

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No.		Existing Zone	District Map
APC		Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]	Date

CASE NO. \_\_\_\_\_

APPLICATION TYPE \_\_\_\_\_  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_  
 Lot Dimensions \_\_\_\_\_ Lot Area (sq. ft.) \_\_\_\_\_ Total Project Size (sq. ft.) \_\_\_\_\_

**2. PROJECT DESCRIPTION**

Describe what is to be done: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing \_\_\_\_\_ To be demolished \_\_\_\_\_ Adding \_\_\_\_\_ Total \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

List related or pending case numbers relating to this site:

\_\_\_\_\_

**4. OWNER/APPLICANT INFORMATION**

Applicant's name \_\_\_\_\_ Company \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

\_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Property owner's name (if different from applicant) \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

\_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information \_\_\_\_\_ Company \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

\_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature (Seal)

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

<b>Base Fee</b>	<b>Reviewed and Accepted by [Project Planner]</b>	<b>Date</b>
<b>Receipt No.</b>	<b>Deemed Complete by [Project Planner]</b>	<b>Date</b>



SPE / ZONE VARIANCE / ZAA  
500' RADIUS MAP

CASE NUMBERS:

CPC-26155-A  
CPC-2008-3125-CA  
CPC-1985-382  
CPC-1985-381  
ORD-174052  
ORD-171240  
ORD-166560  
ORD-153853  
ZA-2001-3207-CUB  
ENV-2005-8253-ND  
ENV-2001-3208  
ND-79-197-SP  
ND-79-201-SP

PARCEL LEGAL DESCRIPTION:

Site Address 4669 N ORION AVE  
ZIP Code 91403  
Lot/Parcel Area (Calculated) 7,997 (sq ft)  
Thomas Brothers Grid PAGE 561 - GRID G4  
Assessor Parcel No. (APN) 2261039013 & 014  
Tract TR 6508  
Map Reference M B 78-6/7  
Block None  
Lot 4  
Arb (Lot Cut Reference) 3  
Map Sheet 168B145  
Zoning C4-1L  
Zoning Information (ZI) ZI-2427 Freeway  
Adjacent Advisory Notice for Sensitive Uses  
General Plan Land Use Regional Center  
Commercial  
Hillside Area (Zoning Code) No  
Specific Plan Area Ventura / Cahuenga  
Boulevard Corridor

DATE: 03/05/2015  
SCALE: 1" = 100'

**OWNERS INFORMATION:**  
Mushmel Fahmy (te) /  
Salam (te) / Trust

**CONTACT PERSON:**  
EZ PERMITS, LLC  
7251 N. OWENSMOUTH #2  
CANDGA PARK, CA 91303  
213-880-6289



PREPARED BY:  
EZ PERMITS, LLC  
7251 N. OWENSMOUTH #2  
CANDGA PARK, CA 91303  
213-880-6289

Community Plan Area Encino - Tarzana  
Area Planning Commission South Valley  
Neighborhood Council Encino  
Council District CD 5 - Paul Koretz  
Census Tract # 1414.00  
LADBS District Office Van Nuys

**4669 ORION AVE.**  
**SPECIFIC PLANS FINDINGS**

**Floor Area Ratio**

The Specific Plan would limit the Proposed Project to a floor area ratio ("FAR") of 1.25:1. Granting an exception here would be consistent with the principles of both the Specific Plan and the General Plan by increasing quality housing without increasing adverse traffic impacts. The FAR request for 1.86:1 in lieu of the permitted 1.25:1 is consistent with the zoning FAR which in the C4-1L / R3- 1 the FAR is allowed to be 3:1. The portion of the lot C4-1L is within the Ventura Specific Plan and the R3-1 zone is outside the jurisdiction of the Ventura Specific Plan regulations.

Additionally, application of a 1.25:1 FAR to the Proposed Project would result in practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of the Specific Plan. In this regard, the Specific Plan seeks to "provide building and site design guidelines to promote attractive and harmonious multifamily development", which this development is providing. The development is on Orion Ave and not on Ventura Blvd and only the portion of the lot zone is within the jurisdiction of the Ventura Specific Plan.

**Side, Front and Rear Yard Setbacks**

Both the General Plan and the Specific Plan seeks to promote multi-family housing and the Specific Plan seeks to impose residential side yard standards upon Specific Plan developments that are built for residential uses. Authorization of the proposed yards would further these goals by promoting the development of multi-family housing in the Specific Plan area. The residential component on the second floor above the parking garage will have a presence of yards based on the following.

Front yard setback is 13.5 feet.  
Side yard setback is 12 feet  
Rear yard setback is 15 feet.

In addition the proposed balconies in the rear will encroach four feet from the 15 rear yard setback which will allow each unit to have their own private space. The parking garage has a zero setback with a height of 15 feet, which the residential units then are setback to create a tier design that is consistent with the goals of the General plan.

## **Height**

The General Plan and the Specific Plan seek to promote attractive and harmonious multi-family development, and to develop new, appropriately scaled housing near transit lines and the surrounding community. Granting relief from the height limitations would be consistent with these goals because the appearance of the Proposed Project's mass and bulk is reduced through front and rear articulation of the residential units above the parking structure with attractive finish materials. At the same time, the requested exception would enable the development of new appropriately-scaled housing near transit lines.

