

Proposal

Mr Bryan Castillo
b.castillo@castillorealtygroup.com

October 8, 2020

Dear Mr. Castillo;

It is with great pleasure that I submit to you the following proposal for Architectural services as you have requested for the proposed 16 unit Multifamily Residential building located at 5106 Crenshaw Blvd. Los Angeles. APN 5013019022.

INTENT

It is my understanding that you are requesting that we design multifamily residential building consisting of 40 units. Sitework design is included, including areas for landscaping. We will be providing a Level 1 service as outlined in the attachment provided. This project is in the Crenshaw Corridor Specific Plan. It should be expected that the coordination with these Planning Department requirements will add significant time to the overall project and may require the services of an independent entitlement consultant.

ARCHITECT'S RESPONSIBILITIES

Our proposed architectural design services are divided into the following 8 phases:

Pre-Planning, Preliminary Schematic Design, Final Schematic Design, Planning Department and Entitlement Processing, Design Development, Construction Documents and Bidding and Permitting. Construction Administration is to be billed hourly as additional expense. Interior design is not included in this proposal. Planning Department case filings shall be done by others.

PHASE 1: PRE-PLANNING PHASE

The Architect will:

- a. Review the preliminary architectural plans and or other documents that have been produced for the owner by others.
- b. Review all relevant Planning and Zoning documentation, which has bearing on the project.
- c. Review proposed and potential building size, unit quantities and associated zoning and planning department issues to help the owner determine and or confirm maximum and reasonable potential development parameters for the project.

PHASE 2: PRELIMINARY SCHEMATIC DESIGN

The Architect will:

- a. Produce diagrammatic/ schematic design and documentation for the proposed residential building, conforming to the guidelines established in Phase 1.

PHASE 3: FINAL DESIGN

The Architect will:

- a. Complete the preliminary/ schematic design based upon the owner's direction and as required to meet with the final requirements of City Agencies.
- b. Provide drawings, Computer models and other documentation as required to establish a clear description and understanding of the proposed design for your review and approval.

PHASE 4: PLANNING DEPARTMENT AND ENTITLEMENT PROCESSING

The Architect will:

- a. Provide the owner and the owner's consultants with support documentation, drawings as necessary to aid the owner in making applications for entitlements necessary for the successful completion of the project.
- b. Attend meetings as needed and or requested, to aid the owner in the entitlement process, including Neighborhood Council, and Planning Department meetings
- c. Planning department filings shall be done by others.

PHASE 5: DESIGN DEVELOPMENT

Based upon the approved schematic design, the Architect will:

- a. Propose finish materials for your review and approval.
- b. Determine the conceptual structural, mechanical and material conditions of your project.
- c. Provide drawings and other documentation as required to establish a clear description and understanding of the architectural, structural, mechanical and electrical systems, materials and other such aspects of the proposed project for your review and approval.

PHASE 6: CONSTRUCTION DOCUMENTATION:

Based upon your approved Design Development documents, the Architect will:

- a. Coordinate and direct the work of the owner's engineering consultants including but not limited to: Civil, Structural, Mechanical, Electrical, and Geotechnical engineers in regards to the proposed building.
- b. Create construction drawings including but not limited to: Site plans, floor plans, reflected ceiling plans, exterior elevations, building sections, interior elevations and details as necessary to provide a clear

description of the construction required to complete the proposed work.

- c. Create specifications for the proposed work.
- d. Cooperate with your cost consultants, if any, in determining the cost of the proposed work.

PHASE 7: PERMIT/ AND BIDDING:

Upon completion, and your approval of the construction documents, the Architect will aid you in the solicitation of bids for the successful contracting for the construction of the proposed work.

During the process, we will aid you in submitting for and acquiring the necessary agency approvals for the construction of the proposed building. It is understood that the owner will engage an agency expeditor for processing of documents with the required agencies. The architect will provide support for this processing as needed, but is not responsible for permit processing. It is presumed that this work will occur in phases as dictated by the requirements of the relevant agencies, including the City of departments of Building and Safety and Planning and Zoning.

Changes in the design requested by the owner for value engineering purposes are not included in this scope of work and will be billed as additional expenses.

