



ARTS DISTRICT ADJACENT

FOR SALE

400-420

BOYD STREET

LOS ANGELES • CA • 90013

**56,000 SF
MIXED-USE
BUILDING**

OPPORTUNITY ZONE

\$284 PSF

ATTRACTIVE CAP RATE

USER OR INVESTOR
VALUE-ADD
OPPORTUNITY

FOR SALE

400-420

BOYD STREET

LOS ANGELES • CA • 90013

MIXED-USE BUILDING

56,000 SF BUILDING ON 28,550 SF OF LAND

PROPERTY HIGHLIGHTS

- 56,000 SF Building on 28,550 SF Land (56,000 SF is the Gross Square Footage)
- Attractive In Place Income & Cap Rate
- APNs: 5147-006-001, 002, 003, 008
- ±40,000 SF Currently Leased - Tenants Include: Restaurant-Bar, The Escondite (theescondite.com), Mumford Brewery (mumfordbrewing.com), Huf Worldwide (hufworldwide.com), K&R Architects
- Ideal for Investor to Keep Tenants & Complete Leasing Plan
- Potential for User to Occupy a Portion of the Building - Call Broker
- Exposed Concrete Columns and Ceilings
- Fantastic Views of LA Skyline
- Excellent Central Location Adjacent to Little Tokyo, CBD and Arts District
- Potential to Build Mixed-Use Project in Future - 3 Street Frontage (Buyer Must Verify with City)

CITY INFORMATION

- CD14 - Jose Huizar
- M2-2D-0 Zone (Buyer Must Verify)
- LA State Enterprise Zone (Buyer Must Verify)
- Greater Downtown LA Housing Incentive Area
- Opportunity Zone - Potential Tax Incentives (Buyer Must Verify)

PRICING SUMMARY

- Sale Price: \$15,950,000 (\$284.82 PSF)

Tenant/Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant/Buyer's product weight and product types and use, etc. Tenant/Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant/Buyer in order for Tenant/Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant/Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

FOR MORE INFORMATION,
PLEASE CONTACT

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



LEE & ASSOCIATES - COMMERCE, INC. | CORP ID 01125429
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TEAMLACOMMERCIAL.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers/Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

