BONDS/ASSESSMENTS:	TELEPHONE: No
ELEM:	JRHS:	TV/CABLE:
	SRHS:	SEWER:
		APX LDM:
		APX LSZ: 5,445/PR

DIRECTIONS: From Palm Springs, take the I-10 West. Hwy 101 North. Exit Melrose, turn Left. Right onto Hobart Blvd, travel 0.4 Miles. Property is on your Right at the Bend in the Road, which will turn into Romaine St. Please See Map. LA Thomas Bros Guide - 593-H6

REMARKS: 5249.152 Square Feet Vacant Land off Romaine St in Los Angeles, Ca. Near to the Lemon Grove Recreation Center. An active and safe park is walking distance away. Perfect, flat residential land to build on in a beautiful area of Los Angeles. Another possibility would be a billboard construction, since the property lies adjacent to HWY 101, an advertisers dream location. Buyer to verify use. Priced to Sell, OWNER WILL CARRY! Great Investment Opportunity. Email Broker for High Quality Pictures. Thomas Brother Guide Coordinates are NOT ACCURATE AS SHOWN. Please See Map. LA Thomas Bros Guide - 593-H6. See Map. Legal Description: MB 4-73 LAND DESC IN DOC 985118,060504. Near Santa Monica Blvd & 101 Fwy. OWNER WILL CARRY!
APN # 5536-026-007 [Community Data](#) [Walk Score®](#)

GAS: Unknown

1/6/14

WATER: In Street
ELECTRIC:
TOPOGRAPHY:
SITE:
STREET:
ON FILE:
VIEW TYPE: City Lights, Green Belt
SEC:
SEWER:
DISC:
OCC/SHOW: Drive By, Go Direct, Vacant
LAND TYPE: Fee

WATERFRONT:
FIN: Cash, Cash To, New Loan
POSS: Close Of Escrow
SZONE:
SALE TYPE: Standard

LP: \$115,000	DOM: 1244	LD: 08/11/2010	SP: SSP: BLOG Y/N: Yes	LP/SF:
OLP: \$125,000	CDOM: 1244	CD:	SD: WD: AVMY/N: Yes	SP/SF:

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2014 by TheMLS.com. Information deemed reliable but not guaranteed. Presented by: Cheryl Weaver CalBRE# 01353222

Page: 1

Artist Master <info@artisthousing.com>
To: Cheryl Weaver <cheryl@hotlaneighborhoods.com>

Mon, Jan 6, 2014 at 2:55 PM

Seller financing? That a big plus. When could we go visit the site?
[Quoted text hidden]

Leasing Services
ArtistHousing.com, Create. Collaborate. Succeed.
(818)925.LOFT

LADBS
been Anti-Prefab
w/ ~~multi~~ single-family

Cheryl Weaver <cheryl@hotlaneighborhoods.com>
To: Artist Master <info@artisthousing.com>

Mon, Jan 6, 2014 at 3:12 PM

Can you meet me there at around 11:30am?

seller will carry
20% Down Payment

Cheryl Weaver
RE/MAX Tri City
323-254-1350

When It Comes to Real Estate
"LEAVE IT TO WEAVER"
Lic # 01353222

Search 1000's of homes instantly at:
<https://www.facebook.com/REMAXTriCityCherylWeaver>

If you are facing foreclosure help is on the way
www.help4homeownerssite.com

Find more neighborhood info and Real Estate News at:
www.hotLANeighborhoods.com

Hard Money Loan → 5% interest
they look at different things
Construction Loans → Laura Webber
Cortney Mast
619 756 7125



MIR NO



LEDAEAN.COM



MIR NO

Compact apartments are proliferating in the United States. Here, artists' renderings show how the MMNY micro-units, prefabricated in the Brooklyn Navy Yard and shipped to the East 27th Street building site, will be stacked atop each other like Lego® bricks. A typical unit, 250 square feet to 370 square feet in size, will have ceilings about 10 feet high, a living area, a bathroom with a full shower, 16 square feet of overhead storage, a Juliet balcony, and a kitchenette. The building will feature a performance space on the ground floor.

tion, which partnered with nArchitects for this venture.

The Graduate School of Design (GSD) alumni hope MMNY, slated to open in 2015, will revolutionize apartment living in major cities. Though each unit is extremely small, the structure overall is designed with open space in mind, offering amenities such as nearly 10-foot ceilings, a gym, bike storage, a large common room on the ground floor and a “salon” with a roof terrace, plus a sitting room on each floor for community interaction.

The adAPT contest sought to highlight the lack of affordable studio apartments in New York City. Bunge estimates that the metropolis could use another 800,000 units to meet demand, adding that many single residents live in apartments that may be illegally or poorly subdivided. He says about 40 percent of the MMNY units will be affordable housing, with the lowest-income tenants (20 percent) paying about \$943 a month, and an additional 20 percent paying about \$1,700 to \$1,800 a month.

Although MMNY was originally geared toward younger occupants, Bunge reports a shift among those interested in living in such units. In New York City today, he says, people of many different ages want to live alone—yet they like the community aspect of nArchitects' project. One of the most attractive amenities is the flexible “creative space” on the ground floor that will be used to host community performing-arts events and tenant programs. “The quality of living in the city is that the city is your living room,” says Eric Höweler, an assistant professor of architecture at the GSD who studies urban planning and design. “People who live in apartments tend to live there in blissful anonymity. [These MMNY units] are not dorms with an institutional framework attached, to make everyone relate to each other on some level like, ‘We all go to Harvard.’ In these types of spaces, the community aspect happens in the mailroom, the laundromat, or the bar.”



