



City of Los Angeles Department of City Planning

2/10/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1513 N FAIRFAX AVE

ZIP CODES

90046

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2005-6082
CPC-19XX-18784
CPC-1997-43-CPU
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-164714
ORD-161116-SA1
ORD-133548
ZA-19XX-19056
ENV-2016-1451-EIR
ENV-2014-670-SE
AFF-56693

Address/Legal Information

PIN Number	147B177 923
Lot/Parcel Area (Calculated)	7,452.1 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B4
Assessor Parcel No. (APN)	5551018020
Tract	TR 1607
Map Reference	M B 21-54/55
Block	None
Lot	FR 46
Arb (Lot Cut Reference)	None
Map Sheet	147B177

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - David E. Ryu
Census Tract #	1898.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C4-1D
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Neighborhood Office Commercial
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
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

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.

Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
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)	5551018020
APN Area (Co. Public Works)*	0.492 (ac)
Use Code	2500 - Commercial - Service Station - Full Service - No Additional Services
Assessed Land Val.	\$2,003,048
Assessed Improvement Val.	\$455,224
Last Owner Change	07/15/2019
Last Sale Amount	\$12,500,125
Tax Rate Area	67
Deed Ref No. (City Clerk)	6-953
	568534
	2-444
	1841702
	1841700
	1570005
	1469818
	1436713
	1286008
	0684198
Building 1	
Year Built	1968
Building Class	S75
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,756.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 5551018020]

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	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No

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Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.280001472
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000

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 None

Hubzone Not Qualified

Opportunity Zone No

Promise Zone None

State Enterprise Zone None

Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368

Website <http://hcidla.lacity.org>

Rent Stabilization Ordinance (RSO) No [APN: 5551018020]

Ellis Act Property No

Public Safety

Police Information

Bureau West

Division / Station Hollywood

Reporting District 632

Fire Information

Bureau West

Batallion 5

District / Fire Station 41

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:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-19XX-18784
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ZA-19XX-19056
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT

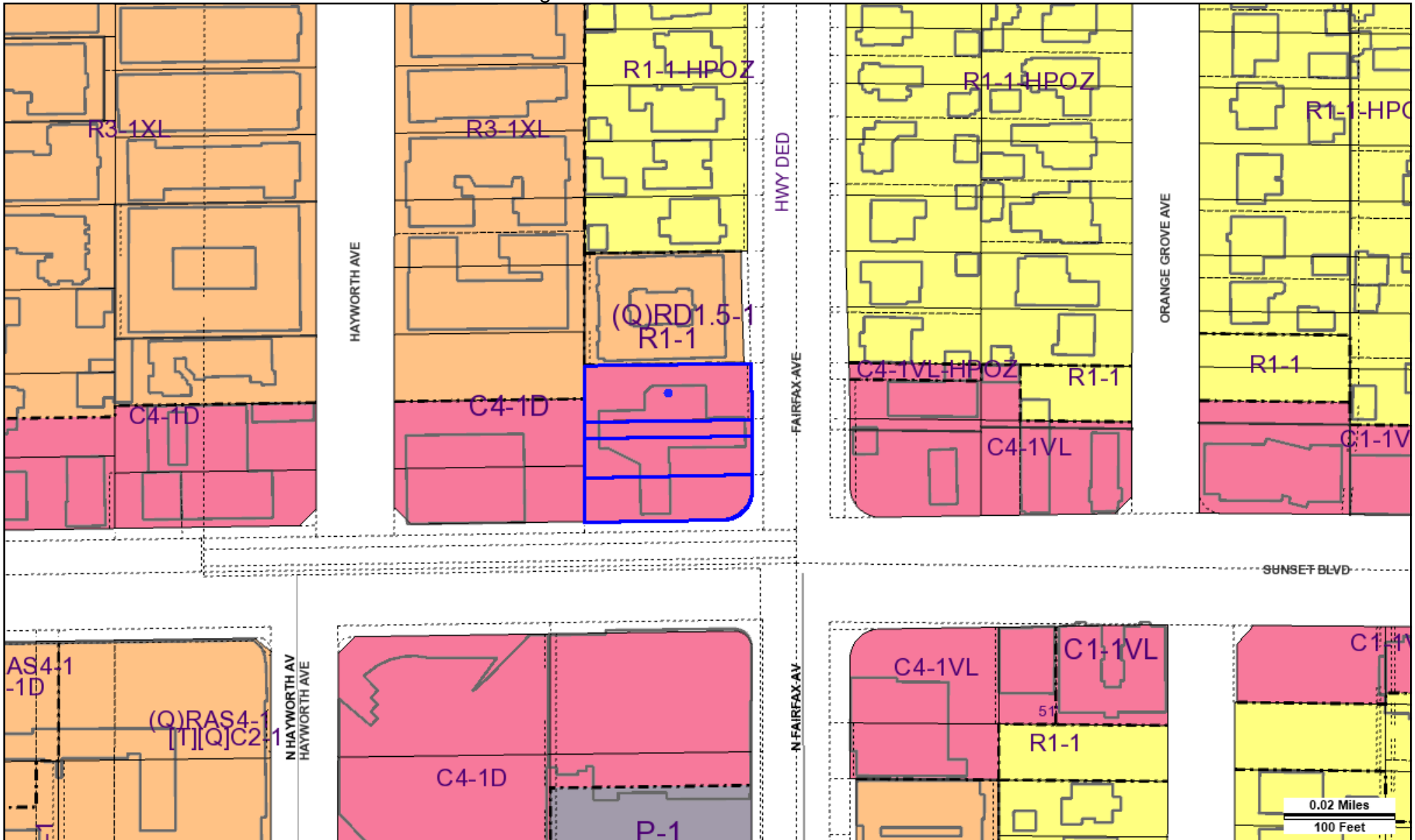
DATA NOT AVAILABLE

ORD-164714

ORD-161116-SA1

ORD-133548

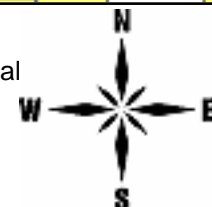
AFF-56693



Address: 1513 N FAIRFAX AVE
 APN: 5551018020
 PIN #: 147B177 923

Tract: TR 1607
 Block: None
 Lot: FR 46
 Arb: None

Zoning: C4-1D
 General Plan: Neighborhood Office Commercial



0.02 Miles
 100 Feet