

REFERRAL FORM



AFFORDABLE HOUSING REFERRAL FORM


This form is to serve as a referral to the Los Angeles City Planning’s Development Services Center (DSC) for Affordable Housing case filing purposes (in addition to the required City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by City Planning DSC Affordable Housing Services Section (AHSS) Staff prior to filing an application for an entitlement, administrative review, or building permit. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. City Planning reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

Note: This Referral Form does not constitute a City Planning application. See the Forms webpage for City Planning Application (CP13-7771.1) and the City Planning Application Filing Instructions (CP13-7810). If the project is located within a Specific Plan or Overlay Zone, check with the assigned planner prior to preparing these plans, as some have additional or different requirements. An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the “About” tab, under “Staff Directory.”

THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: Brian R. Carr, City Planning Associate

Planning Staff Signature: 

Referral Date: 7/16/2024 Expiration Date: 1/12/2025

Case Number: PAR- PAR-2024-1599-AHRF

TRANSPORTATION QUALIFIERS (if applicable)

Major Transit Stop Paratransit / Fixed Bus Route Very Low Vehicle Travel Areas

Other: _____

Location of Transit: _____

Qualifier #1: _____

Service Interval #1: _____ Service Interval #2: _____

Qualifier #2: _____

Service Interval #1: _____ Service Interval #2: _____

Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm by the number of eligible trips.

Notes:

Project requesting an 85% (50% + 35%) density bonus pursuant to AB 1287. CUP for additional density bonus is not required. Project requests two (2) off-menu incentives and two (2) waivers of development standards. Waiver request for relief from CDO provision requires review by project planning bureau. This referral does not constitute approval for the CDO. Minimum parking not required pursuant to AB 2097.

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Applicant Requesting:

100% Affordable per AB 2345¹ SB 35 ED 1 Measure JJJ

AB 2011 AB 2097 AB 2162 AB 2334

Other: _____

APPLICANT INFORMATION

Applicant Name: _____

Phone Number: _____

Email: _____

I. PROPOSED PROJECT

1. PROJECT LOCATION/ZONING

Project Address(es): _____

Assessor Parcel Number(s): _____

¹ AB 1763 incentives were amended by AB 2345 (2020) per Government Code Section 65915(b)(1)(G).

Community Plan: _____

Existing Zone: _____

Land Use Designation: _____

Number of Parcels: _____

Project Site Area (sf): _____

ED 1 Eligible²

Specific Plan

DRB/CDO

HPOZ

Enterprise Zone

Redevelopment Project Area

If applicable, specify Specific Plan/Overlay: _____

Q Condition/D Limitation (Ordinance No. and provide a copy): _____

Other Pertinent Zoning Information (specify): _____ [ORD-179907 refers to CDO](#)

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

² Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non-Residential SF	Existing No. of DUs or Non-Residential SF to be Demolished	Proposed ³ No. of DUs or Non-Residential SF
Guest Rooms			
Studio			
One Bedroom			
Two Bedrooms			
Three Bedrooms			
_____ Bedrooms			
Non-Residential SF			
Other			

4. APPLICATION TYPE

Density Bonus with **On-Menu Incentives** (specify):

- 1) _____
- 2) _____
- 3) _____
- 4) _____

Density Bonus with **Off-Menu Incentives** (specify):

- 1) _____
- 2) _____
- 3) _____ 1.5:1
- 4) _____

³ Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

Density Bonus with **Waivers of Development Standards** (specify):

1) _____

2) _____

3) _____

4) _____

Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29 of Chapter 1

Affordable Housing per LAMC Section 11.5.11 (Measure JJJ) of Chapter 1

Public Benefit Project per LAMC Section 14.00 A.2 of Chapter 1

General Plan Amendment per LAMC Section 11.5.6 of Chapter 1

Request: _____

Zone/Height District Change per LAMC Section 12.32 of Chapter 1

Request: _____

Conditional Use per LAMC Section 12.24 U.26 of Chapter 1

Project Compliance per LAMC Sections 13B.4.2. and 13B.4.3. of Chapter 1A

Community Design Overlay per LAMC Section 13.08 of Chapter 1

Coastal Development Permit per LAMC Sections 13B.9.1. or 13B.9.2. of Chapter 1A

Tract or Parcel Map per LAMC Section 17.00 or 17.50 of Chapter 1

Other (specify): _____

5. ENVIRONMENTAL REVIEW

Project is Exempt⁴

Not Yet Filed

Filed (Case No.): _____

⁴ Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").