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Name	SANCHEZ, NICOLE		
Work Phone	(213) 978-3034		
Class	PLANNING ASSISTANT (7939)		
Dept (Fund/Div)	City Planning (4201/683)		
Location	200 N MAIN ST 6TH FLOOR, LOS ANGELES, CA, 90012	Room	621
Mail Stop/Station	395	Fax	
E-Mail Address	NICOLE.SANCHEZ@LACITY.ORG		
Pager		Cellular	
S390 UserID		Regular Days Off	1st-Fri
Telecommute Days		Shift Times	08:30 - 06:00

[\[Sign on to see restricted data\]](#)

HOLLYWOOD COMMUNITY
PLAN.

**GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF LOS ANGELES**

Zone	Use	Maximum Height		Required yards			Minimum Area		Min. Lot Width	Parking Req'd.			
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit					
Agricultural													
A1	Agricultural One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Truck Gardening, Extensive Agricultural Uses, Home Occupations	Unlimited (8)	45 or(6),(8)	20% lot depth; 25 ft. max. or (6)	10% lot width; 25 ft. max. or (6)	25% lot depth; 25 ft. max.	5 acres	2.5 acres	300 ft.	2 spaces per dwelling unit (6)			
A2	Agricultural A1 uses		2 acres				1 acre	150 ft.					
RA	Suburban Limited Agricultural Uses, One-Family Dwellings, Home Occupations,		45 or (6),(7),(8)				20% lot depth; 25 ft. max., but not less than prevailing (6)	10 ft. or 10% lot width < 70 ft. + 1 ft. for 3 stories or more (6),(7)	17,500 sq. ft. (1)		17,500 sq. ft. (1)	70 ft. (1)	2 covered spaces per dwelling unit (6)
Residential Estate													
RE40	Residential Estate One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Unlimited (8)	45 or(6),(8)	20% lot depth; 25 ft. max., but not less than prevailing (6)	10 ft. min., + 1 ft. each story over 2nd (6)	25% lot depth; 25 ft. max.	40,000 sq. ft. (1)	40,000 sq. ft. (1)	80 ft. (1)	2 covered spaces per dwelling unit (6)			
RE20			45 or(6),(7),(8)		10 ft. min., + 1 ft. each story over 2nd (6),(7)		20,000 sq. ft. (1)	20,000 sq. ft. (1)	80 ft. (1)				
RE15			10% lot width; 10 ft. max; 5 ft. min. + 1 ft. each story over 2nd (6),(7)		15,000 sq. ft. (1)		15,000 sq. ft. (1)	80 ft. (1)					
RE11			10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2nd (6),(7)		11,000 sq. ft. (1)		11,000 sq. ft. (1)	70 ft. (1)					
RE9			9,000 sq. ft. (1)		9,000 sq. ft. (1)		65 ft. (1)						
RS			Suburban One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Home Occupations		20 ft. min.		7,500 sq. ft.	7,500 sq. ft.	60 ft.				
One-Family Residential													
R1	One-Family Dwelling RS Uses, Home Occupations	Unlimited (8)	45 or(6),(7),(8)	20% lot depth; 20 ft. max., but not less than prevailing (6)	10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2nd (6),(7)	15 ft. min.	5,000 sq. ft.	5,000 sq. ft.	50 ft.	2 covered spaces per dwelling unit (6)			
RU			30		10 ft.		3 ft. (9)	10 ft.	3,500 sq. ft.		n/a	35 ft.	2 covered spaces per dwelling unit
RZ2.5			45 or(8)		10 ft. min.		zero (3); 3 ft. + 1 ft. for each story over 2nd	zero (3) or 15 ft.	2,500 sq. ft.		30 ft. w/ driveway, 25 ft. w/o driveway; 20 ft.-flag, curved or cul-de-sac		
RZ3												3,000 sq. ft.	
RZ4												4,000 sq. ft.	
RW1	One-Family Residential Waterways One-Family Dwellings, Home Occupations (10)	30		10% lot width; 3 ft. min.	15 ft. min	2,300 sq. ft.	28 ft.						

Zone	Use	Maximum Height		Required yards			Minimum Area		Min. Lot Width	Parking Req'd.					
		Stories	Feet	Front	Side	Rear	Per Lot	Per D.U.							
Multiple Residential															
R2	Two Family Dwellings R1 Uses, Home Occupations	Unlimited (8)	45 or (6),(7),(8)	20% lot depth; 20 ft. max., but not less than prevailing	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd	15 ft.	5,000 sq. ft.	2,500 sq. ft.	50 ft.	2 spaces, one covered					
RD1.5	Restricted Density Multiple Dwelling One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations		45 or (6),(7),(8)	15 ft.	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft. (6)	15 ft.	15 ft.	5,000 sq. ft.	1,500 sq. ft.	50 ft.	1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces per unit > 3 habitable rooms; uncovered (6) 1 space each guest room (first 30)				
RD2									2,000 sq. ft.						
RD3									6,000 sq. ft.			3,000 sq. ft.	60 ft.		
RD4									8,000 sq. ft.			4,000 sq. ft.	60 ft.		
RD5									10,000 sq. ft.			5,000 sq. ft.	70 ft.		
RD6									12,000 sq. ft.			6,000 sq. ft.	70 ft.		
RMP	Mobile Home Park Home Occupations		45 or (8)	20% lot depth 25 ft. max.	10 ft.	25% lot depth 25 ft. max.	25 ft.	20,000 sq. ft.	20,000 sq. ft.	80 ft.	2 covered spaces per dwelling unit				
RW2	10 ft. min.	10% lot width < 50 ft.; 3 ft. min.; + 1 ft. for each story over 2nd										15 ft.	2,300 sq. ft.	1,150 sq. ft.	28 ft.
R3	15 ft; 10 ft. for key lots	10% lot width < 50 ft., 3 ft. min.; 5 ft.; + 1 ft. for each story over 2nd, not to exceed 16 ft.										15 ft.	5,000 sq. ft.	800 sq. ft.; 500 sq. ft. per guest room	50 ft.
RAS3	Residential/ Accessory R3 Uses, Limited ground floor commercial	5 ft., or average of adjoining buildings	0 ft. for ground floor commerc. 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.	800 sq. ft.; 200 sq. ft. per guest room	50 ft.									
R4	Multiple Dwelling R3 Uses, Churches, Schools, Child Care, Homeless Shelter	Unlimited (8)	15 ft; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3rd; 20 ft. max.	15 ft.	400 sq. ft.; 200 sq. ft. per guest room	50 ft.							