PROPERTY PHOTOS



400-420 BOYD ST • LOS ANGELES

FOR SALE 56,000 SF MIXED-USE BUILDING ON 28,550 SF OF LAND

PROPERTY PHOTO

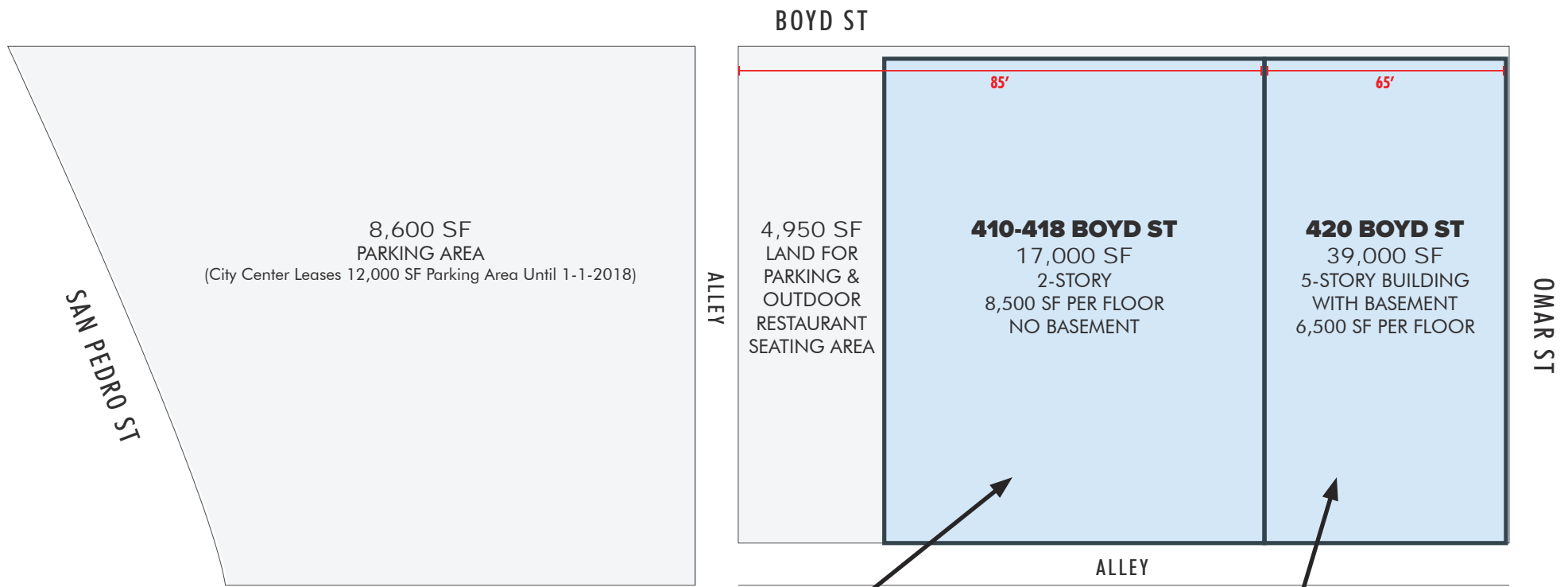


400-420 BOYD ST • LOS ANGELES

FOR SALE 56,000 SF MIXED-USE BUILDING ON 28,550 SF OF LAND

PROPERTY PHOTO



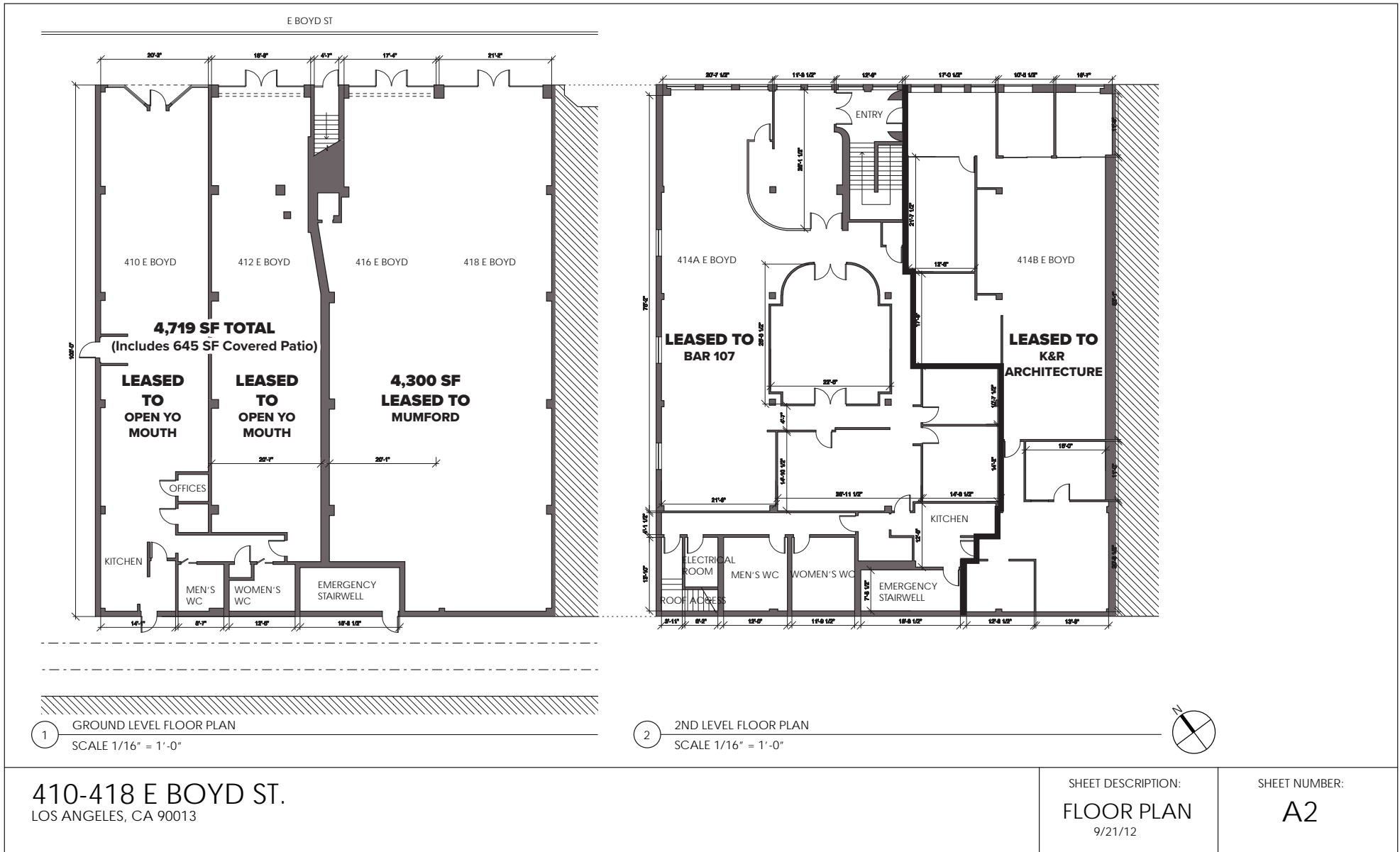


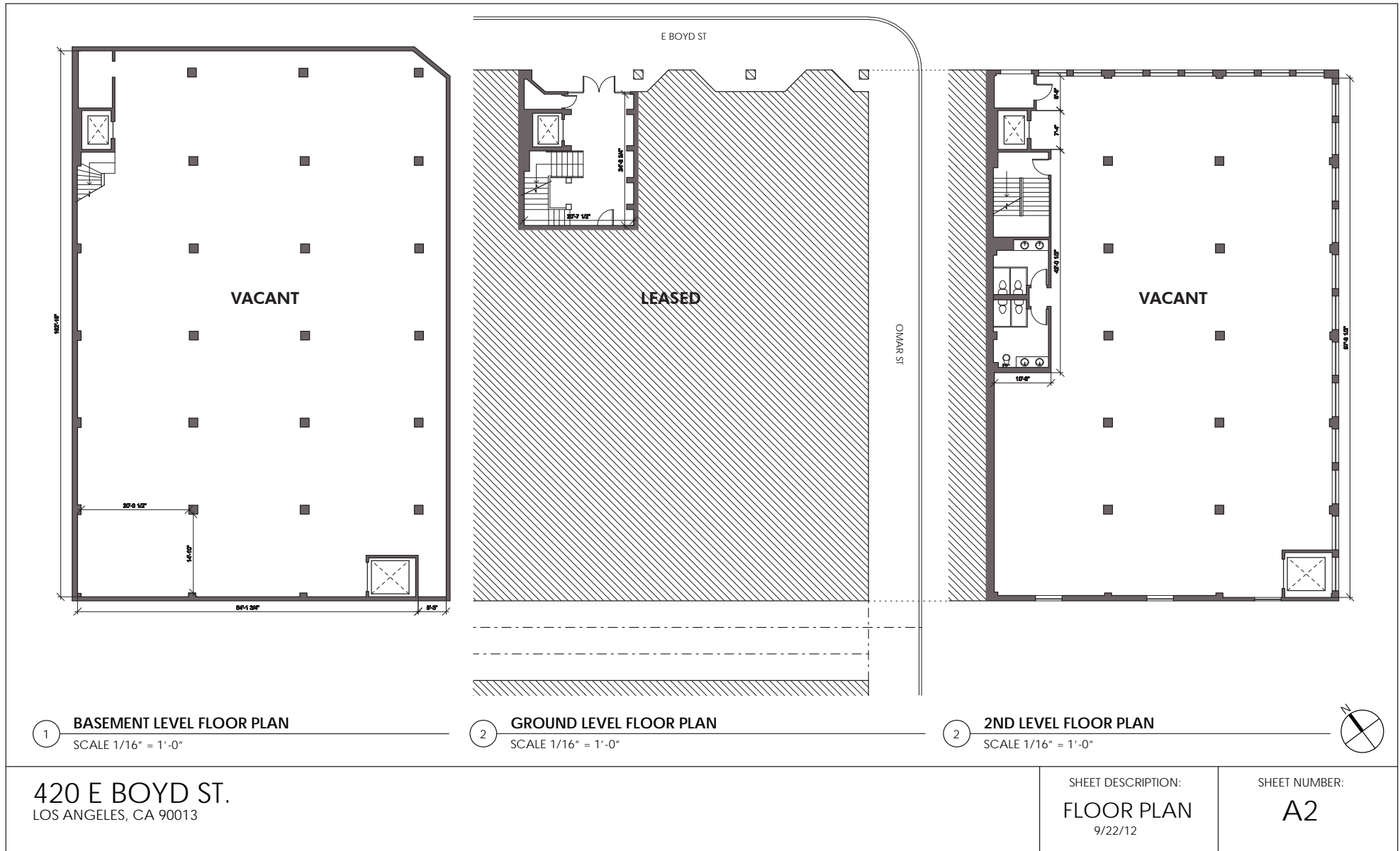
TENANTS		
1ST FLOOR		
410-412	4,719 SF	Leased to Open Yo Mouth until 2026
416-418	4,300 SF	Leased to Mumford until 2026
2ND FLOOR		