PHASE 8: CONSTRUCTION OBSERVATION:

THIS PHASE IS BILLED ON AN HOURLY BASIS. With the exception as indicated below:

All services during construction phase are billed as time and material per hourly rates indicated herein.

It is assumed that the standard AIA document: A201, General Conditions of the Contract for Construction will be the basis of the contract between you and your contractor and or subcontractors. In that respect we will aid you in the administration of the construction of the proposed structure as follows:

- a. At your request we will review and comment on your relations to the general contractor, and/or subcontractors performing work on your building, including:
 1. Construction and payment schedules
 2. Applications and/or Certificates for payment.
 3. Change orders.
 4. Review of technical documents submitted by the contractors for review and approval, including: shop drawings for steel, cabinets or other shop built items, manufacturer's literature for specified items and samples.
- b. We will visit the site at intervals appropriate to the stage of the construction and report to you on the progress and status of the work.

- c. We will endeavor to guard you against defects and deficiencies in the work and determine in general if the work is being performed in a manner consistent with the construction documents. However, we shall not be required to make exhaustive or continuous on site inspections. Also, the Architect shall not have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions in connection with the work as these are the responsibilities of the Contractor.
- d. We shall report to you any deviations from the contract documents, however we shall not be responsible for the Contractor's failure to perform the work in accordance with the contract documents.
- e. The Architect shall have access to the work at all times whenever there is work in preparation or progress.
- f. In reviewing requests for payments, submitted by the contractor, we will endeavor to provide you with a clear indication of the progress of the work to date for your evaluation of the requests for payment.
- g. The Architect shall have the authority to reject work that does not conform to the contract documents.

OWNER'S RESPONSIBILITIES

The Owners agree to:

- 1. Provide the architect with a full architectural survey(s) from a licensed Surveyor, legal descriptions and title reports as necessary to complete our work.
- 2. Provide the architect with the services of Engineering Consultants or specific Design consultants when reasonably requested, including but not limited to: geotechnical, structural, mechanical, electrical, civil, or other relevant engineering services, landscape architects or similar specialties.
- 3. Provide the architect with structural, mechanical, geotechnical or other such tests as may be necessary.
- 4. Engage the services of a permit expediter to handle all document filings and processing with the city with the exception of Building and Safety architectural plan check corrections, which will be done by the architect in conjunction with the permit expediter.
- 5. Provide all legal and insurance services that may be necessary for the project to meet your needs and interests.
- 6. Keep the architects informed of any relevant issues concerning the successful completion of the project.
- 7. Keep the architect informed of any faults or defects in the project that you may discover, including any errors, omissions or inconsistencies in our documents of service.
- 8. Provide for specific project liability insurance coverage in the form of Owners Wrap Around Project Insurance Policy, which specifically covers Jay Vanos Architect, Inc. and other design professionals.

9. The Owner acknowledges the risks to the Design professional inherent in condominium projects and the disparity between the Design professional's fee and the Design Professional's potential liability for problems of alleged problems with such condominium projects. Therefore the client/ owner agrees, to the fullest extent permitted by law, to indemnify and hold the Design Professional and their officers, partners, employees and consultants, harmless from any and all claims, liabilities, losses and costs, including reasonable attorney's fees and cost of defense arising or allegedly arising from the services performed under this Agreement, except for the Design Professional's sole negligence or willful misconduct.
10. The Owner/ Client agrees that the by-laws of the Homeowner's Association established for this project will contain a requirement that the Association will have performed the inspections recommended in the Maintenance manual. The by-laws shall also contain an appropriate waive and indemnity in favor of the Client, the Design Professionals and the Contractor if the maintenance recommendations are not performed.

CONSTRUCTION COST

1. The construction cost shall be the total cost of all elements of the project designed and specified by the Architect and shall include costs of management or supervision of construction, but shall not include the compensation of the Architect or the engineering consultants, nor cost of the original building.
2. Evaluations of the project budget represent the Architects best judgment as a design professional. It is understood that neither the architect nor owner have control over the cost of labor, materials, equipment or market nor negotiating conditions which may affect the cost of the work. Therefore, we make no warranties that bid or negotiated prices will not vary from your proposed budget.