Multiple Residential continued 4

Multiple Residential continued ↑

RAS4	Residential/Accessory R4 Uses, Limited ground floor commercial	Unlimited (8)	5 ft., or average of adjoining buildings	0 ft. for ground floor commerc. 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.	5,000 sq. ft.	400 sq. ft.; 200 sq. ft. per guest room	50 ft.	same as RD zones
R5	Multiple Dwelling R4 uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels								

Loading space is required for the RAS3, R4, RAS4, and R5 zones in accordance with Section 12.21 C 6 of the Zoning Code.

Open Space is required for 6 or more residential units in accordance with Section 12.21 G of the Zoning Code.

Passageway of 10 feet is required from the street to one entrance of each dwelling unit or guest room in every residential building, except for the RW, RU, and RZ zones, in accordance with Section 12.21 C2 of the Zoning Code.

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
Commercial (see loading and parking, next page)								
CR	Limited Commercial Banks, Clubs, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, R4 Uses	6 (8)	75 ft. (8)	10 ft. min.	10% lot width < 50 ft.; 10 ft.; 5 ft. min., for corner lots, lots adj. to A or R zone, or for residential uses	15 ft. min + 1 ft. for each story over 3rd	same as R4 for resid. uses; otherwise none	50 ft. for resid. uses; otherwise none
C1	Limited Commercial Local Retail Stores < 100,000 sq. ft., Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses Except for Churches, Schools, Museums, R3 Uses	Unlimited (8)			same as R3 for corner lots, lots adjacent to A or R zone, or residential uses	15 ft. + 1 ft. for each story over 3rd; 20 ft. max for resid. uses or abutting A or R zone	same as R3 zone for residential uses; otherwise none	
C1.5	Limited Commercial C1 Uses—Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses						same as R4 zone for residential uses; otherwise none	
C2	Commercial C1.5 Uses; Retail w/Limited Manuf., Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses	Unlimited (8)		none	none for commercial uses; same as R4 zone for residential uses at lowest residential story	same as R4 for resid. uses; otherwise none	same as R4 for residential uses; otherwise none	
C4	Commercial C2 Uses with Limitations, R4 Uses							
C5	Commercial C2 Uses, Limited Floor Area for Manuf. of CM Zone Type, R4 Uses							
CM	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manuf., Limited C2 Uses, R3 Uses			none	none for commercial uses; same as R4 for residential uses		same as R3 for residential uses; otherwise none	

Loading Space: Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C 6 of the Zoning Code.

Parking. See separate parking handout.

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
Manufacturing								
MR1	Restricted Industrial CM Uses, Limited Commercial and Manufacturing, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	unlimited (8)		5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep	none for industrial or commercial uses; same as R4 zone for residential uses (5)	none for industrial or commercial uses; same as R4 zone for residential uses (5)	none for industrial or commercial uses; same as R4 zone for residential uses; (5)	
M1	Limited Industrial MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage			none				
MR2	Restricted Light Industrial MR1 Uses, Additional Industrial Uses, Mortuaries, Animal Keeping			5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep			none for industrial or commercial uses; same as R5 zone for residential uses; (5)	
M2	Light Industrial M1 and MR2 uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, no R Zone Uses			none	same as R5 zone for residential uses (5)			
M3	Heavy Industrial M2 Uses, any Industrial I Uses, Nuisance Type Uses 500 ft. from any Other Zone, no R Zone Uses					none	none	

Loading Space: Institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C 6 of the Zoning Code.

Parking. See separate parking handout.

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
Parking								
P	Automobile Parking—Surface and Underground Surface Parking; Land in a P Zone may also be Classified in A or R Zone	unlimited (8)		10 ft. in combination with an A or R Zone; otherwise none	none		none, unless also in an A or R Zone	
PB	Parking Building P Zone Uses, Automobile Parking Within a Building			0 ft., 5 ft., or 10 ft., depending on zoning frontage and zoning across the street	5 ft. + 1 ft. each story above 2nd if abutting or across street and frontage in A or R Zone	5 ft. + 1 ft. each story above 2nd if abutting A or R Zone		

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
Open Space/ Public Facilities/Submerged Lands								
OS	Open Space Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill Sites, Public Water Supply Reservoirs, Water Conservation Areas	none		none			none	
PF	Public Facilities Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools							
SL	Submerged Lands Navigation, Shipping, Fishing, Recreation							

- (1) "H" Hillside areas may alter these requirements in the RA-H or RE-H zones. Subdivisions may be approved with smaller lots, provided larger lots are also included. Section 17.05 H 1 of the Zoning Code.
- (2) Section 12.08.3 B 1 of the Zoning Code.
- (3) Section 12.08.3 C 2 and 3 of the Zoning Code.
- (4) Section 12.09.5 C of the Zoning Code. For 2 or more lots the interior side yards may be eliminated, but 4 ft. is required on each side of the grouped lots.
- (5) Section 12.17.5 B 9 (a). Dwelling considered as accessory to industrial use only (watchman or caretaker including family.)
- (6) Height, yard and parking requirements for single family dwellings may be governed by the Hillside Ordinance, Section 12.21 A 17 of the Zoning Code.
- (7) Side yard requirements for single family dwellings not in Hillside Areas or Coastal Zone may be governed by the "Big House" Ordinance, ord. 169,775, which has been codified in the yard requirements sections for the relevant zones.