6. HOUSING DEVELOPMENT PROJECT TYPE

CHECK ALL THAT APPLY:

- For Rent For Sale Mixed-Use Project Residential Hotel
- Extremely Low Income Very Low Income Low Income Moderate Income
- Market Rate Supportive Housing Senior Project no longer proposes Moderate Income units
- Shared Housing Building per AB 682
- Special Needs (describe): _____
- Other Category (describe): _____

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning⁵

- Lot size (including any ½ of alleys)⁶ _____ SF (a)
- Density allowed by Zone _____ SF of lot area per DU (b)
- Density allowed by General Plan _____
- No. of DUs allowed by right (per LAMC) _____ DUs (c) [c = a/b, round down to whole number]
- No. of Guest Rooms allowed per AB 682 _____
- Base Density _____ DUs (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus^{7, 8} _____ DUs (e) [e = dx1.35, round up to whole number]

- AB 2345 - Unlimited Density

⁵ As defined by Government Code Section 65915(o)(7), which states that “maximum allowable residential density” or “base density” means the maximum number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail.

⁶ If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

⁷ Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop or in a Very Low Vehicle Travel Area (see ZIMAS). In addition, a property located in the Hollywood Redevelopment Plan Area is eligible for a 50% density bonus pursuant to Government Code Section 65915(f), as described in the November 2, 2022 AB 2345 Memo.

⁸ Per AB 2334, a Very Low Vehicle Travel Area are defined by Government Code Section 65915(o)(4), as an urbanized area “where the existing residential development generates vehicle miles traveled (VMT) per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita.

C. Proposed Project: Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at <https://housing.lacity.org/partners/land-use-rent-income-schedules>.

Note: Rent schedules will be determined by LAHD.

	Total	HCD (State)	HUD (TCAC)
Market Rate	_____	N/A	N/A
Managers Unit(s) — Market Rate ⁹	_____	N/A	N/A
Extremely Low Income (ELI)	_____	_____	_____
Very Low Income (VLI)	_____*	_____	_____
Low Income (LI)	_____	_____	_____
Moderate Income	_____	_____	_____
Permanent Supportive Housing — ELI	_____	_____	_____
Permanent Supportive Housing — VLI	_____	_____	_____
Permanent Supportive Housing — LI	_____	_____	_____
Seniors — Market Rate	_____	N/A	N/A
No. of Guest Rooms allowed per AB 682	_____	_____	_____
Other _____	_____	_____	_____
Other _____	_____	_____	_____
Other _____	_____	_____	_____
Other _____	_____	_____	_____
TOTAL No. of DUs Proposed	_____ (f)	*Project providing 15% VLI + 9% VLI to receive 50%+35% DB per AB 1287.	
TOTAL No. of Affordable Housing DUs	_____ (g)		
No. of Density Bonus DUs	_____ (h)	[If f>c, then h=f-c; if f<c, then h= 0]	
Percent of Density Bonus Requested	_____ (i)	{i = 100 x [(f/d) – 1]} (round down)	
Percent of Affordable Set Aside	_____ (j)	[g/d, round down to a whole number]	

~~21% VLI and 7% MI per AB 1287~~

⁹ Properties proposing 16 units or more need to provide a manager's unit per 25 CCR § 42.

8. PROJECT REVIEW CALCULATION

An application for Project Review may be required for projects that meet any of the Project Review thresholds as outlined in LAMC Section 16.05 C of Chapter 1, unless otherwise exempted per LAMC Section 16.05 D of Chapter 1. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the Project Review threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D of Chapter 1, please confirm the exemption with City Planning's DSC AHSS.

_____ units allowed by right (permitted by LAMC) – _____ existing units = _____ units

YES, Project Review is required.

Proposed by-right units minus existing units is equal to or greater than 50¹⁰

NO, Project Review is not required.

Base Density units minus existing units is less than 50

Exempt.