The Parking structure to service these residences is composed of two levels. The ground floor parking is approximately 5 feet below grade and 5 feet above street level. The upper parking will be 15 feet above street level. The design took into account the parking requirements for each unit with additional parking for guest. The parking ratio requirements are 28 stalls required however the site design will accommodate 40 stalls in addition long and short term Bicycle Racks. With the respect to parking the design, site area and entrance to the property the architectural design utilize the area to the best of its potential by providing onsite parking without increasing off-site parking that would increase undue parking for the neighborhood.

By allowing the increase in height to 72 feet and requesting relief from the Ventura Specific Plan the site can utilize the area to comply with the parking requirements within the project limits. The zoning Code for this area which are two zones C4-1L / R3-1 for height does allow the height to be a maximum of 75 feet. The location of the site is not directly on Ventura Blvd. only the Commercial zone C4-1L which is affected by the Ventura Specific Plan.

## ZONE VARIANCE (ZV)

**AUTHORIZING CODE SECTION:** Section 12.27 of the Los Angeles Municipal Code (LAMC) authorizes a Zoning Administrator to grant variances from the property development standards established by the Code.

**PUBLIC HEARING AND NOTICE:** An initial request for a Zone Variance is subject to a public hearing; notification of the hearing is to all property owners and occupants (i.e. tenants) within 500 feet of the subject site as well as on-site posting of the notice.

**FINDINGS FOR APPROVAL:** In order to approve an application, the decision maker must decide if the facts presented in the record are such to establish the findings (i.e. criteria for approval) stated below. On separate pages copy each finding and provide a detailed justification/explanation of how the proposed project conforms with the required finding. If you are requesting more than one variance, your response to each finding should clearly address each requested action.

1. Explain why the strict application of the zone code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.
2. Describe the special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.
3. Explain why the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.
4. Explain why the granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.
5. Explain why the granting the variance would not adversely affect any element of the General Plan.

**ADDITIONAL INFORMATION:** The applicant should be aware of the following:

1. A variance may not be used to grant a special privilege or to permit a use or activity substantially inconsistent with the limitations upon other properties in the same zone and vicinity.
2. Zone Variances are discretionary acts, meaning the Zoning Administrator is not compelled to approve them; they must deny the request if all of the findings cannot be made.

3. The Zoning Administrator may deny the request if the conditions creating the need for the variance were self-imposed.
4. Among other sections of the Zone Code, a Zone Variance cannot be used to permit deviations from Section 12.03 "Definitions" or Section 12.22 "Exceptions".
5. A Zone Variance should not be requested if another established procedure is designed to grant the use or privilege. For example:
  - a. Height and density adjustments under 20% should be filed as a Zoning Administrator's Adjustment (Section 12.28).
  - b. Pawn shops in the C2 zone should be filed as a Conditional Use Permit (Section 12.24 W.33).
  - c. Fences over 3 ½ feet high but not taller than 6 feet in the front yards of A and R zoned properties should be filed as a Zoning Administrator's Determination (Section 12.24 X.7).

**4669 ORION AVE.**  
**VARIANCE FINDINGS**

*1. Explain why the strict application of the zone code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.*

The strict application of the zoning code would make it impractical for the proposed Multi-Family Development to be developed to comply with the Specific plan for the following.

**Height**

The General Plan and the Specific Plan seek to promote attractive and harmonious multi-family development, and to develop new, appropriately scaled housing near transit lines and the surrounding community. Granting relief from the height limitations would be consistent with these goals because the appearance of the Proposed Project's mass and bulk is reduced through front and rear articulation of the residential units above the parking structure with attractive finish materials. At the same time, the requested exception would enable the development of new appropriately-scaled housing near transit lines.

The Parking structure to service these residences is composed of two levels. The ground floor parking is approximately 5 feet below grade and 5 feet above street level. The upper parking will be 15 feet above street level. The design took into account the parking requirements for each unit with additional parking for guest. The parking ratio requirements are 28 stalls required however the site design will accommodate 40 stalls in addition long and short term Bicycle Racks. With the respect to parking the design, site area and entrance to the property the architectural design utilize the area to the best of its potential by providing onsite parking without increasing off-site parking that would increase undue parking for the neighborhood.

By allowing the increase in height to 72 feet and requesting relief from the Ventura Specific Plan the site can utilize the area to comply with the parking requirements within the project limits. The zoning Code for this area which are two zones C4-1L / R3-1 for height does allow the height to be a maximum of 75 feet. The location of the site is not directly on Ventura Blvd. only the Commercial zone C4-1L which is affected by the Ventura Specific Plan.

**Side, Front and Rear Yard Setbacks**

Both the General Plan and the Specific Plan seeks to promote multi-family housing and the Specific Plan seeks to impose residential side yard standards upon Specific Plan developments that are built for residential uses. Authorization

of the proposed yards would further these goals by promoting the development of multi-family housing in the Specific Plan area. The residential component on the second floor above the parking garage will have a presence of yards based on the following.

Front yard setback is 13.5 feet.

Side yard setback is 12 feet

Rear yard setback is 15 feet.