(8) Height District (Section 12.21.1 of the Zoning Code) [see below for (9), (10)]:

Height Districts

Zone	1 ‡	1L ‡	1VL ‡	1XL ‡	2	3	4
A1\$, A2\$, RE40\$, RZ, RMP, RW2, RD, R3, RAS3	45' 3:1 FAR		45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	6 stories for RD, RAS3 and R3†; otherwise 6:1 FAR	6 stories for RD, RAS3 and R3†; otherwise 10:1 FAR	6 stories for RD, RAS3 and R3†; otherwise 13:1 FAR
RE11 \$, RE15 \$, RE20 \$, RA \$ *	36' 3:1 FAR		36' 3 stories † 3:1 FAR		6:1 FAR	10:1 FAR	13:1 FAR
R1\$, R2, RS \$, RE9 \$ *	33' 3:1 FAR		33' 3 stories † 3:1 FAR				
PB	none 2 stories	75' 2 stories	45' 2 stories	30' 2 stories	none 6 stories	none 10 stories	none 13 stories
R4, RAS4, R5	none 3:1 FAR	75' 6 stories † 3:1 FAR	45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	none 6:1 FAR	none 10:1 FAR	none 13:1 FAR
C, M	1.5:1 FAR	75' 6 stories † 1.5:1 FAR	45' 3 stories † 1.5:1 FAR	30' 2 stories † 1.5:1 FAR	75' for CR; otherwise none 6:1 FAR	75' for CR; otherwise none 10:1 FAR	75' for CR; otherwise none 13:1 FAR
PB	2 stories	2 stories	2 stories	2 stories	6 stories	10 stories	13 stories

FAR—Floor Area Ratio

- Ⓚ Prevailing Height in accordance with the 3rd unnumbered paragraph of Section 12.21.1 of the Zoning Code may apply.
- Ⓛ Buildings used entirely for residential (and ground floor commercial in RAS zones) are only limited as to height, not stories.
- ‡ Floor area in height district 1 in other than C and M zones is limited to 3:1 FAR.
- § Height limited to 36' or 45' in Hillside Areas in accordance with Section 12.21 A 17 of the Zoning Code.

For **CRA** height districts, see Section 12.21.3 of the Zoning Code. For **EZ** height districts, see Section 12.21.4 for the Zoning Code. For **CSA** height districts, see Section 12.21.5 of the Zoning Code. For Century City North (**CCN**) and Century City South (**CCS**) height districts, see Section 12.21.2 of the Zoning Code and the Specific Plans.

- (9) The side yard on one side of the lot may be reduced to zero provided that the remaining side yard is increased to 6 ft., in accordance with Section 12.08.1 C 2 of the Zoning Code.
- (10) Specific requirements for open space, rear yards, and projections into front yards are in Section 12.08.5 C of the Zoning Code.

Transitional Height: Portions of buildings in C or M zones within certain distances of RW1 or more restrictive zones shall not exceed the following height limits, in accordance with Section 12.21.1 A 10 of the Zoning Code:

Distance (ft)	Height (ft)
0–49	25
50–99	33
100–199	61

Zone Prefixes (Section 12.32 of the Zoning Code)

(T), [T], T	Tentative Zone Classification	City Council requirements for public improvements as a result of a zone change—see Council File
(Q), [Q], Q	Qualified Classification	Restrictions on property as a result of a zone change, to ensure compatibility with surrounding property
D	Development Limitation	Restricts heights, floor area ratio, percent of lot coverage, building setbacks

Supplemental Use Districts—to regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the Zoning Code)

CA	Commercial and Artcraft
CDO	Community Design Overlay
FH	Fence Height
G	Surface Mining
K	Equinekeeping
MU	Mixed Use
O	Oil Drilling
POD	Pedestrian Oriented District
RPD	Residential Planned Development
S	Animal Slaughtering
SN	Sign

Other Zoning Designations

ADP	Alameda District Specific Plan
CCS	Century City South Studio Zone
CSA	Centers Study Area
CW	Central City West Specific Plan
GM	Glencoe/Maxella Specific Plan
HPOZ	Historic Preservation Overlay Zone
LASED	LA Sports & Entertainment S.P.
OX	Oxford Triangle Specific Plan
PKM	Park Mile Specific Plan
PV	Playa Vista Specific Plan
WC	Warner Center Specific Plan

THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.

SUMMARY OF PARKING REGULATIONS

Please be aware that areas located within Specific Plans, Interim Control Ordinances, or special districts may have different parking requirements than provided in this Information Bulletin.