Specify reason: _____

II. DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)

9. PARKING OPTIONS

CHECK ALL THAT APPLY:

Automobile Parking Reductions via Bicycle Parking for Residential Uses¹¹. Choose only one of the options, if applicable:

10%

15% (*Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop*)

30% (*If selecting the 30% parking reduction, the project will be ineligible for any of the Parking Options listed below*)

If selecting the 30% parking reduction, provide the following information:

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

¹⁰ Project Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

¹¹ Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.

Automobile Parking for Residential Uses (choose only one of the following options):

Note: Any fractional numbers are rounded up.

Parking Option 1. Based on # of bedrooms, inclusive of Handicapped and Guest parking.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
0-1 Bedroom		1		
2-3 Bedrooms		1.5		
4 or more Bedrooms		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS				

Parking Option 2. Reduced only for Restricted Affordable Units and up to 40% of required parking for Restricted Affordable Units may be compact stalls.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
Market Rate (Including Senior Market Rate)		Per Code		
Restricted Affordable		1		
VLI/LI Senior or Disabled		0.5		
Restricted Affordable in Residential Hotel		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS				

Parking Option 3 (AB 2345 [2020]). Applies to two types of projects:

- 100% affordable housing developments consisting solely of affordable units, exclusive of a manager’s unit(s), with an affordable housing cost to lower income families; or
- Mixed-income developments consisting of 11% VLI or 20% LI units.

100% Affordable Housing Developments.¹² There is no minimum parking requirement for any of the following 100% affordable housing developments described below. Check all that apply:

- A housing development located within 0.5 miles of a Major Transit Stop.

¹² As defined by Government Code Section 65915(b)(1)(G)

- A housing development for individuals who are 55 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.¹³
- Special Needs Housing Development**, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.
- Supportive Housing Development**
- Mixed-Income Developments** consisting of 11% VLI or 20% LI units.

	Spaces/Unit	Parking Required	Parking Provided
Located within 0.5 miles of Major Transit Stop with unobstructed access to project	0.5		

Major Transit Stop is defined as a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

Bus Rapid Transit is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:

- 1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods
- 2) Transit signal priority
- 3) All-door boarding
- 4) Fare collection system that promotes efficiency
- 5) Defined stations

- Parking Option 4 (AB 2097 [2022])**. No minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop.¹⁴

¹³ AB 2334 aligned the resident age requirement from 62 years of age to 55 years of age for 100 percent affordable housing developments seeking a parking waiver under Section 65915(p)(3)(B).

¹⁴ Parking reductions do not apply to a hotel, motel, bed and breakfast inn or other transient lodging except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the H&SC. Moreover, reductions do not apply to an event center or commercial parking in a contractual agreement executed before January 1, 2023.

10. INCENTIVES

A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater

Note: To utilize AB 682, at least 10% Low or 5% Very Low Income of the base units shall be provided.

- 100% Affordable Housing Developments may request up to four incentives and one Waiver of Development Standard.** Check this box if this applies to the project.

B. Project Zoning Compliance & Incentives (Only for projects requesting a Density Bonus with Incentives/Waivers)

	Permitted w/o Incentives	Proposed per Incentives	On-Menu	Off-Menu	Waivers
<input type="checkbox"/> Yard/Setback (each yard counts as one incentive)					
<input type="checkbox"/> Front (1)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Front (2)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side (1)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side (2)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Floor Area Ratio ¹⁵	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Overall Height/Stories ¹⁶	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Transitional Height(s)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Averaging (all count as one incentive — check all that are needed)					
<input type="checkbox"/> FAR	<input type="checkbox"/> Density	<input type="checkbox"/> Parking	<input type="checkbox"/> Open Space	<input type="checkbox"/> Vehicular Access	

¹⁵ See LAMC Section 12.22 A.25(f)(4) for additional requirements.

¹⁶ See LAMC Section 12.22 A.25(f)(5) for additional requirements.

Other Off-Menu Incentives (specify): _____

Waiver of Development Standards (specify): _____

100% Affordable Housing Development shall receive a height increase of three additional stories up to 33 additional feet. Check the box if this applies to your project.

TOTAL No. of Incentives Requested: **On-Menu** _____ **Off-Menu** _____

TOTAL No. of Waivers Requested: _____

11. COVENANT

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at lahd-landuse@lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC Section 12.22 A.29 Of Chapter 1, Ordinance NO. 179,076)

12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

A. Eligibility for Floor Area Bonus

NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at lahd-landuse@lacity.org.