In addition the proposed balconies in the rear will encroach four feet from the 15 rear yard setback which will allow each unit to have their own private space. The parking garage has a zero setback with a height of 15 feet, which the residential units then are setback to create a tier design that is consistent with the goals of the General plan.

## **FAR**

Both the General Plan and the Specific Plan seek to promote multi-family housing, and the Specific Plan seeks to limit FAR in order to reduce adverse traffic impacts. Both of the goals can be accomplished by granting relief from the FAR because an increase in FAR of a housing development does not result in an increase in trip generation rates. Thus, granting an exception here would be consistent with the principles of both the Specific Plan and the General Plan by increasing quality housing without increasing adverse traffic impacts. The FAR request for 1.86:1 in lieu of the permitted 1.25:1 is consistent with the zoning FAR which in the C4-1L / R3-1 FAR is allowed to be 3:1. The portion of the lot C4-1L is within the Ventura Specific Plan and the R3-1 zone is outside the jurisdiction of the Ventura Specific Plan regulations.

*2. Describe the special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.*

Encino-Tarzana Community Plan and Specific Plan encourages multi-family housing and the majority of properties in the same zone and vicinity are not improved with multi-family housing that are within the Specific Plan area. The dual zone property will benefit from a Multi-family development which is consistent with other properties in the same zone and vicinity.

*3. Explain why the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.*

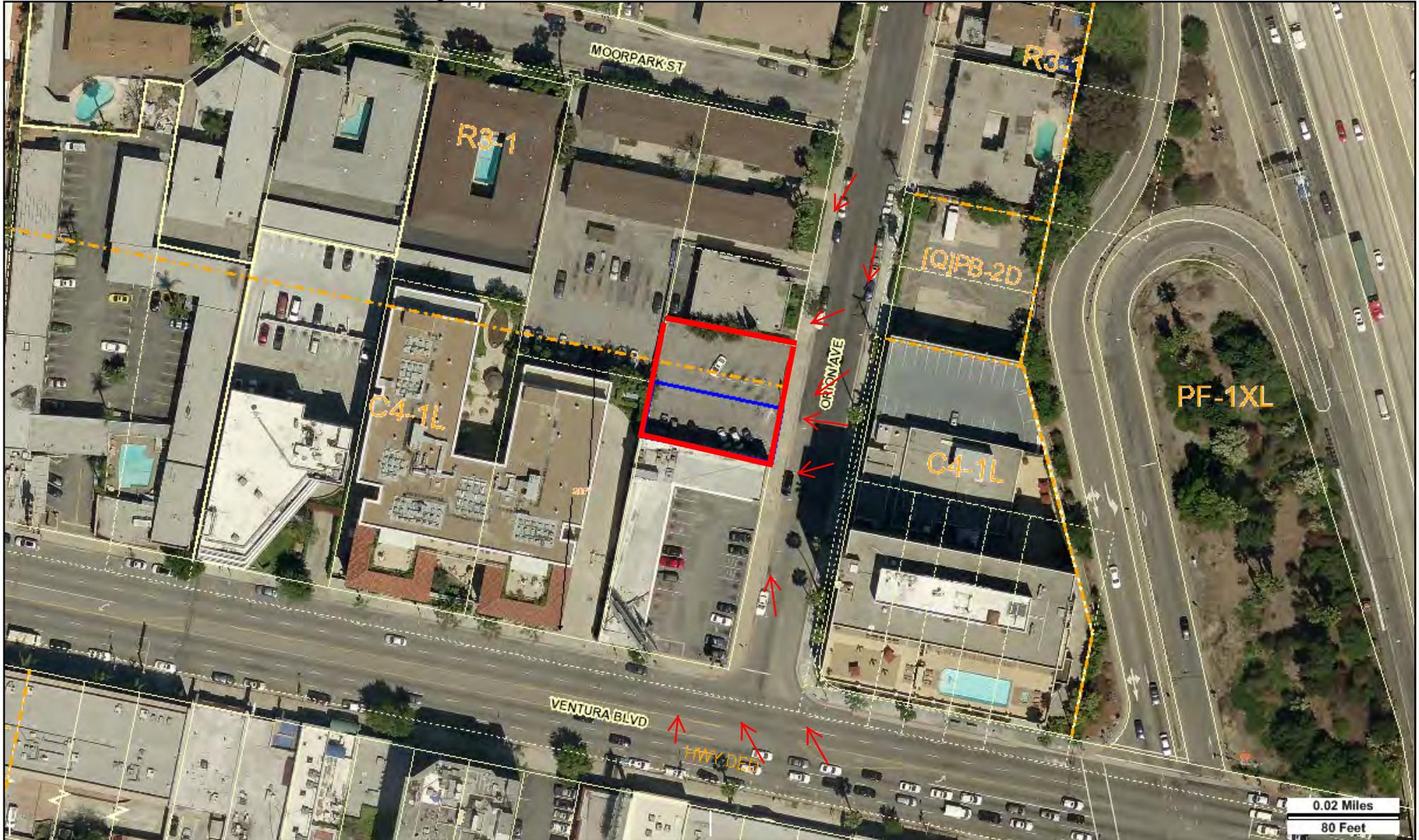
The variance is necessary for the preservation and enjoyment of the property within the same zone and vicinity. Since the property has dual zones with the emphasize of the development to be multi-family and the portion of the lot in a R3 zone will create unnecessary hardship to meet a Commercial development standards without going through a zone change or variance. The granting of the variance will allow the multi-family development within the dual zones.