SECTION 12.21A.4.(c) – COMMERCIAL AND INDUSTRIAL BUILDINGS Use of Building (or portions of) *	Ratio (spaces/sq ft)
1. Health or Athletic Club, Bath House, Gymnasium, Video arcades, Karaoke, Laser tag or similar and Pool Hall (use total floor area minus the pool tables)	1 per 100
2. Studio for dance, yoga, martial art smaller than 1000 sq ft with no more than 10 occupants at any given time	1 per 500
3. Skating/Roller Rinks, Bowling Alleys (including bowling lanes or court surface) Basketball Court - (Sitting or viewing area at 1 per 100; with stadium seating for spectators 1 per 35 or 1 per 5 fixed seats)	1 per 500
4. Restaurant, Café, Coffee Shop, Bar, Night Club, Banquet/Dance Hall or similar	1 per 100
5. Small Restaurant, Café, or Coffee Shop (1,000 sq. ft. or less)	1 per 200
6. Retail, Take-Out Restaurant (no seating), Art Gallery (retail) or Discount Wholesaler selling to the general Public, Gold buying	1 per 250
7. Wholesaler not selling to the general Public	1 per 500
8. Retail Furniture, Major Appliances, or similar	1 per 500
9. Professional Office or other Business/services such as Dry Cleaner, Coin-laundry, Beauty Salon, Art Studio (no retail), Museum, Travel Agency, kennel, animal clinic, animal hospital....similar	1 per 500
10. School for adult: Trade, Music, Professional, or similar as defined in code section 12.21A.4.(c)(7)	
a. Classroom or assembly area	1 per 50 or 1 per 5 fixed seats
b. Laboratory or Classroom with heavy equipment	1 per 500
11. Adult Care Facility	1 per 500
12. Warehouse or Storage (for Household Goods) - Parking shall be calculated for each building	1 per 500 (1 st 10,000 sq ft) + 1 per 5,000 after
13. Light manufacturing uses such as data retrieval, record management, research and development, information processing, electronic technology or multi-media productions	1 per 500
14. Auto Dismantling Yard, Junk Yard or Open Storage in the M2 or M3 zones [Sec. 12.19 A4 (b) (4) and Sec. 12.20 A6 (b) (3)]	6 for the first acre, 1 per 12,000 sq ft for the second acre, and 1 for each acre after
15. Used vehicle sales /auto repair garage per Sec. 12.26 I.3(b) (exception: display of not more than 3 vehicles for purpose of sale or trade at any one time)	1 per 2000 of outdoor vehicle sales area (min. 2 stalls) + parking as required for the building
SECTION 12.21A.4.(d) – INSTITUTIONS :Use of Building (or portions of)*	Ratio (spaces/sq ft or unit)
1. Philanthropic Institution, Museum, Government Office, or similar	1 per 500
2. Medical Office, Clinic, or Medical Service Facility	1 per 200
3. Sanitarium or Convalescent Home	The greater of 1 per 500 or min 0.2 per bed
4. Hospital	2 per patient bed

***Exceptions for Section 12.21A.4.(c), (d), (e) and (f)**

- Any roofed Outdoor Eating Areas in connection with restaurants, cafes or other eating/refreshment establishments will provide parking as required except for ground floor "Outdoor Eating Area" as defined per Section 12.03 of the Zoning Code. No parking is required for any UNROOFED Outdoor Eating Areas such as patios, terraces or roof decks.
- For any Specific Plans published prior to May 21,1990, required parking shall be based on Specific Plan or Section 12.21A4 whichever is required more parking.
- Read 12 21A(j) for combination of uses inside an office building or an industrial-use lot. Exception 12.21A(j) (3) can be applied to retails, health club or any commercial uses per section 12.21A.4.(c) for an office building greater than 50,000 sq ft.
- For church, gyms or any assembly, every 24" of bleacher or pew (if without a delineated seat or cushion for each person) is considered as one seat.
- Warehouses built prior to Sept 8, 1950 can be considered as Industrial Use for nonconforming parking per LADBS' 10/06/1997 memo.
- For existing buildings per Ord #182,110 (amending section 12.21A.4(m)), Department of Building and Safety may reduce the number of required parking spaces by the number of spaces which the LADBS determines are needed to provide disabled parking spaces required by the State access laws.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

SECTION 12.21A.4.(e) and (f) – ASSEMBLY AREA AND SCHOOLS : Use of Building (or portions of)*	Ratio(spaces/sq ft or unit)
1. High School/College Auditorium; Stadium; Theater; Bingo Parlors more than 50 occupants; or similar assembly	1 per 35 sq. ft. or 1 per 5 fixed seats
2. Church (The greater of the main sanctuary or main assembly area)	1 per 35 sq. ft. or 1 per 5 fixed seats
3. Schools (Private or Public)	////////////////////
a. Elementary/Middle – K thru 8 th grade	1 per classroom (on-site only)
b. 9 th thru 12 grade	The greater of auditorium, any assembly or 1 per 500 of total building area
4. Facility for 12th graders and under including Child Care, Counseling Facility, After School Program for tutoring or athletic facility	The greater of 1 per 500 of total building area or 1 per classroom for K thru 8 th grade

SPECIAL DISTRICTS: Use of Building (or portions of)	Ratio spaces/sq ft or unit)
1. Downtown Parking District (DPD) - 12.21 A4 (i) (1) – Auditoriums and other similar places of assembly	1 per 10 fixed seats or 1 per 100 sq ft
2. Downtown Parking District (DPD) - 12.21 A4 (i)(2)(3) – Hospitals, philanthropic institutions, governmental offices buildings, medical offices and all uses as listed in Section 12.21A4C (No parking for any uses listed in Section 12.21A4C when the entire building is smaller than 7,500 sq ft in gross floor area)	1 per 1000 for all uses in Section 12.21A4C
3. Downtown Parking District (DPD) - 12.21 A4 (i)(3) - warehouse	1 per 1000 (1 st 10,000 sq ft) + 1 per 5,000 after
4. Community Redevelopment Areas & Enterprise Zones outside of DPD District - 12.21A4(x) (3) for medical office, clinic and all commercial uses in Section 12.21A4C	1 per 500
5. Historical Buildings (National Register of Historic places or State or City historical or cultural monuments) – 12.21 A.4.(x)(2)	No change in parking in connection with change of use.