USE OF DOCUMENTS

Drawings, specifications and other documents of service that we prepare shall be used solely for this project. The rights to these documents remain ours.

DISPUTE RESOLUTION

Any claim, dispute or other matter in question, unresolved by common agreement shall be subject to mediation as a condition precedent to arbitration. Arbitration shall be in accordance with the rules of the American Arbitration Association.

TERMINATION

This agreement may be terminated by either party upon not less than seven days written notice should the other party fail substantially to perform in accordance with the terms of this agreement through no fault of the party initiating the termination. You upon may terminate this agreement not less than seven days' notice at your convenience and without cause. In the event of termination, which is not the fault of the architect, the architect shall be compensated for all services performed to the date of termination.

ADDITIONAL PROVISIONS

1. The Owner and Architect, respectively bind themselves, their partners, successors, assigns and legal representatives to the other party to this agreement. Neither the Owner nor the Architect shall assign this agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the project.
2. This represents the entire agreement between us and may be changed only by written agreement.
3. The Architect has no responsibility for the discovery, handling or removal or disposal of or exposure of persons to hazardous materials or toxic substances at the project site.
4. The maximum financial liability that the Architect may be held responsible for in regards to work performed under this contract shall not exceed 1.25 times the maximum fee paid to the Architect.

PAYMENTS AND FEES

Our proposed fee for the services described above is a Maximum Not to Exceed cost of Sixty Four Thousand Dollars (\$64,000.00). The proposal is based on 10 units. Should the unit number change by greater than 10%, then the contract sum shall be adjusted on a pro-rata basis. JVA will bill the owner on an hourly basis against this maximum. If a previous phase is billed below the maximum stated, that portion remaining may be allocated to subsequent phases. Please note that we have placed an hourly maximum allocation for phases 1-4. This area of the work is not entirely within our control. i.e. public hearings etc. we have allocated significantly more time than we believe will be needed, however should this allocation be exceeded, the architect will be allowed to bill the time in excess of this allocation as additional services. In no event shall the total maximum hourly fee billed exceed \$64,000.00 without owner's approval. Our hourly billing rates are described below.

Number of Units	40		
Fee per Unit	\$ 3,500.00		
Fee		\$	140,000.00
Phase			
1 Programming	0.02	\$	2,800.00
2 Preliminary Schematic	0.1	\$	14,000.00
3 Final Schematic	0.1	\$	14,000.00
4 Entitlement support	0.05	\$	7,000.00
Maximum number of man hours phases 1-4	504		
5 Design Development	0.2	\$	28,000.00
6 Construction Documents	0.48	\$	67,200.00
7 Bidding/ Permitting	0.05	\$	7,000.00
8 Construction Administration	hourly	\$	-
	1	\$	140,000.00

We will bill hourly based upon these estimates. Our hourly rates are listed below.

Additional work:

Work outside of that described above shall be billed on a time and material basis. Our hourly rates are:

Principal Architect	\$195.00/ hr.
Architect or Job Captain	\$95.00/ hr.
Designer	\$75.00/ hr.
Draftsman	\$65.00/hr.

Changes in the work:

Changes in the work requested by the owner after the Design Development phase is complete will be categorized as additional work and billed as such.

Reimbursable Expenses:

Over and above the stipulated contract sum, the owner will reimburse Jay Vanos Architect for the following direct expenses at cost plus 15%.

1. CAD Plotting of drawings @ \$10.00 per sheet (except those for house coordination).
2. Blueprinting and reproductions (except those for house coordination).
3. Messenger and Delivery services
4. Photo realistic Renderings.
5. Physical Models.

PAYMENTS:

1. Jay Vanos Architects, Inc. will bill the owner solely based upon direct personal expenses and our hourly billing rates, outlined above, during the development of the project.
2. Payments are due upon presentation and are considered past due after 10 days. JVA reserves the right to terminate this agreement, upon giving a written notice, if payments are delinquent for more than 30 days past the invoice date. Invoices which are delinquent for more than 30 days will be subject to interest charge of 2% per month of balance due.
3. In the event that the owners elect to suspend the project, or if the owner's do not maintain progress such that there is no progress for more than 6 months, then this agreement shall be re-established and updated as required.
4. In the event of the owners elect to terminate the project, or if the project is terminated due to circumstances unrelated of the architect's performance, then the Architect shall be compensated in full for services performed prior to termination, together with Reimbursable Expenses then due.
5. Payments to the architect shall not be dependent on third party agreements.