*4. Explain why the granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.*

The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity. The multi-family development is consistent with the vicinity and will create and additional buffer for the adjacent residential developments from commercial.

*5. Explain why the granting the variance would not adversely affect any element of the General Plan.*

The General plan proposes wide range of housing opportunities, which a multi-family development with granting of the variances will be consistent with the General plan. The granting of the variance will not adversely affect the element of the general plan.



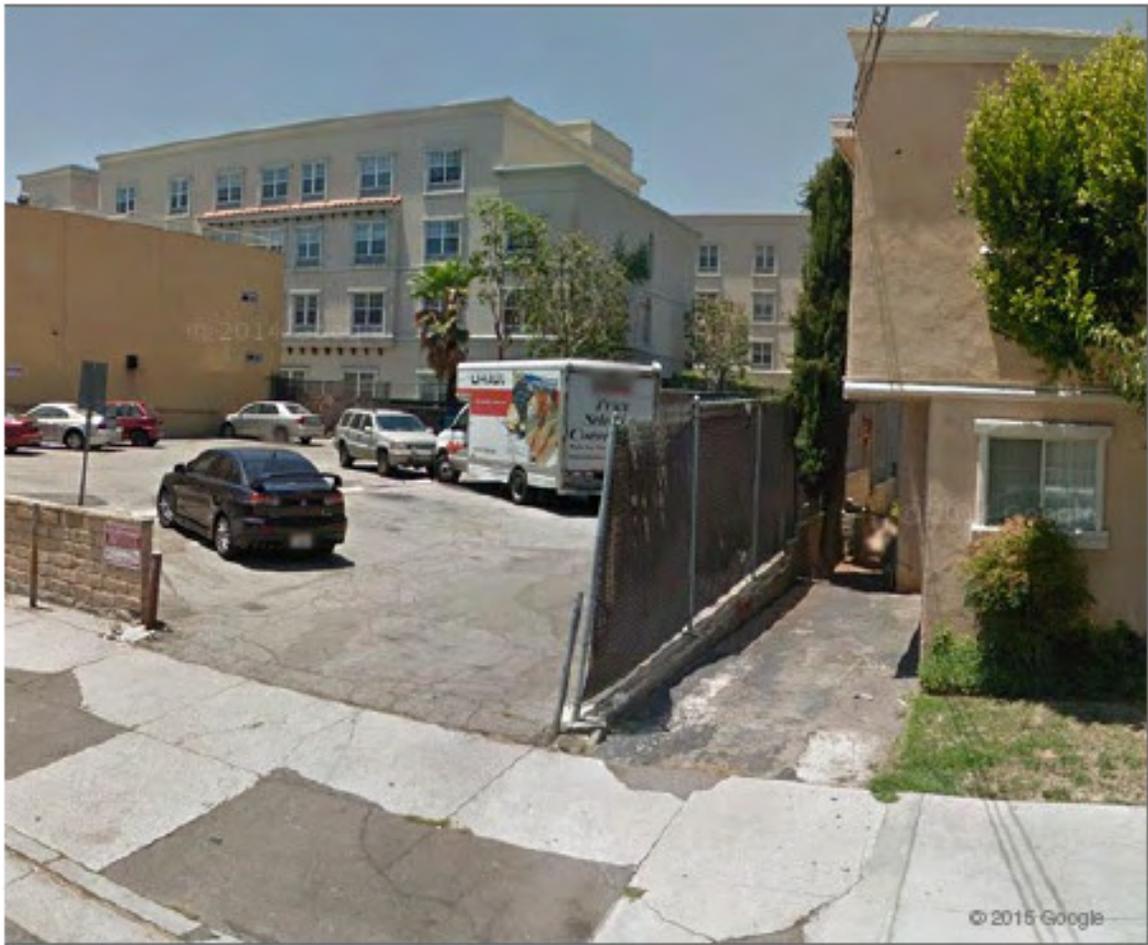
Address: 4669 N ORION AVE  
 APN: 2261039013  
 PIN #: 168B145 746