- 5% of the total number of DUs provided for VLI households; and
- One of the following shall be provided:
 - 10% of the total number of DUs for LI households; or
 - 15% of the total number of DUs for Moderate Income households; or
 - 20% of the total number of DUs for Workforce Income households, and
- Any DU or Guest Room occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located

B. INCENTIVES

NOTE: Must meet all three eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11 above).

CHECK ALL THAT APPLY:

- A 35% increase in total floor area
- Open Space requirement pursuant to LAMC Section 12.21 G of Chapter 1 reduced by one-half, provided that a fee equivalent to amount of the relevant Park Fee, pursuant to LAMC Section 19.17 of Chapter 1, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) of Chapter 1 for exceptions
- No parking required for units for households earning less than 50% AMI
- No more than one parking space required for each dwelling unit

C. Additional Incentives to Produce Housing in the GDHIA

- No yard requirements except as required by the Urban Design Standards and Guidelines
- Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units
- No prescribed percentage of the required open space that must be provided as either common open space or private open space

IV. MEASURE JJJ¹⁷ (LAMC Section 11.5.11 of Chapter 1, Ordinance No. 184, 745)

13. AFFORDABLE REQUIREMENTS

A certain percentage of affordable units is required based on the total number of units in the project.

Fill out either A or B below:

A. Rental Projects

- No less than the affordability percentage corresponding to the level of density increase requested or allowed:
 - _____ % VLI **OR** _____ % LI
- For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
 - 5% ELI **AND** 6% VLI **OR** 15% LI
- For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:

¹⁷ All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.

5% ELI **AND** 11% VLI **OR** 20% LI

Required Number of Affordable Units

ELI _____ VLI _____ LI _____

B. For Sale Projects

No less than the affordability percentage corresponding to the level of density increase requested or allowed:

_____% VLI **OR** _____% LI **OR** _____% Moderate Income

For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35% or allows a residential use where not previously allowed:

11% VLI **OR** 20% LI **OR** 40% Moderate Income

Required Number of Affordable Units

VLI _____ LI _____ Moderate Income _____

14. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units onsite, there are three other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

A. Off-Site Construction – Construction of affordable units at the following rate:

- Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

B. Off-Site Acquisition – Acquisition of property that will provide affordable units at the following rate:

- Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

C. In-Lieu Fee – From the Affordability Gaps Study published by the Los Angeles City Planning

Total In-Lieu Fee _____ (Note: Final fee TBD if/when the project is approved)

15. DEVELOPER INCENTIVES

Please describe up to a maximum of three incentives:

- 1) _____

- 2) _____

- 3) _____

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.



City of Los Angeles Department of City Planning

7/16/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6136 W MANCHESTER AVE
8651 S LA TIJERA BLVD

ZIP CODES

90045

RECENT ACTIVITY

PAR-2024-1599-AHRF
PAR-2022-4140-AHRF-PHP

CASE NUMBERS

ADM-2021-5483-TOC
ADM-2020-3516-TOC
CPC-2022-6064-CU-DB-MCUP-CDO-
SPR-HCA-PHP
CPC-2018-7549-CPU
CPC-2017-4365-ZC
CPC-2014-1456-SP
CPC-2007-3276-CDO-ZC
CPC-2005-8252-CA
CPC-1999-224-ZC
CPC-1998-10-CPU
CPC-1986-787-GPC
CPC-1984-226
ORD-186104
ORD-179907
ORD-175981-SA1041
ORD-168999
ORD-165865-SA1010
DIR-2023-6605-CDO
DIR-2012-2221-CDO
ZA-19XX-21508
ZA-1998-323-CUZ
ZA-1996-1070-CUZ
ZA-1965-17617
ZA-1958-14845
ZA-14201
ENV-2023-6606-CE
ENV-2022-6065-SCEA
ENV-2017-4366-CE
ENV-2014-1458-EIR-SE-CE
ENV-2012-2222-CE
ENV-2007-3277-ND
ENV-2005-8253-ND
ND-99-225-ZC
MND-98-91-CUZ-SPR
MND-96-377-ZV-CUZ-CCR