Proposal

SCHEDULE:

1. It is understood by all parties that time is a critical component of this agreement.
2. The architect agrees to make every reasonable effort to meet the owner's stated schedule.
3. It is understood by all parties that the work of other's, beyond the immediate control of the architect, may effect the timely completion of documents. The architect cannot be held responsible for the timely completion of work by other consultants to the owner.

Commencement Date of Work shall be the date when all required information for the successful completion of the work described above is with the architect. Required information includes, but is not limited to:

- a. Updated Soils and Geotechnical reports.
- b. Updated Architectural Survey, complete with easements, and utilities.
- c. Retainer (non-refundable) of \$10,000.00

Agreed this day, _____.

By:

Mr. Bryan Castillo

Jay Vanos, Architect
President, Jay Vanos Architects, Inc.

JVA DELIVERABLES

LEVEL OF SERVICE			
1	2	3	4

G SERIES	General Information				
G0	Cover Sheet	x	x	x	x
G1.1	Key Notes and Symbols	x	x	x	x
G2.1	LADBS Notes	x	x	x	x
G3.1	H/C Notes	x	x	x	x
G4.1	H/C Details	x	x	x	x
G5.1	Title 24				
G6.1	Soils Report				
G7.1	LA City Sound Rated Details	x	x	x	x
G7.2	Acoustic Notes and Details	x	x	x	x
G8.01	Green Code Documents	x	x	x	x
SP01	Specifications				
SP-01	Outline specifications	x	x	x	
SP-02	Detailed specifications				x
L Series	Landscape Architecture Drwgs				
L1.0	Landscape				
A Series	Architectural Drawings				
A0.0	Control Drawing	x	x	x	x
A0.1	Wall Types	x	x	x	x
A1.0	Plans	x	x	x	x
A2.0	Elevations	x	x	x	x
A3.0	Sections	x	x	x	x
A4.0	Door and Window Schedules	x	x	x	x
A5.0	Enlarged and Wall Sections	x	x	x	x
A6.0	Wall Section Detailing	x	x	x	x
A7.0	Stairs and Elevators	x	x	x	x
A8.0	Reflected Ceiling Plans		x	x	x
A9.0	Enlarged Plan Areas		x	x	x
A10.0	Interior Elevations			x	x
A11.0	Interiors Detailing			x	x
A21.0	Lighting Design and Detailing		x	x	x
A22.0	Interior Finishes selection and detailing			x	x
A23.0	Cabinetry Design and Detailing			x	x
A31.0	Plumbing fixture selection				x
A32.0	Appliance selection				x
A41.0	Structural System coordination	x	x	x	x
A42.0	Mechanical System coordination	x	x	x	x
A43.0	Electrical Service /System coordination	x	x	x	x
A51.0	Photo Renderings				
A52.0	Physical Modeling				
CA	Construction Administration				x
CA-1	Contract Administration				x
CA-2	Shop Drawing review	x	x	x	x
CA-3	Site observation				x
CA-4	Material Acquisition support				x