Tract: TR 6508  
 Block: None  
 Lot: 4  
 Arb: 3

Zoning: C4-1L  
 General Plan: Regional Center Commercial



1



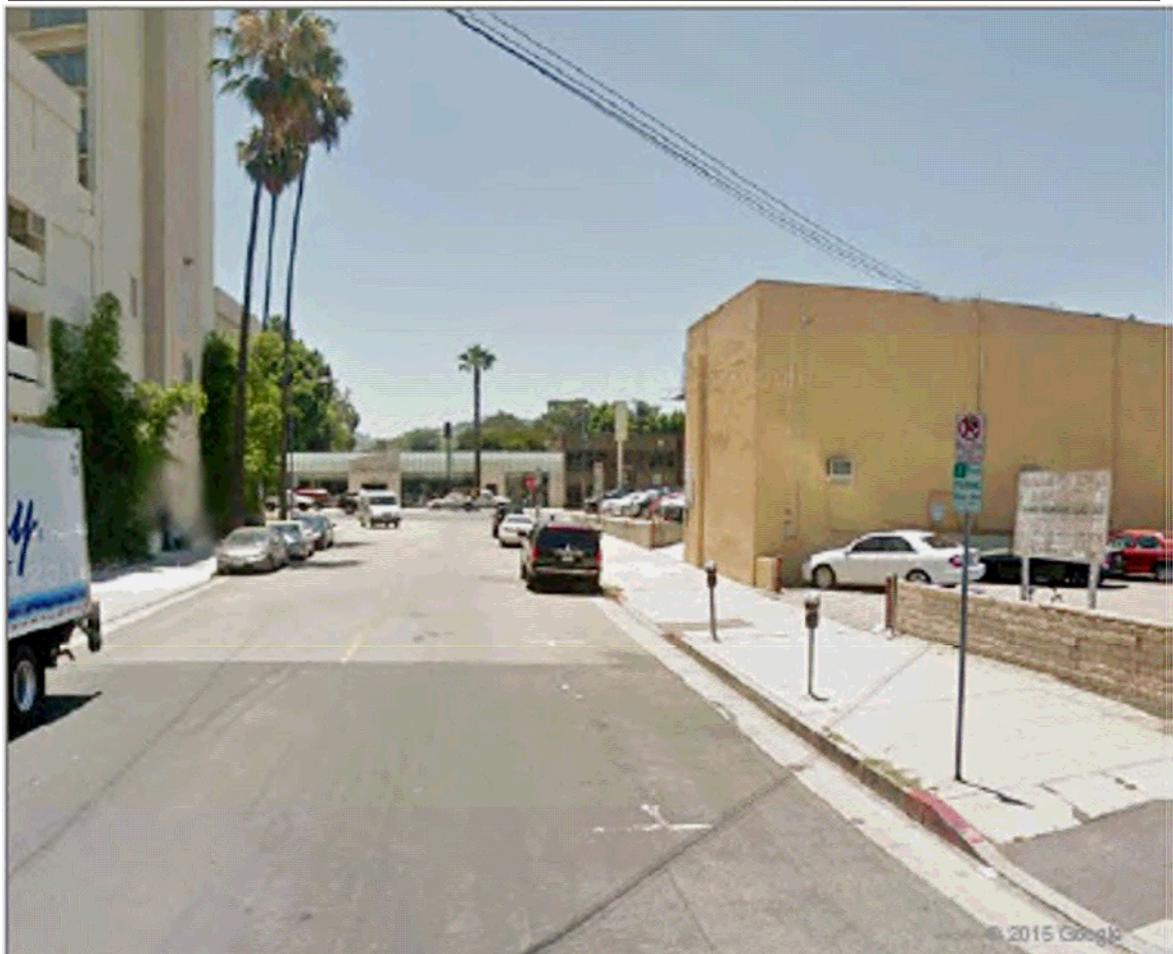
2



3



4



5



6



7



8



9



10



ZIMAS REPORTS

City of Los Angeles Department of City Planning		9/23/2013 PARCEL PROFILE REPORT	
<b>PROPERTY ADDRESS</b>	Address/Legal Information	Assessor Information	
4669 N ORION AVE	1988145 749	Assessor Parcel No. (APN)	2281039013
4669 N ORION AVE	1988145 749	APN Area (Co. Public Works?)	01991 (00)
4669 N ORION AVE	1988145 749	Use Code	2700 - Parking Lot (Patron or Employee)
4669 N ORION AVE	1988145 749	Assessed Land Val.	8291,197
4669 N ORION AVE	1988145 749	Assessed Improvement Val.	85,343
4669 N ORION AVE	1988145 749	Last Owner Change	06/15/10
4669 N ORION AVE	1988145 749	Last Sale Amount	89
4669 N ORION AVE	1988145 749	Tax Rate Area	18
4669 N ORION AVE	1988145 749	City Clerk	None
4669 N ORION AVE	1988145 749	Year Built	1999
4669 N ORION AVE	1988145 749	Number of Units	0
4669 N ORION AVE	1988145 749	Number of Bedrooms	0
4669 N ORION AVE	1988145 749	Number of Bathrooms	0
4669 N ORION AVE	1988145 749	Building Square Footage	3,600.0 (sq ft)
4669 N ORION AVE	1988145 749	Building 1	No data for building 1
4669 N ORION AVE	1988145 749	Building 2	No data for building 2
4669 N ORION AVE	1988145 749	Building 3	No data for building 3
4669 N ORION AVE	1988145 749	Building 4	No data for building 4
4669 N ORION AVE	1988145 749	Building 5	No data for building 5
4669 N ORION AVE	1988145 749	Additional Information	
4669 N ORION AVE	1988145 749	Airport Hazard	None
4669 N ORION AVE	1988145 749	Coastal Zone	None
4669 N ORION AVE	1988145 749	Ferriand	Urban and Built-up Land
4669 N ORION AVE	1988145 749	Very High Fire Hazard Severity Zone	None
4669 N ORION AVE	1988145 749	Fire District No. 1	None
4669 N ORION AVE	1988145 749	Flood Zone	None
4669 N ORION AVE	1988145 749	Watercourse	None
4669 N ORION AVE	1988145 749	Historic Vibes / Border Zone Properties	None
4669 N ORION AVE	1988145 749	Historic Hazard Site	None
4669 N ORION AVE	1988145 749	High Wind Velocity Areas	None
4669 N ORION AVE	1988145 749	Special Grading Area (SOG) Base Grid Map A-13372	None
4669 N ORION AVE	1988145 749	CI Walls	None
4669 N ORION AVE	1988145 749	Seismic Hazards	
4669 N ORION AVE	1988145 749	Active Fault Near-Source Zone	None
4669 N ORION AVE	1988145 749	Nearest Fault (Distance in km)	8.347033324911
4669 N ORION AVE	1988145 749	Nearest Fault (Name)	Hollywood Fault
4669 N ORION AVE	1988145 749	Region	Transverse Range and Los Angeles Basin
4669 N ORION AVE	1988145 749	Fault Type	8
4669 N ORION AVE	1988145 749	Slip Rate (mm/year)	1
4669 N ORION AVE	1988145 749	Slip Geometry	Left Lateral - Reverse - Oblique
4669 N ORION AVE	1988145 749	Slip Type	Roary Compressed
4669 N ORION AVE	1988145 749	Down Dip Width (km)	14
4669 N ORION AVE	1988145 749	Rupture Top	0
4669 N ORION AVE	1988145 749	Rupture Bottom	18
4669 N ORION AVE	1988145 749	Dip Angle (degrees)	7.0
4669 N ORION AVE	1988145 749	Maximum Magnitude	8.4
4669 N ORION AVE	1988145 749	Aquifer/Prob Fault Zone	None