414B	2,400 SF	Leased to K&R until 2022
414A	3,781 SF	Leased to Bar 107 until 2026

TENANTS		
BASEMENT	6,500 SF	Vacant
GROUND FLOOR	5,000 SF	Leased Short Term
2ND FLOOR	6,500 SF	Vacant
3RD FLOOR	6,500 SF	Leased until 2020
4TH FLOOR	6,500 SF	Leased until 2020
5TH FLOOR	6,500 SF	Leased until 2020



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by buyer and tenant.





1 BASEMENT LEVEL FLOOR PLAN
SCALE 1/16" = 1'-0"

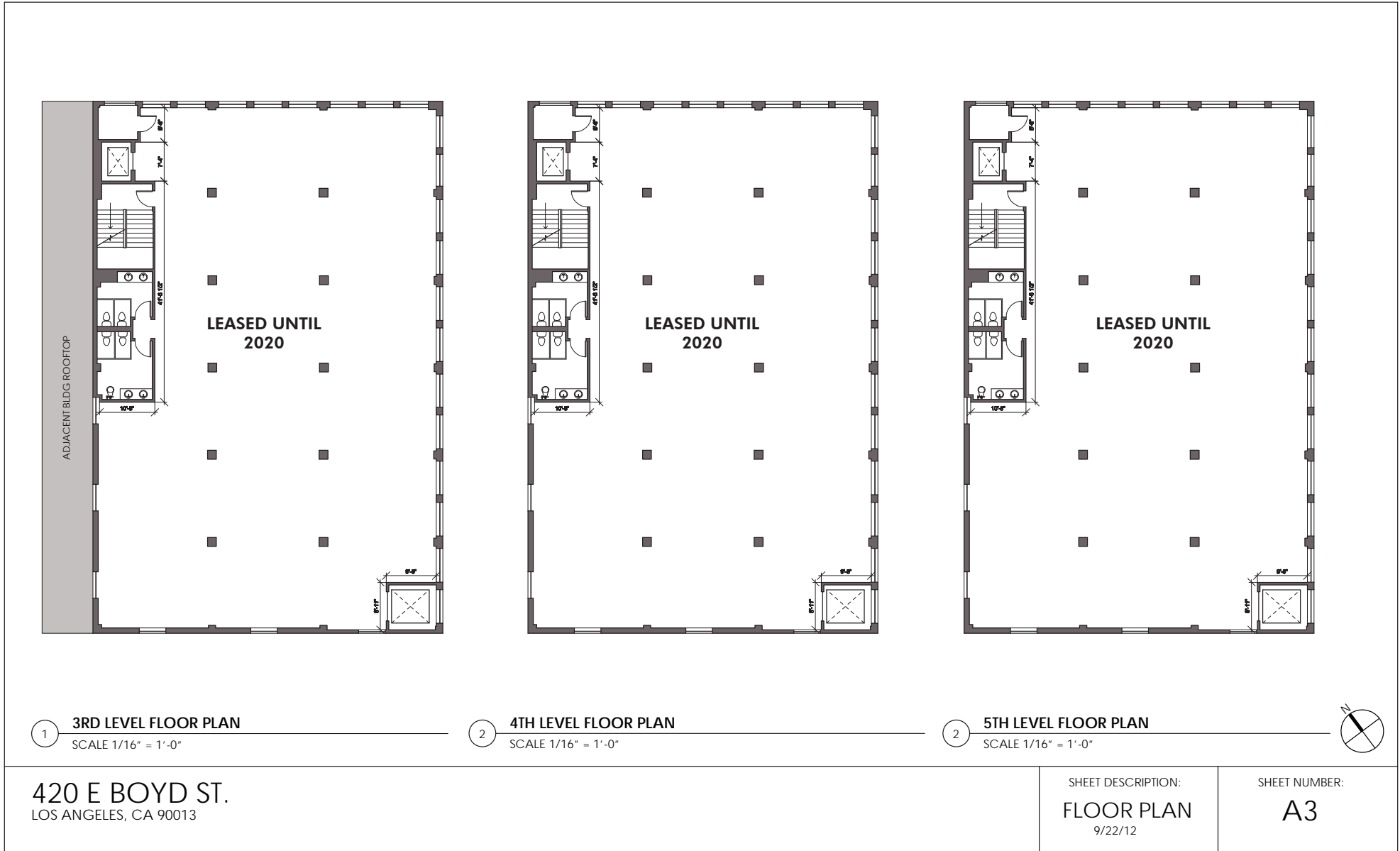
2 GROUND LEVEL FLOOR PLAN
SCALE 1/16" = 1'-0"