5106 S. Crenshaw			90043	10/08/20					
Address	5106 Crenshaw								
APPN	5013019022								
Parcel ID No									
Zone	C2-2D=SP								
Adjacent Zones?	R1-1								
Specific Plan Area	South LA alcohol								
TOC	Tier 3								
ZI Cases									
	2374	State Enterpise							
	2488	Crenshaw redevelopment area							
	1117	MTA ROW zone							
	2452	Transit Priority							
	2332	Specific Plan: Crenshaw corridor							
	1231	Specific Plan: Alcohol Sales							
Enterprise Zone	Yes								
Transit Priority	yes								
ICO Cases									
Special Ordinances									
	184796-SA1540	Height dist/ refers to CCSP							
	184795	CRENSHAW COORIDOR SP							
	176230-SAB	CRENSHAW COORIDOR SP							
	172913 SA850	CRENSHAW COORIDOR SP							
	171682	Alcohol sales							
	171681	Alcohol sales							
	165481-SA5980								
	162128								
Historic Preservation	no								
Historic Preservation review	no								
Methane Zone	No								
Density Bonus	Yes								
Height Limit	48.00	per CCSP							
Transitional Height	Yes	R1-1 Behind							
Building Line	0.00								
STREET DEDICATIONS	Street								
	Crenshaw								
Street Designation	Ave II								
Lot Size	W	D							
	60.00	152.26							
Lot Area	9135.60	approx							
	9135.600								
Final Lot Size after Dedication	9135.60								
RESIDENTIAL USE									
Buildable Area/ Residential									
FAR	2.00								
	W	D							
Lot Dimensions	60.00	152.26							
Setbacks									
Front yard		0.00							
Rear yard		0.00							
Side yards	0.00								
Side yards	0.00								
Final Dims									
Adjusted Buildable	60.00	152.26				net	floors		
	9135.60	approx				80%	4.00		
						7308.48	29233.92		
Allowable Building Area	18271.20								
Specific Zoning Issues	R-4								
	Residential Use:								
DENSITY									
	R-4	400							
	R-3	800							
	RD 1.5	1500							

Max Units	22.84	Based on Density	R-4 (C-2)						
ACTUAL UNIT NUMBER	22.00	based on parking							
UNIT SIZE									
Maximum Buildable Area	18271.20								
Efficiency	0.80								
Available Area	14616.96								
Unit Number	22.00								
Approximate Unit Size	664.41								
Recycling Room	60.00	sf							
OPEN SPACE	Required	22.00							
<3rm	100.00	2200.00							
3rm	125.00	2750.00							
3rm	175.00	3850.00							
Private Open space provided	50.00	1100.00							
Minimum Common OS required		2750.00							
Minimum Dims	60.00	45.83	ft						
PARKING REQUIRED		2-3 br	1 br	0 br					
Unit number and types		22.00	0.00	0.00					
Pkg for 2BR	2.00	44.00							
Pkg for 1BR	1.50		0.00						
Pkg for 0BR	1.00			0.00					
		44.00	0.00	0.00					
PARKING: APTS		44.00							
CURRENT PARKING PROVIDED	bays	S	C						
total parking	Bays	Standard	Compact						
0.00	0.00	0.00	0.00						
GUEST PARKING									
Units	22.00								
ratio	0.50								
REQUIRED GUEST	11.00								
PARKING: CONDO		55.00							
ACCESSIBLE PARKING									
Condo/ Apt.	1:25 spaces Minimum 1 + 1 guest/ 1 Van								
BICYCLE PARKING									
	May replace car parking at 1:4 max 20% commercial								
	May replace car parking at 1:4 max 10% commercial								
	if 1500 ft from transit then 15 %.								
	if DB then 30% in lieu of DB parking options								
		Long	Short						
Residential Units	25.00	1.00	1:10 units						
		25.00	2.50	27.50					
Commercial: Office		500.0000	10000.00						
SF	20000.00	40.0000	2.00	42.00					
Commercial Restaurant		500.0000	2000.00						
SF	20000.00	40.0000	10.00	50.00					

PER FLOOR	8800.00								
NUMBER OF FLOORS	1.00								
MAX GROSS EFFICIENCY	8800.00 0.75	SF							
MAX NET	6600.00								
UNIT SIZE	0.00	FULL RES FLOORS	TOTAL UNITS						
UNITS PER FLOOR	11.00	4.00	44.00	40.00					
AVG UNIT SIZE	600.00		26400.00						
UNITS PER FLOOR	8.00	5.00	40.00						
AVG UNIT SIZE	825.00		33000.00						
OPEN SPACE REQUIREMENT w TOC									
OPEN SPACE	Required	0.00							
<3rm	100.00	0.00							
3rm	125.00	0.00							
3rm	175.00	0.00							
Private Open space provided	50.00	0.00							
Minimum Common OS required		0.00	0.00	0.00					
Minimum Dims	0.00	#DIV/0!	ft						
Ground level available	110.15	17.00							
		1872.55							
Remaining COS required		-1872.55	-1872.55	-1872.55					