Address/Legal Information

PIN Number 096B165 556
Lot/Parcel Area (Calculated) 77,491.7 (sq ft)
Thomas Brothers Grid PAGE 702 - GRID H3
Assessor Parcel No. (APN) 4123004011
Tract RANCHO SAUSAL REDONDO
Map Reference PAT 1-507/508 SEC 31 T2S R14W
Block None
Lot PT LT 38
Arb (Lot Cut Reference) 65
Map Sheet 096B165
096B169

Jurisdictional Information

Community Plan Area Westchester - Playa del Rey
Area Planning Commission West Los Angeles
Neighborhood Council Westchester/Playa
Council District CD 11 - Traci Park
Census Tract # 2780.01
LADBS District Office West Los Angeles

Permitting and Zoning Compliance Information

Administrative Review ADM-2021-5483-TOC
ADM-2020-3516-TOC

Planning and Zoning Information

Special Notes None
Zoning [Q]C2-1-CDO
Zoning Information (ZI) ZI-2374 State Enterprise Zone: Los Angeles
ZI-2388 Community Design Overlay: Downtown Westchester
ZI-2498 Local Emergency Temporary Regulations - Time Limits and
Parking Relief - LAMC 16.02.1
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor
General Plan Land Use Community Commercial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay Downtown Westchester
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None

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.

MND-96-377-ZV-CCR-CUZ	RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
MND-00-1075-CUZ-CUB-ZV-YV-SPR-SUB	RFA: Residential Floor Area District	None
MND-00-1075-CUZ-CUB-ZV-YV-SP	RIO: River Implementation Overlay	No
ED-74-481-ZV	SN: Sign District	No
92-394-ZV	AB 2334: Very Low VMT	Yes
PRIOR-07/29/1962	AB 2097: Reduced Parking Areas Streetscape	Yes No
	Adaptive Reuse Incentive Area	None
	Affordable Housing Linkage Fee	
	Residential Market Area	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	No
	500 Ft Park Zone	No
Assessor Information		
	Assessor Parcel No. (APN)	4123004011
	Ownership (Assessor)	
	Owner1	PEP BOYS MANNY,MOE AND JACK OF CALIFORNIA LESSEE C/O C/O R AND L PROPERTIES
	Owner2	AHM PROPERTIES LLC LESSOR
	Address	10940 WILSHIRE BLVD STE 2250 LOS ANGELES CA 90024
	Ownership (Bureau of Engineering, Land Records)	
	Owner	SCHWAB, ROBERT H. (TR) ROBERT & LOUISE SCHWAB FAMILY TRUST, DTD 1-16-84 (ET AL)
	Address	10940 WILSHIRE BLVD STE 2250 LOS ANGELES CA 90024
	APN Area (Co. Public Works)*	1.770 (ac)
	Use Code	2670 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Service Centers (No Gasoline) - One Story
	Assessed Land Val.	\$3,142,320
	Assessed Improvement Val.	\$2,589,324
	Last Owner Change	04/18/2018
	Last Sale Amount	\$9
	Tax Rate Area	68
	Deed Ref No. (City Clerk)	624894-95 365710 24644 2283 2025324
	Building 1	
	Year Built	1957
	Building Class	C65
	Number of Units	1
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	19,650.0 (sq ft)
	Building 2	No data for building 2
	Building 3	No data for building 3

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Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4123004011]

Additional Information

Airport Hazard	150' Height Limit Above Elevation 126
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.250436
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No

Economic Development Areas

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

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4123004011]
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	0.09 Units, Moderate
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information