SECTION 12.21A4 (a) (b) – Use of Building (or portions of)**	Ratio (spaces/sq ft or unit)
1. One-Family Dwelling (SFD) or group of one family dwellings	2 (on-site only)
2. Apartment or Two-Family Dwelling (Duplex)	
a. units > 3 habitable rooms (such as a typical 2 bedroom unit)	2 (on-site only)
b. units = 3 habitable rooms (such as a typical 1 bedroom unit)	1.5 (on-site only)
c. units < 3 habitable rooms (such as a typical single unit)	1 (on-site only)
3. Hotel, Motel, Boarding House or Dormitory ⁷ including accessory facilities	
a. first 30 guestrooms / a suite in a Hotel	1
b. next 30 guestrooms / a suite in a Hotel	One half
c. remaining guestrooms / a suite in a Hotel	One third
d. Multi-purposes assembly room >750 sq ft inside a hotel or motel	1 per 35 sq. ft. or 1 per 5 fixed seats
e. Restaurants > 750 sq.ft and not intended for hotel guests	1 per 100 sq. ft.
4. Condominiums	Planning's tract condition
5. Mobile Homes Park (Title 25 of the California Administrative Code)	N/A

*See Footnotes on Page 1 of 2.

**Exceptions for Section 12.21A4 (a) and (b):

- Subject to the Hillside Ordinance or the Baseline Hillside Ordinance, a SFD may require up to a maximum of 5 parking spaces.
- Residential located inside the Central City Parking District (CCPD) may have reduce parking as follows:
 - Provide 1 parking per dwelling unit. When more than six dwelling units having more than 3 habitable rooms per unit on the site, the parking for these units shall be at 1 1/4.
 - Provide 1 parking for each two guestrooms for first 20, 1 for each four guestrooms for next 20, 1 for each six guestrooms for the remaining.
- SFD on a lot narrow than 40 ft wide and not abutting an alley** requires only one parking space. However, this reduction shall not apply to lots fronting on a substandard street in A1, A2, A, RE, RS, R1 and RD zones. 12.21A.4(q).
- Any commercial vehicle exceeds a registered net weight of 5600 lbs shall not be considered as an accessory residential use.
- Affordable Housing Incentives** – Parking Options are available for Housing Development Projects pursuant to 12.22 A25 (d).
- Elder Care Facilities** – Reduced parking for special housing types pursuant to 12.21 A4 (d) (5).
- Every 100 sq ft of superficial floor area in a **dormitory** shall be considered as a separate guest room.
- Bicycle parking** is required per Section 12.21A16.

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CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE

Effective Date: February 18, 2014

ZI NO. 2433
COURT INJUNCTION RESTRICTING CERTAIN PERMITS IN THE
HOLLYWOOD COMMUNITY PLAN AREA

COUNCIL DISTRICTS: 4, 5, 13

COMMENTS:

The City Council adopted the Hollywood Community Plan Update on June 19, 2012. The Update's associated General Plan amendments were effective as of that date. The Council also adopted Ordinance Number 182,173, which became effective on August 6, 2012. The Hollywood Community Plan Update and Ordinance No.182,173 are collectively referred to as the "HCPU" below.

On February 11, 2014, the Los Angeles County Superior Court issued an injunction **prohibiting the City from "granting any authority, permits or entitlements which derive from the HCPU or its EIR."** [Environmental Impact Report] (Please reference the summary at the end of this document for a more concise explanation of the purpose and content of this ZI).

In order to comply with this injunction, projects in the Hollywood Community Plan Area, identified in ZIMAS with "ZI-2433 Hollywood Community Plan Update Injunction," shall be processed in strict accordance with this ZI.

INSTRUCTIONS:

The Department of Building and Safety shall not issue any permit for the construction, erection, addition to or alteration of any building or structure, for the use of land or for a change of use unless the Department of City Planning first issues a HCPU Injunction Clearance. A PCIS Project Clearance Condition "ZI" with the specific description of "Hollywood Community Plan Update (HCPU) Injunction - ZI 2433" shall be selected from the list of clearances pre-designated for Department of City Planning review.

EXCEPTION: A HCPU Injunction Clearance is not required for Express Permits, or for work consisting solely of tenant improvements, the installation of roofing materials, the installation of windows and doors, or interior alterations that do not result in increased floor area or density, as permits for such work do not derive from the HCPU or its EIR.

The Department of Building and Safety shall refer applicants who require a HCPU Injunction Clearance only to the Department of City Planning, Development Services Center at 201 N. Figueroa Street, 4th Floor, Los Angeles, CA 90012, or (213) 482-7077.

The Department of City Planning may only issue a HCPU Injunction Clearance in accordance with paragraphs 1-5 below.

HCPU Injunction Clearances may only be issued by the following staff or their designee:

David Weintraub, Associate Zoning Administrator, (213) 482-7077

Maritza Przekop, City Planning Associate, (213) 482-0482

1. Permits and Clearances for Previously Approved Project Entitlements

The Department of City Planning may issue a HCPU Injunction Clearance for all projects that received a discretionary Planning entitlement with an effective date prior to February 11, 2014, provided that the entitlement is not subject to an on-going court challenge. The HCPU Injunction Clearance authorizes the Department of Building and Safety, and any other relevant City Department, to issue all **ministerial** permits, clearances and approvals necessary to allow the project to be built in compliance with the previously issued discretionary Planning entitlement. For projects that are currently in litigation, the effect of the invalidation of the HCPU and its EIR, if any, will be determined by the court where the challenge to the project is pending.