City of Los Angeles Department of City Planning

9/22/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5106 S CRENSHAW BLVD

ZIP CODES

90043

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
 CPC-2015-1314-MS
 CPC-2013-3169
 CPC-2006-5567-CPU
 CPC-2002-3854-SP
 CPC-1995-80-CPR
 CPC-1990-346-CA
 CPC-1986-821-GPC
 CPC-1983-506
 ORD-184796-SA1540
 ORD-184795
 ORD-176230-SAB
 ORD-172913-SA850
 ORD-171682
 ORD-171681
 ORD-165481-SA5980
 ORD-162128
 ENV-2019-4121-ND
 ENV-2018-6006-CE
 ENV-2015-1320-CE
 ENV-2013-3170-CE
 ENV-2008-478-EIR
 ND-83-44-HD

Address/Legal Information

PIN Number	111B185 542
Lot/Parcel Area (Calculated)	9,143.0 (sq ft)
Thomas Brothers Grid	PAGE 673 - GRID F4
Assessor Parcel No. (APN)	5013019022
Tract	TR 3365
Map Reference	M B 38-57
Block	None
Lot	22
Arb (Lot Cut Reference)	None
Map Sheet	111B185

Jurisdictional Information

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	Park Mesa Heights
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2345.01
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C2-2D-SP
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2488 Redevelopment Project Area: Crenshaw ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2332 Specific Plan: Crenshaw Corridor ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	CRENSHAW CORRIDOR
Subarea	E
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
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

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.

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	Crenshaw Boulevard
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	Crenshaw (Amended)
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Crenshaw Senior High School (STEMM Magnet) Active: Crenshaw Senior High School (Business, Entrepreneurship, & Technology Magnet) Active: Crenshaw Senior High School (Visual & Performing Arts Magnet) Active: Crete Academy
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5013019022
APN Area (Co. Public Works)*	0.210 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$281,342
Assessed Improvement Val.	\$137,194
Last Owner Change	06/10/2016
Last Sale Amount	\$9
Tax Rate Area	8842
Deed Ref No. (City Clerk)	953397
	81147
	81146
	393410
	3488039
	291950
	1957004
	1026595

Building 1	
Year Built	1920
Building Class	D6B
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	1,946.0 (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: 5013019022]

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	No

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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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.73647608
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 Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Opportunity Zone	Yes
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5013019022]
Ellis Act Property	No

Public Safety

Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	392
Fire Information	
Bureau	South
Batallion	13
District / Fire Station	66
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-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2015-1314-MS
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	THE CRENSHAW BOULEVARD STREETScape PLAN IS A GUIDELINE FOR STREETScape ELEMENTS IN CRENSHAW BOULEVARD'S PUBLIC RIGHT-OF-WAY, BETWEEN I-10 FWY AND 79TH STREET.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	<ol style="list-style-type: none">1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K).2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G).3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F).4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q).5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J).6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON
Case Number:	CPC-2002-3854-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	
Case Number:	CPC-1995-80-CPR
Required Action(s):	CPR-COMMUNITY PLAN REVISION
Project Descriptions(s):	W ADMS-BLDWN HIL-LMRT-COMMUNITY PLAN REV WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING;REVIEWS POLICIES AND PROGRAMS; AND INITIATES AND INCORP OPEN SPACE AND PUBLIC FACILITIES ZONES
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1986-821-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