Bureau	West
Division / Station	Pacific
Reporting District	1487

Fire Information

Bureau	West
Battallion	4
District / Fire Station	5
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	ADM-2021-5483-TOC
Required Action(s):	TOC-TRANSIT ORIENTED COMMUNITIES
Project Descriptions(s):	THE PROJECT HAS NOT BEEN DETERMINED. THIS IS JUST A REQUEST FOR A TIER VERIFICATION.
Case Number:	ADM-2020-3516-TOC
Required Action(s):	TOC-TRANSIT ORIENTED COMMUNITIES
Project Descriptions(s):	TOC TIER VERIFICATION
Case Number:	CPC-2022-6064-CU-DB-MCUP-CDO-SPR-HCA-PHP
Required Action(s):	CU-CONDITIONAL USE DB-DENSITY BONUS MCUP-MASTER CONDITIONAL USE PERMIT CDO-COMMUNITY DESIGN OVERLAY DISTRICT SPR-SITE PLAN REVIEW HCA-HOUSING CRISIS ACT PHP-PRIORITY HOUSING PROJECT
Project Descriptions(s):	PURSUANT TO LAMC 12.22 A 25, A DENSITY BONUS REQUEST WITH TWO OFF MENU INCENTIVES AND TWO WAIVERS OF DEVELOPMENT STANDARDS PURSUANT TO LAMC 12.24.U.26, A CONDITIONAL USE PERMIT FOR A 33% DENSITY BONUS BEYOND THE MAXIMUM 35% FOR A TOTAL INCREASE OF 68% FOR A PROPOSED 441 RESIDENTIAL DWELLING UNITS. PURSUANT TO LAMC 12.24 W.1, A MASTER CONDITIONAL USE PERMIT TO ALLOW ON-SITE ALCOHOL SALE AND CONSUMPTION OF FULL-LINE ALCOHOLIC BEVERAGES WITHIN THE PROPOSED 16,120 SF OF COMMERCIAL SPACE. PURSUANT TO LAMC 13.08, A MAJOR PROJECT PERMIT COMPLIANCE WITHIN THE DOWNTOWN WESTCHESTER COMMUNITY DESIGN OVERLAY FOR THE CONSTRUCTION, USE AND MAINTENANCE OF AN 8-STORY 96' MIXED USE BUILDING CONTAINING 441 DWELLING UNITS, 16,120 SF OF COMMERCIAL SPACE, AND 566 PARKING SPACES. 66 UNITS ARE SET ASIDE FOR VLI HOUSEHOLDS. PURSUANT TO LAMC 16.05, A SITE PLAN REVIEW FOR THE DEVELOPMENT PROJECT THAT RESULTS IN AN INCREASE OF 50 OR MORE DWELLING UNITS
Case Number:	CPC-2018-7549-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2017-4365-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT PER ZONE CODE SECTION 13.14
Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2007-3276-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	CREATION OF A COMMUNITY DESIGN OVERLAY FOR DOWNTOWN WESTCHESTER. GUIDELINES AND STANDARDS ADOPTED BY RESOLUTION. BOUNDARIES CREATING THE CDO AREA AND NEW Q LIMITATIONS BY ORDINANCE.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-1999-224-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE FROM C1-1 TO C2-1.
Case Number:	CPC-1998-10-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN IS ONE OF 8 COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE III (1-1-98 TO 7-1-99)
Case Number:	CPC-1986-787-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