4669 N ORION AVE	1988145 749	Landslide	Yes
4669 N ORION AVE	1988145 749	Liquefaction	Yes
4669 N ORION AVE	1988145 749	Tsunami Inundation Zone	None
4669 N ORION AVE	1988145 749	Seismicity Development Areas	None
4669 N ORION AVE	1988145 749	800 Ft School Zone	No
4669 N ORION AVE	1988145 749	800 Ft Park Zone	No
4669 N ORION AVE	1988145 749	Assessor Information	
4669 N ORION AVE	1988145 749	Assessor Parcel No. (APN)	2281039014
4669 N ORION AVE	1988145 749	APN Area (Co. Public Works?)	0104 (00)
4669 N ORION AVE	1988145 749	Use Code	2700 - Parking Lot (Patron or Employee)
4669 N ORION AVE	1988145 749	Assessed Land Val.	8298,879
4669 N ORION AVE	1988145 749	Assessed Improvement Val.	85,343
4669 N ORION AVE	1988145 749	Last Owner Change	08/19/10
4669 N ORION AVE	1988145 749	Last Sale Amount	89
4669 N ORION AVE	1988145 749	Tax Rate Area	18
4669 N ORION AVE	1988145 749	City Clerk	None
4669 N ORION AVE	1988145 749	Year Built	1999
4669 N ORION AVE	1988145 749	Number of Units	0
4669 N ORION AVE	1988145 749	Number of Bedrooms	0
4669 N ORION AVE	1988145 749	Number of Bathrooms	0
4669 N ORION AVE	1988145 749	Building Square Footage	4,800.0 (sq ft)
4669 N ORION AVE	1988145 749	Building 1	No data for building 1
4669 N ORION AVE	1988145 749	Building 2	No data for building 2
4669 N ORION AVE	1988145 749	Building 3	No data for building 3
4669 N ORION AVE	1988145 749	Building 4	No data for building 4
4669 N ORION AVE	1988145 749	Building 5	No data for building 5
4669 N ORION AVE	1988145 749	Additional Information	
4669 N ORION AVE	1988145 749	Airport Hazard	None
4669 N ORION AVE	1988145 749	Coastal Zone	None
4669 N ORION AVE	1988145 749	Ferriand	Urban and Built-up Land
4669 N ORION AVE	1988145 749	Very High Fire Hazard Severity Zone	None
4669 N ORION AVE	1988145 749	Fire District No. 1	None
4669 N ORION AVE	1988145 749	Flood Zone	None
4669 N ORION AVE	1988145 749	Watercourse	None
4669 N ORION AVE	1988145 749	Historic Vibes / Border Zone Properties	None
4669 N ORION AVE	1988145 749	Historic Hazard Site	None
4669 N ORION AVE	1988145 749	High Wind Velocity Areas	None
4669 N ORION AVE	1988145 749	Special Grading Area (SOG) Base Grid Map A-13372	None
4669 N ORION AVE	1988145 749	CI Walls	None
4669 N ORION AVE	1988145 749	Seismic Hazards	
4669 N ORION AVE	1988145 749	Active Fault Near-Source Zone	None
4669 N ORION AVE	1988145 749	Nearest Fault (Distance in km)	8.2881621435855
4669 N ORION AVE	1988145 749	Nearest Fault (Name)	Hollywood Fault
4669 N ORION AVE	1988145 749	Region	Transverse Range and Los Angeles Basin
4669 N ORION AVE	1988145 749	Fault Type	8
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4669 N ORION AVE	1988145 749	Slip Geometry	Left Lateral - Reverse - Oblique
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4669 N ORION AVE	1988145 749	Aquifer/Prob Fault Zone	None
4669 N ORION AVE	1988145 749	Landslide	Yes
4669 N ORION AVE	1988145 749	Liquefaction	Yes
4669 N ORION AVE	1988145 749	Tsunami Inundation Zone	None
4669 N ORION AVE	1988145 749	Seismicity Development Areas	None