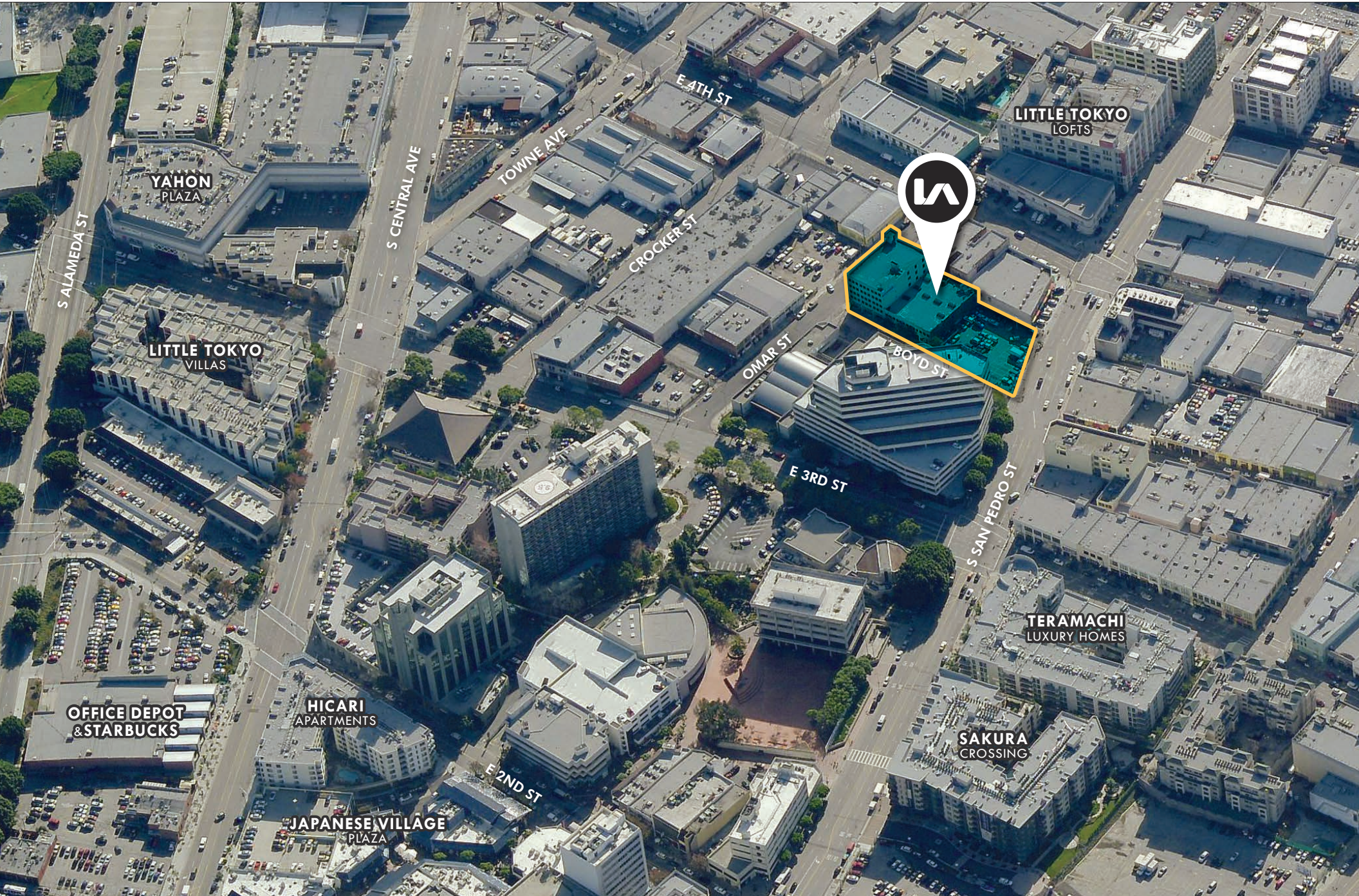
2 2ND LEVEL FLOOR PLAN
SCALE 1/16" = 1'-0"