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Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WESTCHESTER AREA - COMMUNITY WIDE CHANGES & COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (DAN GREEN)
Case Number:	CPC-1984-226
Required Action(s):	Data Not Available
Project Descriptions(s):	AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN THE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OF EL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
Case Number:	DIR-2023-6605-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	Per LAMC Section 13.08, a Community Design Overlay (Downtown Westchester) review to allow for the installation of 1 new illuminated wall sign.
Case Number:	DIR-2012-2221-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	REMOVE TOP PORTION OF THREE (3) EXISTING PITCHED TOWERS AND CONSTRUCT NEW TOWERS WITH METAL SEAMED ROOF. REMOVE CANOPIES AT THE ENTRANCES OF DRIVE-THRU AND ENTRANCES. REPAINT EXTERIOR PER PLANS/RENDERING. REMOVE EXISTING INTERIOR SEATING AND INSTALL NEW TABLES AND CHAIRS.
Case Number:	ZA-19XX-21508
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1998-323-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	CONDITIONAL USE, COMMERCIAL CORNER REVIEW, DRIVE-THRU, SITE PLAN REVIEW.
Case Number:	ZA-1996-1070-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	REQUEST TO REMODEL AN EXISTING RETAIL PAINT STORE INTO A RETAIL AUTOMOBILE PARTSSTORE INCLUDING AUTO SERVICE AND REPAIR IN THE C2-1 AND C1-1 ZONES.
Case Number:	ZA-1965-17617
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1958-14845
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2023-6606-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	Per LAMC Section 13.08, a Community Design Overlay (Downtown Westchester) review to allow for the installation of 1 new illuminated wall sign.
Case Number:	ENV-2022-6065-SCEA
Required Action(s):	SCEA-SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	PURSUANT TO LAMC 12.22 A 25, A DENSITY BONUS REQUEST WITH TWO OFF MENU INCENTIVES AND TWO WAIVERS OF DEVELOPMENT STANDARDS PURSUANT TO LAMC 12.24.U.26, A CONDITIONAL USE PERMIT FOR A 33% DENSITY BONUS BEYOND THE MAXIMUM 35% FOR A TOTAL INCREASE OF 68% FOR A PROPOSED 441 RESIDENTIAL DWELLING UNITS. PURSUANT TO LAMC 12.24 W.1, A MASTER CONDITIONAL USE PERMIT TO ALLOW ON-SITE ALCOHOL SALE AND CONSUMPTION OF FULL-LINE ALCOHOLIC BEVERAGES WITHIN THE PROPOSED 16,120 SF OF COMMERCIAL SPACE. PURSUANT TO LAMC 13.08, A MAJOR PROJECT PERMIT COMPLIANCE WITHIN THE DOWNTOWN WESTCHESTER COMMUNITY DESIGN OVERLAY FOR THE CONSTRUCTION, USE AND MAINTENANCE OF AN 8-STORY 96' MIXED USE BUILDING CONTAINING 441 DWELLING UNITS, 16,120 SF OF COMMERCIAL SPACE, AND 566 PARKING SPACES. 66 UNITS ARE SET ASIDE FOR VLI HOUSEHOLDS. PURSUANT TO LAMC 16.05, A SITE PLAN REVIEW FOR THE DEVELOPMENT PROJECT THAT RESULTS IN AN INCREASE OF 50 OR MORE DWELLING UNITS
Case Number:	ENV-2017-4366-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT PER ZONE CODE SECTION 13.14
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS

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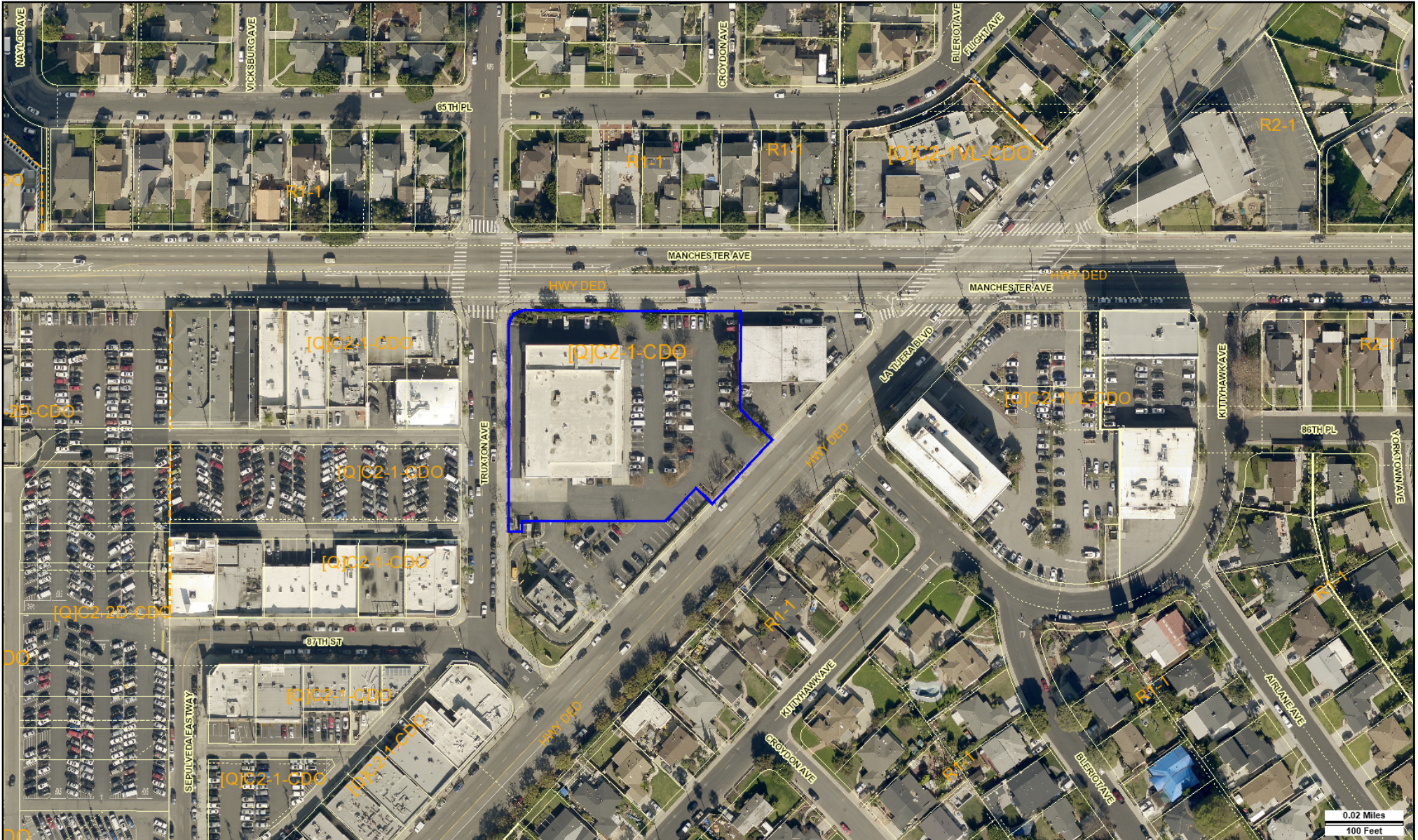
Project Descriptions(s):	CE-CATEGORICAL EXEMPTION ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2012-2222-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	REMOVE TOP PORTION OF THREE (3) EXISTING PITCHED TOWERS AND CONSTRUCT NEW TOWERS WITH METAL SEAMED ROOF. REMOVE CANOPIES AT THE ENTRANCES OF DRIVE-THRUS AND ENTRANCES. REPAINT EXTERIOR PER PLANS/RENDERING. REMOVE EXISTING INTERIOR SEATING AND INSTALL NEW TABLES AND CHAIRS.
Case Number:	ENV-2007-3277-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CREATION OF A COMMUNITY DESIGN OVERLAY FOR DOWNTOWN WESTCHESTER. GUIDELINES AND STANDARDS ADOPTED BY RESOLUTION. BOUNDARIES CREATING THE CDO AREA AND NEW Q LIMITATIONS BY ORDINANCE.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ND-99-225-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	MND-98-91-CUZ-SPR
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES SPR-SITE PLAN REVIEW
Project Descriptions(s):	Data Not Available
Case Number:	MND-96-377-ZV-CUZ-CCR
Required Action(s):	ZV-ZONE VARIANCE CUZ-ALL OTHER CONDITIONAL USE CASES CCR-COMMERCIAL CORNER REVIEW
Project Descriptions(s):	Data Not Available
Case Number:	MND-96-377-ZV-CCR-CUZ
Required Action(s):	ZV-ZONE VARIANCE CCR-COMMERCIAL CORNER REVIEW CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	MND-00-1075-CUZ-CUB-ZV-YV-SPR-SUB
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES CUB-CONDITIONAL USE BEVERAGE-ALCOHOL ZV-ZONE VARIANCE YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE SPR-SITE PLAN REVIEW SUB-SUBDIVISIONS
Project Descriptions(s):	Data Not Available
Case Number:	MND-00-1075-CUZ-CUB-ZV-YV-SP
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES CUB-CONDITIONAL USE BEVERAGE-ALCOHOL ZV-ZONE VARIANCE YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	Data Not Available
Case Number:	ED-74-481-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	92-394-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-186104

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ORD-179907
ORD-175981-SA1041
ORD-168999
ORD-165865-SA1010
ZA-14201
PRIOR-07/29/1962



Address: 6136 W MANCHESTER AVE

APN: 4123004011

PIN #: 096B165 556

Tract: RANCHO SAUSAL REDONDO

Block: None

Lot: PT LT 38

Arb: 65









Zoning: [Q]C2-1-CDO

General Plan: Community Commercial



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

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






INDUSTRIAL

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




PARKING

-  Parking Buffer


PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES
































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

INDUSTRIAL






-  Limited Industrial
-  Light Industrial

CIRCULATION




































STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)
-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	