This report is subject to the terms and conditions set forth on the website. For more details, please refer to the terms and conditions at [cityplanning.lacity.org](http://cityplanning.lacity.org) (1) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

City of Los Angeles Department of City Planning		9/23/2013 PARCEL PROFILE REPORT	
<b>PROPERTY ADDRESS</b>	Address/Legal Information	Assessor Information	
800 N School Ave	1988115 148	Assessor Parcel No. (APN)	2281039014
800 N School Ave	1988115 148	APN Area (Co. Public Works?)	0104 (00)
800 N School Ave	1988115 148	Use Code	2700 - Parking Lot (Patron or Employee)
800 N School Ave	1988115 148	Assessed Land Val.	8298,879
800 N School Ave	1988115 148	Assessed Improvement Val.	85,343
800 N School Ave	1988115 148	Last Owner Change	08/19/10
800 N School Ave	1988115 148	Last Sale Amount	89
800 N School Ave	1988115 148	Tax Rate Area	18
800 N School Ave	1988115 148	City Clerk	None
800 N School Ave	1988115 148	Year Built	1999
800 N School Ave	1988115 148	Number of Units	0
800 N School Ave	1988115 148	Number of Bedrooms	0
800 N School Ave	1988115 148	Number of Bathrooms	0
800 N School Ave	1988115 148	Building Square Footage	4,800.0 (sq ft)
800 N School Ave	1988115 148	Building 1	No data for building 1
800 N School Ave	1988115 148	Building 2	No data for building 2
800 N School Ave	1988115 148	Building 3	No data for building 3
800 N School Ave	1988115 148	Building 4	No data for building 4
800 N School Ave	1988115 148	Building 5	No data for building 5
800 N School Ave	1988115 148	Additional Information	
800 N School Ave	1988115 148	Airport Hazard	None
800 N School Ave	1988115 148	Coastal Zone	None
800 N School Ave	1988115 148	Ferriand	Urban and Built-up Land
800 N School Ave	1988115 148	Very High Fire Hazard Severity Zone	None
800 N School Ave	1988115 148	Fire District No. 1	None
800 N School Ave	1988115 148	Flood Zone	None
800 N School Ave	1988115 148	Watercourse	None
800 N School Ave	1988115 148	Historic Vibes / Border Zone Properties	None
800 N School Ave	1988115 148	Historic Hazard Site	None
800 N School Ave	1988115 148	High Wind Velocity Areas	None
800 N School Ave	1988115 148	Special Grading Area (SOG) Base Grid Map A-13372	None
800 N School Ave	1988115 148	CI Walls	None
800 N School Ave	1988115 148	Seismic Hazards	
800 N School Ave	1988115 148	Active Fault Near-Source Zone	None
800 N School Ave	1988115 148	Nearest Fault (Distance in km)	8.2881621435855
800 N School Ave	1988115 148	Nearest Fault (Name)	Hollywood Fault
800 N School Ave	1988115 148	Region	Transverse Range and Los Angeles Basin
800 N School Ave	1988115 148	Fault Type	8
800 N School Ave	1988115 148	Slip Rate (mm/year)	1
800 N School Ave	1988115 148	Slip Geometry	Left Lateral - Reverse - Oblique
800 N School Ave	1988115 148	Slip Type	Roary Compressed
800 N School Ave	1988115 148	Down Dip Width (km)	14
800 N School Ave	1988115 148	Rupture Top	0
800 N School Ave	1988115 148	Rupture Bottom	18
800 N School Ave	1988115 148	Dip Angle (degrees)	7.0
800 N School Ave	1988115 148	Maximum Magnitude	8.4
800 N School Ave	1988115 148	Aquifer/Prob Fault Zone	None
800 N School Ave	1988115 148	Landslide	Yes
800 N School Ave	1988115 148	Liquefaction	Yes
800 N School Ave	1988115 148	Tsunami Inundation Zone	None
800 N School Ave	1988115 148	Seismicity Development Areas	None

This report is subject to the terms and conditions set forth on the website. For more details, please refer to the terms and conditions at [cityplanning.lacity.org](http://cityplanning.lacity.org) (1) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