420 E BOYD ST.
LOS ANGELES, CA 90013

SHEET DESCRIPTION:
FLOOR PLAN
9/22/12

SHEET NUMBER:
A2

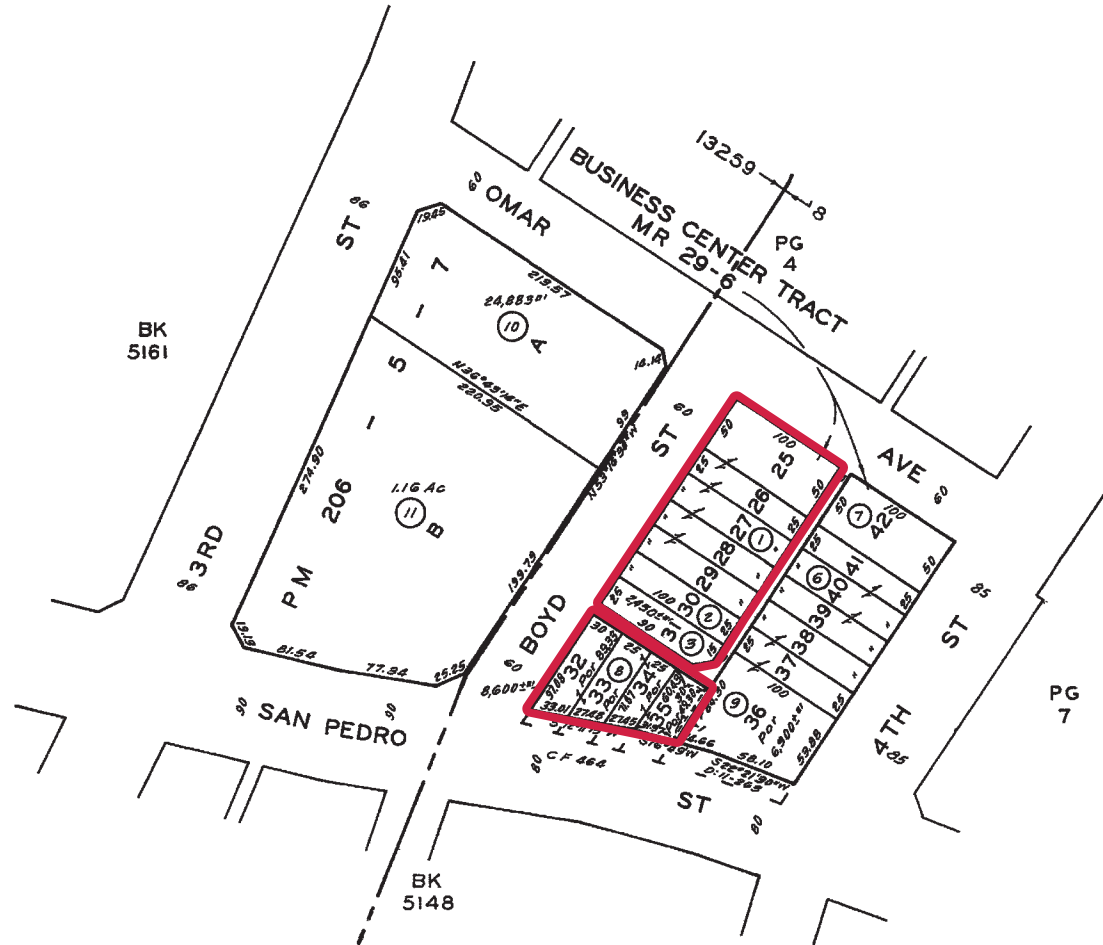






5147	6	SCALE 1" = 100'	TRA	OFFICE OF ASSESSOR COUNTY OF LOS ANGELES
		P.A. 1096-6 5147-5	B 13259	

2003



FOR SALE 56,000 SF MIXED-USE BUILDING ON 28,550 SF OF LAND



FOR SALE 56,000 SF MIXED-USE BUILDING ON 28,550 SF OF LAND



THE ARTS DISTRICT



WURSTKÜCHE
800 E 3rd St



URTH CAFFÈ
451 S Hewitt St



THE ESCONDITE
410 Boyd St



VILLAINS TAVERN
1356 Palmetto St



BLUE BOTTLE COFFEE
582 Mateo St



ANGEL CITY BREWERY
216 S Alameda St



CHURCH & STATE
1850 Industrial St



URBAN RADISH
661 Imperial St



DAILY DOSE
1820 Industrial St



BREAD LOUNGE
700 S Santa Fe Ave



STUMPTOWN COFFEE
806 S Santa Fe Ave



AMERICANO
923 E 3rd St



BESTIA
2121 E 7th Pl



THE FACTORY KITCHEN
1300 Factory Pl



LITTLE BEAR
1855 Industrial St





**City of Los Angeles
Department of City Planning**

**9/7/2018
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

None

CASE NUMBERS

- CPC-21514
- CPC-2017-432-CPU-CA
- CPC-2005-361-CA
- CPC-2005-1124-CA
- CPC-2005-1122-CA
- CPC-2001-4642-CRA
- CPC-1986-606-GPC
- ORD-164307-SA680
- ORD-137036
- ORD-136898
- ORD-135901
- ORD-129944
- ZA-2016-430-CUB-CUX-CU
- ZA-2014-482-CUB
- ZA-1989-1014-CUB
- ZA-1986-893-CUB
- ZA-1983-130
- ZA-1982-183
- ENV-2017-433-EIR
- ENV-2016-431-MND
- ENV-2014-483-MND
- ENV-2013-3392-CE
- ENV-2005-362-CE
- ENV-2005-1125-CE
- ENV-2005-1123-CE

Address/Legal Information

PIN Number	129A213 342
Lot/Parcel Area (Calculated)	2,500.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID G4
Assessor Parcel No. (APN)	5147006001
Tract	BUSINESS CENTER TRACT
Map Reference	M R 29-6
Block	None
Lot	29
Arb (Lot Cut Reference)	None
Map Sheet	129A213

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - José Huizar
Census Tract #	2062.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	M2-2D-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2385 Greater Downtown Housing Incentive Area ZI-2317 Central Industrial Redevelopment Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas

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

Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Central Industrial Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5147006001
APN Area (Co. Public Works)*	0.344 (ac)
Use Code	1705 - Commercial - Office Building - Five Stories
Assessed Land Val.	\$1,351,179
Assessed Improvement Val.	\$3,828,346
Last Owner Change	02/15/2011
Last Sale Amount	\$9
Tax Rate Area	13259
Deed Ref No. (City Clerk)	744869
	207891
	1956028
	164237
	1596028
	117662-3

Building 1	
Year Built	1922
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	17,000.0 (sq ft)

Building 2	
Year Built	1913
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	32,050.0 (sq ft)

Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

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

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Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.63320984
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	138
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2017-432-CPU-CA
Required Action(s):	CA-CODE AMENDMENT CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2001-4642-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number:	ZA-2016-430-CUB-CUX-CU
Required Action(s):	CU-CONDITIONAL USE CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	PURSUANT TO LAMC 12.24-W,1 A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSATION OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4000 SF LOUNGE/BAR AT THE SECOND FLOOR AND AT THE ROOF TOP OF AN EXISTING BUILDING. PURSUANT TO LAMC 12.24-W,18 A CONDITIONAL USE PERMIT TO ALLOW PATRON DANCING ON THE SECOND FLOOR. PURSUANT TO MALC 12.24-W,34 A CONDITIONAL USE PERMIT TO ALLOW A MAXIMUM OF 15 ELECTRONIC/MECHANICAL CONTROLLED GAME/VIDEO MACHINES ON THE SECOND FLOOR.
Case Number:	ZA-2014-482-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24.W1 TO ALLOW THE SALE OF BEER ONLY FOR ON AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,139 SF. MICROBREWERY, WITH A SEATING AREA FOR 69 PATRONS. PROPOSED HOURS OF OPERATION ARE FROM 10 A.M. TO 10 P.M., DAILY.
Case Number:	ZA-1989-1014-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	TO PERMIT THE ON-SITE SALE OF BEER AND WINE IN A RESTAURANT WITH 49 CAPACITY IN THE M2-2D-0 ZONE WITH OPERATING HOURS FROM 11:30 A.M. TO 2:30 P.M. FOR LUNCH AND 5:30 P.M. TO 11 P.M. FOR DINNER.
Case Number:	ZA-1986-893-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	
Case Number:	ZA-1983-130
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1982-183
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2016-431-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION

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Project Descriptions(s):	PURSUANT TO LAMC 12.24-W.1 A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSATION OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4000 SF LOUNGE/BAR AT THE SECOND FLOOR AND AT THE ROOF TOP OF AN EXISTING BUILDING. PURSUANT TO LAMC 12.24-W.18 A CONDITIONAL USE PERMIT TO ALLOW PATRON DANCING ON THE SECOND FLOOR. PURSUANT TO MALC 12.24-W.34 A CONDITIONAL USE PERMIT TO ALLOW A MAXIMUM OF 15 ELECTRONIC/MECHANICAL CONTROLLED GAME/VIDEO MACHINES ON THE SECOND FLOOR.
Case Number:	ENV-2014-483-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24.W1 TO ALLOW THE SALE OF BEER ONLY FOR ON AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,139 SF. MICROBREWERY, WITH A SEATING AREA FOR 69 PATRONS. PROPOSED HOURS OF OPERATION ARE FROM 10 A.M. TO 10 P.M., DAILY.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

DATA NOT AVAILABLE

CPC-21514
 ORD-164307-SA680
 ORD-137036
 ORD-136898
 ORD-135901
 ORD-129944

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**City of Los Angeles
Department of City Planning**

**9/7/2018
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

412 E BOYD ST

ZIP CODES

90013

RECENT ACTIVITY

ZA-2016-430-CUB-CUX-CUW

ENV-2016-431-EAF

CASE NUMBERS

CPC-21514

CPC-2017-432-CPU-CA

CPC-2005-361-CA

CPC-2005-1124-CA

CPC-2005-1122-CA

CPC-2001-4642-CRA

CPC-1986-606-GPC

ORD-164307-SA680

ORD-137036

ORD-136898

ORD-135901

ORD-129944

ZA-2014-482-CUB

ZA-1989-1014-CUB

ZA-1986-893-CUB

ZA-1983-130

ZA-1982-183

ENV-2017-433-EIR

ENV-2014-483-MND

ENV-2013-3392-CE

ENV-2005-362-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

Address/Legal Information

PIN Number	129A213 335
Lot/Parcel Area (Calculated)	2,500.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID G4
Assessor Parcel No. (APN)	5147006002
Tract	BUSINESS CENTER TRACT
Map Reference	M R 29-6
Block	None
Lot	30
Arb (Lot Cut Reference)	None
Map Sheet	129A213

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - José Huizar
Census Tract #	2062.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	M2-2D-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2317 Central Industrial Redevelopment Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2385 Greater Downtown Housing Incentive Area
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas

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Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Central Industrial Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5147006002
APN Area (Co. Public Works)*	0.057 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	\$225,195
Assessed Improvement Val.	\$3,375
Last Owner Change	02/15/2011
Last Sale Amount	\$9
Tax Rate Area	13259
Deed Ref No. (City Clerk)	744869
	207891
	164237
	1596028
	117662-3
Building 1	
Year Built	1940
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,500.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.63290504
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts

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Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	138
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2017-432-CPU-CA
Required Action(s):	CA-CODE AMENDMENT CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2001-4642-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number:	ZA-2014-482-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24.W1 TO ALLOW THE SALE OF BEER ONLY FOR ON AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,139 SF. MICROBREWERY, WITH A SEATING AREA FOR 69 PATRONS. PROPOSED HOURS OF OPERATION ARE FROM 10 A.M. TO 10 P.M., DAILY.
Case Number:	ZA-1989-1014-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	TO PERMIT THE ON-SITE SALE OF BEER AND WINE IN A RESTAURANT WITH 49 CAPACITY IN THE M2-2D-0 ZONE WITH OPERATING HOURS FROM 11:30 A.M. TO 2:30 P.M. FOR LUNCH AND 5:30 P.M. TO 11 P.M. FOR DINNER.
Case Number:	ZA-1986-893-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	
Case Number:	ZA-1983-130
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1982-183
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-483-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24.W1 TO ALLOW THE SALE OF BEER ONLY FOR ON AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,139 SF. MICROBREWERY, WITH A SEATING AREA FOR 69 PATRONS. PROPOSED HOURS OF OPERATION ARE FROM 10 A.M. TO 10 P.M., DAILY.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.

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Case Number: ENV-2005-1125-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES

Case Number: ENV-2005-1123-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

DATA NOT AVAILABLE

- CPC-21514
- ORD-164307-SA680
- ORD-137036
- ORD-136898
- ORD-135901
- ORD-129944

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**City of Los Angeles
Department of City Planning**

**9/7/2018
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

410 E BOYD ST

ZIP CODES

90013

RECENT ACTIVITY

ZA-2016-430-CUB-CUX-CUW

ENV-2016-431-EAF

CASE NUMBERS

CPC-21514

CPC-2017-432-CPU-CA

CPC-2005-361-CA

CPC-2005-1124-CA

CPC-2005-1122-CA

CPC-2001-4642-CRA

CPC-1986-606-GPC

ORD-164307-SA680

ORD-137036

ORD-136898

ORD-135901

ORD-129944

ZA-2014-482-CUB

ZA-1989-1014-CUB

ZA-1983-130

ENV-2017-433-EIR

ENV-2014-483-MND

ENV-2013-3392-CE

ENV-2005-362-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

Address/Legal Information

PIN Number	129A213 327
Lot/Parcel Area (Calculated)	2,450.5 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID G4
Assessor Parcel No. (APN)	5147006003
Tract	BUSINESS CENTER TRACT
Map Reference	M R 29-6
Block	None
Lot	31
Arb (Lot Cut Reference)	None
Map Sheet	129A213

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - José Huizar
Census Tract #	2062.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	M2-2D-O
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2385 Greater Downtown Housing Incentive Area ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2317 Central Industrial Redevelopment Project
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas

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Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Central Industrial Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5147006003
APN Area (Co. Public Works)*	0.056 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	\$220,690
Assessed Improvement Val.	\$3,375
Last Owner Change	02/15/2011
Last Sale Amount	\$9
Tax Rate Area	13259
Deed Ref No. (City Clerk)	744869
	207891
	164237
	1596028
	117663

Building 1

Year Built	1940
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,450.0 (sq ft)

Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.63272216
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts

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Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	138
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

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CASE SUMMARIES

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Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2001-4642-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number:	ZA-2014-482-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24.W1 TO ALLOW THE SALE OF BEER ONLY FOR ON AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,139 SF. MICROBREWERY, WITH A SEATING AREA FOR 69 PATRONS. PROPOSED HOURS OF OPERATION ARE FROM 10 A.M. TO 10 P.M., DAILY.
Case Number:	ZA-1989-1014-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	TO PERMIT THE ON-SITE SALE OF BEER AND WINE IN A RESTAURANT WITH 49 CAPACITY IN THE M2-2D-0 ZONE WITH OPERATING HOURS FROM 11:30 A.M. TO 2:30 P.M. FOR LUNCH AND 5:30 P.M. TO 11 P.M. FOR DINNER.
Case Number:	ZA-1983-130
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-483-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24.W1 TO ALLOW THE SALE OF BEER ONLY FOR ON AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,139 SF. MICROBREWERY, WITH A SEATING AREA FOR 69 PATRONS. PROPOSED HOURS OF OPERATION ARE FROM 10 A.M. TO 10 P.M., DAILY.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Description(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

DATA NOT AVAILABLE

CPC-21514

ORD-164307-SA680

ORD-137036

ORD-136898

ORD-135901

ORD-129944

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**City of Los Angeles
Department of City Planning**

**9/7/2018
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

ZA-2016-430-CUB-CUX-CUW

ENV-2016-431-EAF

CASE NUMBERS

CPC-21514

CPC-2017-432-CPU-CA

CPC-2005-361-CA

CPC-2005-1124-CA

CPC-2005-1122-CA

CPC-2001-4642-CRA

CPC-1986-606-GPC

ORD-164307-SA685

ORD-137036

ORD-136898

ORD-135901

ORD-129944

ZA-2014-482-CUB

ZA-1989-1014-CUB

ZA-1986-893-CUB

ZA-1983-130

PMEX-1327

ENV-2017-433-EIR

ENV-2014-483-MND

ENV-2013-3392-CE

ENV-2005-362-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

Address/Legal Information

PIN Number	129A213 310
Lot/Parcel Area (Calculated)	2,713.3 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID G4
Assessor Parcel No. (APN)	5147006008
Tract	BUSINESS CENTER TRACT
Map Reference	M R 29-6
Block	None
Lot	FR 32
Arb (Lot Cut Reference)	None
Map Sheet	129A213

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - José Huizar
Census Tract #	2062.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	M2-2D-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2385 Greater Downtown Housing Incentive Area ZI-2317 Central Industrial Redevelopment Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas

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Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Central Industrial Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5147006008
APN Area (Co. Public Works)*	0.182 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	\$774,674
Assessed Improvement Val.	\$11,257
Last Owner Change	02/15/2011
Last Sale Amount	\$9
Tax Rate Area	13259
Deed Ref No. (City Clerk)	744869
	207891
	164237
	1596028
	117664

Building 1

Year Built	1995
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,600.0 (sq ft)

Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.65274752
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts

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Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	138
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

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Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
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Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24.W1 TO ALLOW THE SALE OF BEER ONLY FOR ON AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,139 SF. MICROBREWERY, WITH A SEATING AREA FOR 69 PATRONS. PROPOSED HOURS OF OPERATION ARE FROM 10 A.M. TO 10 P.M., DAILY.
Case Number:	ZA-1989-1014-CUB
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Case Number:	ZA-1986-893-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI
Project Descriptions(s):	
Case Number:	ZA-1983-130
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-483-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24.W1 TO ALLOW THE SALE OF BEER ONLY FOR ON AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,139 SF. MICROBREWERY, WITH A SEATING AREA FOR 69 PATRONS. PROPOSED HOURS OF OPERATION ARE FROM 10 A.M. TO 10 P.M., DAILY.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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.

Project Descriptions(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES

Case Number: ENV-2005-1123-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

DATA NOT AVAILABLE

- CPC-21514
- ORD-164307-SA685
- ORD-137036
- ORD-136898
- ORD-135901
- ORD-129944
- PMEX-1327

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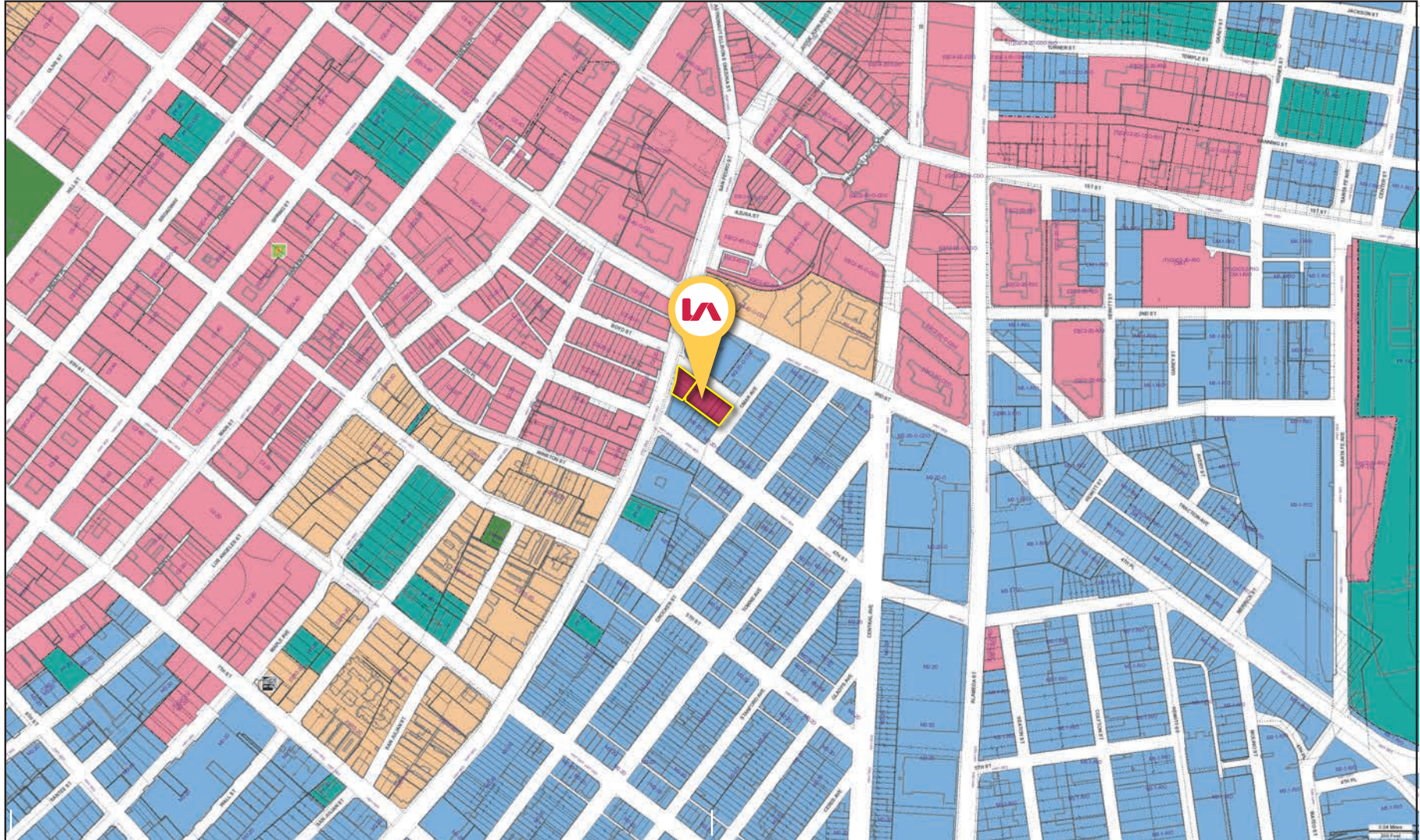
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ZIMAS PUBLIC

Generalized Zoning

9/7/2018

City of Los Angeles
Department of City Planning



Address: 420 E BOYD ST
 APN: 5147006001
 PIN #: 129A213 362

Tract: BUSINESS CENTER TRACT
 Block: None
 Lot: 26
 Arb: None

Zoning: M2-2D-O
 General Plan: Light Manufacturing



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