The Department of City Planning shall require project applicants to follow the procedures in paragraph 2 below if the applicant seeks: (1) a building permit that does not comply with the previously issued discretionary entitlement, or (2) an entitlement modification.

2. Temporary Holds on Entitlements

Applications for entitlements that derive from the HCPU shall be placed on hold until such time as the City Council takes a legislative action resulting in the revival of the Hollywood Community Plan, zoning ordinances, and regulations that were in place immediately prior to the adoption of the HCPU. (See City Council Motion dated February 14, 2014.) An entitlement or modification derives from the HCPU if the HCPU changed the applicable regulations for the project (including but not limited to the zoning designation, permitted uses, density limitation, height limitation, or set back, dedication or improvement requirements), or if the entitlement will require the City to make findings that the project is consistent with the General Plan.

The Department of City Planning may issue new project entitlements and modifications to previously issued entitlements only if the entitlement or modification does not derive from the HCPU.

After the Council takes its legislative action, the hold shall be lifted and the Department of City Planning will process affected entitlement applications pursuant to the revived plan, ordinances, and regulations. In many cases, this process may require the applicant to file an amended project application. Under no circumstances may a new project entitlement or a modification to a previously issued entitlement rely upon the EIR for the HCPU.

- The hold described in this section shall apply to all applications requiring legislative approvals, including but not limited to zone changes and general plan amendments.
- It is not anticipated that this hold will apply to the majority of projects that require discretionary approvals under Historic Preservation Overlay Zones ("HPOZ"), the Hollywood Signage Supplemental Use District (SUD), the Hollywoodland Specific

Plan, or the Vermont-Western Transit-Oriented District Station Neighborhood Area Plan (SNAP), since those documents were adopted prior to the HCPU, and were not modified by the HCPU. While the hold is in place, however, the Director of Planning shall review each individual application and make a specific finding that the HCPU did not change the applicable regulations for the project, prior to approving the discretionary entitlement.

- Approvals for “Conforming Work” under the HPOZs are ministerial in nature and shall not be subject to the hold.
- Requests for amendments to the HPOZs, Hollywood SUD, the Hollywoodland Specific Plan, and the Vermont-Western TOD Station Neighborhood Area Plan and Specific Plan Exceptions are subject to the hold described in this paragraph.

3. Projects with Previously Issued Building Permits

Project applicants who obtained building permits prior to February 11, 2014, may proceed with the project in accordance with the terms of the building permits. Additionally, City Departments may issue all related ministerial clearances and approvals, including but not limited to Certificates of Occupancy, necessary to allow for project completion without first obtaining a HCPU Injunction Clearance. Permits requested after February 11, 2014 which are supplemental to building permits issued prior to February 11, 2014, however, shall be processed pursuant to paragraph 2 above if a new entitlement or entitlement modification is required, or paragraph 4 below if no entitlements or entitlement modification is required.

4. “By Right” Projects

For projects not requiring a Planning entitlement (i.e., “by right” projects), the Department of City Planning may issue a HCPU Injunction Clearance for a new permit or supplemental permit, if the applicable regulations governing the project (including but not limited to the zoning designation, permitted uses, density limitation, height limitation, or set back, dedication or improvement requirements) were not modified by the HCPU.

5. Other Projects with Potential Vested Rights

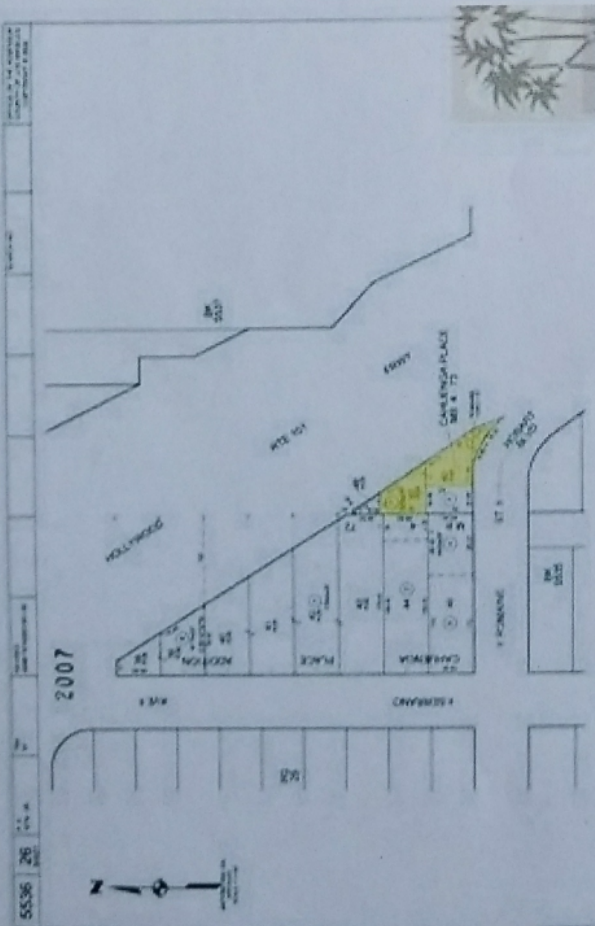
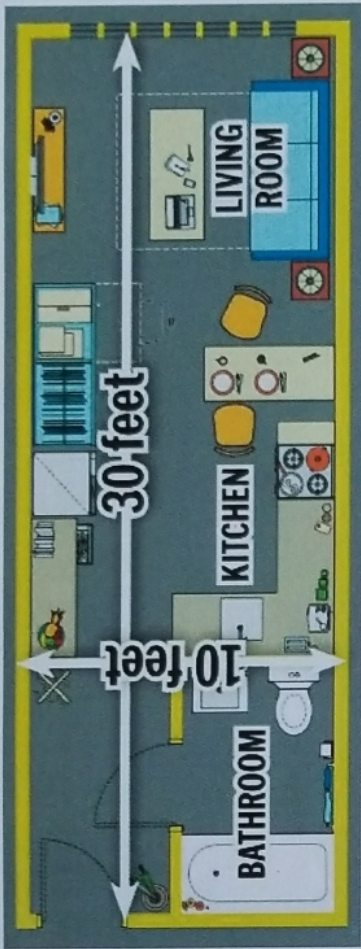
If a Project is not permitted to proceed pursuant to paragraphs 1 through 4 above, and if the Project Applicant believes that the project has acquired vested rights that supersede the injunction, the Project Applicant may contact Associate Zoning Administrator David Weintraub at (213) 482-7077 to discuss further case processing.