LEGEND

DETAIL IDENTIFIER	0 - SHEET NUMBER A-000 - DETAIL NUMBER	DOOR IDENTIFIER	XXX - DOOR NUMBER
WALL/BLDG SECTION IDENTIFIER	0 - SECTION NUMBER A-000 - SHEET NUMBER	WINDOW (GLAZING) IDENTIFIER	XXX - WINDOW NUMBER
EXTERIOR ELEVATION IDENTIFIER	0 - ELEVATION NUMBER A-000 - SHEET NUMBER	CEILING HEIGHT IDENTIFIER	CLNG HT 0'-0" - CEILING HEIGHT
INTERIOR ELEVATION IDENTIFIER	A - ELEVATION NUMBER A-000 - SHEET NUMBER D - VIEW LETTER C - VIEW LETTER	EXTERIOR FINISH KEYNOTE	AA - MATERIAL XX - COLOR
GRID IDENTIFIER	00 - GRID NUMBER OR LETTER	EQUIPMENT IDENTIFIER	XXXXX - EQUIPMENT NUMBER
ROOM IDENTIFIER	ROOM NAME 1 - ROOM NAME ROOM NAME 2 - ROOM NAME XXX - ROOM NUMBER	TOILET ACCESSORIES KEYNOTE	XXX - ACCESSORY NUMBER
WALL TYPE IDENTIFIER	XXX - WALL TYPE NUMBER	REVISION DELTA	LETTER FOR ADDENDUM NUMBERS FOR PLAN CHANGES (BULLETINS) LOWER CASE LETTERS FOR BUILDING DEPARTMENT (PLAN CHECK) CORRECTIONS

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	M.C.B.	METAL COVE BASE
A.P.	ACOUSTICAL PANEL	MAR.	MARBLE PANEL
A.S.R.	AUTO SPRINKLER RISER	MAX.	MAXIMUM
A.T.	ACOUSTICAL TILE	MECH.	MECHANICAL
ALUM.	ALUMINUM	MFR.	MANUFACTURER
A.C.	AIR CONDITIONING	(N)	NEW
B.F.F.	BELOW FINISH FLOOR	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	O.C.	ON CENTER
BM.	BEAM	O.F.D.	OVERFLOW DRAIN
C.H.D.	CONCRETE W/ HARDENER AND DUSTPROOFER	OPNG.	OPENING
C.J.	CONTROL JOINT	P.L.	PLASTIC LAMINATE
C.S.	CLEAR SEALER	PLAS.	PLASTER
C.T.	CERAMIC TILE	PLUMB.	PLUMBING
CEM.	CEMENT	PLYWD.	PLYWOOD
CLG.	CEILING	PNT.	PAINT FINISH
COL.	COLUMN	Q.T.	QUARRY TILE
CONC.	CONCRETE	R.D.	ROOF DRAIN
CONT.	CONTINUOUS	R.T.R.	REINFORCEMENT
CPT.	CARPET	REQ.	REQUIRED
D.S.	DOWNSPOUT	RM.	ROOM
DET.	DETAIL	RUB.	RUBBER
DIM.	DIMENSION	SIM.	SIMILAR
DWGS.	DRAWINGS	SPEC.	SPECIFICATION
(E)	EXISTING	STRUCT.	STRUCTURAL
E.C.	EXPOSED CONSTRUCTION	SUSP.	SUSPENDED
E.J.	EXPANDED JOINT	S.C.B.	SELF COVE BASE
E.M.	EXPOSED MASONRY	S.C.W.	SOLID CORE WOOD
E.P.	ENAMEL PAINT	S.G.E.	SEMI-GLOSS ENAMEL
E.P.X.	EPOXY FLOOR FINISH	S.S.	STAINLESS STEEL
ELEC.	ELECTRICAL	S.V.	SHEET VINYL
ELEV.	ELEVATION	T.O.A.	TOP OF ARCH
EXT.	EXTERIOR	T.O.C.	TOP OF CORNICE
F.C.H.I.	FOAM CORE HIGH IMPACT	T.O.CB.	TOP OF CURB
F.F.	FINISH FLOOR	T.O.M.	TOP OF MASONRY
F.G.	FINISH GRADE	T.O.P.	TOP OF PARAPET
F.O.F.	FACE OF FINISH	T.O.P.S.	TOP OF PLYWOOD SHEATHING
F.O.M.	FACE OF MASONRY	T.O.P.S.@R.D.	TOP OF PLYWOOD SHEATHING AT ROOF DIAPHRAM
F.O.S.	FACE OF STUD	T.O.M.	TOP OF MASONRY
F.P.	FLAT PAINT	T.O.W.	TOP OF WALL
F.R.P.	FIBERGLASS REINF. PANEL	T.S.R.	TOP SET RUBBER BASE
F.A.F.I.	FACTORY FINISH	TRANSF.	TRANSFORMER
FD.	FLOOR DRAIN	TYP.	TYPICAL
FIN.	FINISH	U.N.O.	UNLESS NOTED OTHERWISE
FLR.	FLOOR	V.C.T.	VINYL COMPOSITION TILE
GALV.	GALVANIZED	W.B.	WOOD BASE
GYP. BD.	GYPSUM BOARD	W.H.	WATER HEATER
GL.	GLASS	W.M.	WOOD MESH
GL. BD.	GLASS BOARD	WBD.	WONDERBOARD
H.C.	HARDWARE CLOTH	WED.	WEDGON EPOXY TOPPING
H.D.S.	HARDENER, DUST-PROOFER, SEALER	WD.	WOOD
H.M.	HOLLOW METAL	WDW.	WINDOW
H.W.M.	HEAVY GAUGE WIRE MESH		





