SUMMARY EXPLANATION

This Zoning Information (ZI) File is intended to inform and alert City staff and the general public about procedures that will guide how the City will issue permits or accept filings for new project entitlements or modifications to previously issued entitlements, in order to comply with an injunction issued by the Los Angeles County Superior Court on February 11, 2014. The injunction prohibits the City from issuing any permits or granting any entitlements or modifications to existing entitlements which rely upon any changes initiated by the Hollywood Community Plan Update (HCPU) adopted by the City Council on June 19, 2012, or its Environmental Impact Report (EIR).

Per this ZI, a "Hollywood Injunction Clearance" will be required for most building permits requested for any property affected by a change in the HCPU, with the exception of the tenant improvements and minor repairs (see "Exception" above). All other building permits will be referred by the Department of Building and Safety to the Department of City Planning for review. A Hollywood Injunction Clearance may only be issued by designated staff of the Department of City Planning and all requests will be processed from the Department's Downtown – Figueroa Plaza public counter.

The designated staff will review and sign off on any required building permit clearances for any projects on properties affected by a change in the HCPU. The same designated staff will also review any applications for new project entitlements (or modification to existing entitlements) to ensure that the discretionary requests do not rely upon the HCPU. Projects currently filed with and under review by the Department of City Planning will be on hold until the City Council takes an action to revive the Hollywood Community Plan (1988) and zoning ordinances and regulations that were in place immediately prior to the adoption of the HCPU. This hold will not apply to the majority of projects that require discretionary or ministerial approvals within Historic Preservation Overlay Zones, Specific Plans or other overlay plans that were adopted prior to the HCPU and were not modified by the HCPU.



School District

Name of local school district.

Los Angeles Unified School District

Is it a unified school district? Both High School and Elementary School?

YES NO

If not, what are names of the districts?

High School

16 different high schools

Elementary School

22 different elementary schools

Do we have the school attendance boundary maps?

YES NO

What are the school fees?

Residential. unkown

Commercial.

When is the next fee increase? unannounced

How much? unknown

Do age restricted (55+) communities pay commercial rate? Or other?

No

What is the local attitude towards new development?

Governing Agency

The city of Los Angeles is open to new development

Local Citizens

No known opposition

Neighbors

No known opposition

Is there a local growth management plan?

YES NO

Details?

Do we have copies of all the relevant development ordinances and fee schedules?

YES

- Zoning
- Land Use
- CEQA
- Subdivision
- Building
- Parks
- Fee Schedule - any fee increases anticipated?

Are there any unusual or unduly expensive requirements? YES NO
 Are residential fire sprinklers required or being considered? YES NO
 Does the governing agency use the Uniform Building Code or something else? YES NO

What year?

2011 - 2014 UBC

Steps needed to proceed to building permit.

	Description	Duration
1.	Site Plan \$2500.00	2 weeks
2.	Grading Plan \$6500.00	4 weeks
3.	Site Survey/ Topo \$2800.00	2 weeks
4.	Soils Test and report \$6000.00	4 weeks
5.	Storm Water pollution plan \$3200.00	3 weeks
6.	Hydrology study / report \$3500.00	4 weeks
7.		
8.		
9.		
10.		
11.		

City of Los Angeles Fees

Building Permit Fees	\$1,397.00
Fire Hydrant fee	\$510.00
Plan maintenance fee	\$27.94
EO instrumentation fee	\$25.00
Planning fee	\$305.50
One stop surcharge	\$54.14
System development surcharge	\$162.43
Dwelling unit construction tax	\$200.00
Residential development tax	\$300.00
State green building surcharge	\$10.00
Foundation plan check fee	\$788.00

Found
 Fire spr
 Fire Sprin
 Garage Pla
 Garage perm
 Grading plan
 Grading perm

Foundation permit fee		\$855.00
Fire sprinkler review fee		\$400.00
Fire Sprinkler Permit fee		\$660.00
Garage Plan check fee		\$703.00
Garage permit fee		\$968.00
Grading plan check fee	based on 100 yards of dirt	\$144.00
Grading permit fee		\$176.00
Grading pre inspection fee		\$80.00
School Fees based on 3200 sq. ft. house		\$12,384.00

Max ratio of lot coverage 25% not an issue with this site

2nd story not to exceed 75% of 1st floor

Max Height

Slopped roof 33'

Flat roof 28'

Set backs

Front 20% of lot depth 25' Max

Rear 20' minimum

Sides 10% of lot width 3' minimum plus 1' minimum for each additional story

This property is in a high fire area and will require WUI style plans.