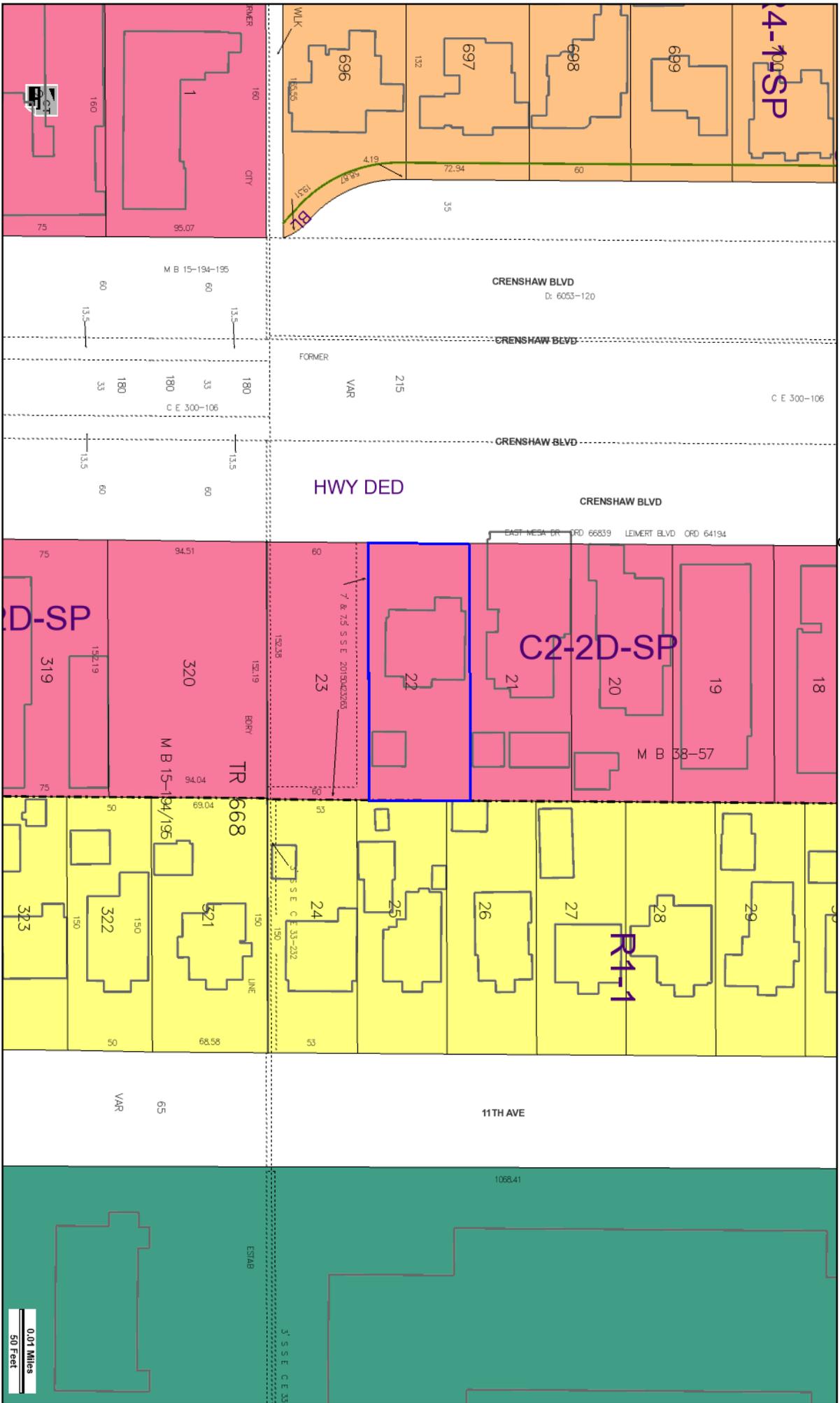
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WEST ADAMS AREA - COMMUNITY WIDE ZONE CHANGES AND 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
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2015-1320-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE CRENSHAW BOULEVARD STREETScape PLAN IS A GUIDELINE FOR STREETScape ELEMENTS IN CRENSHAW BOULEVARD'S PUBLIC RIGHT-OF-WAY, BETWEEN I-10 FWY AND 79TH STREET.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE
Case Number:	ND-83-44-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

- ORD-184796-SA1540
- ORD-184795
- ORD-176230-SAB
- ORD-172913-SA850
- ORD-171682
- ORD-171681
- ORD-165481-SA5980
- ORD-162128

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Address: 5106 S CRENSHAW BLVD
 APN: 5013019022
 PIN #: 111B185 542

Tract: TR 3365
 Block: None
 Lot: 22
 Arb: None

Zoning: C2-2D-SP
 General Plan: Community Commercial



2015

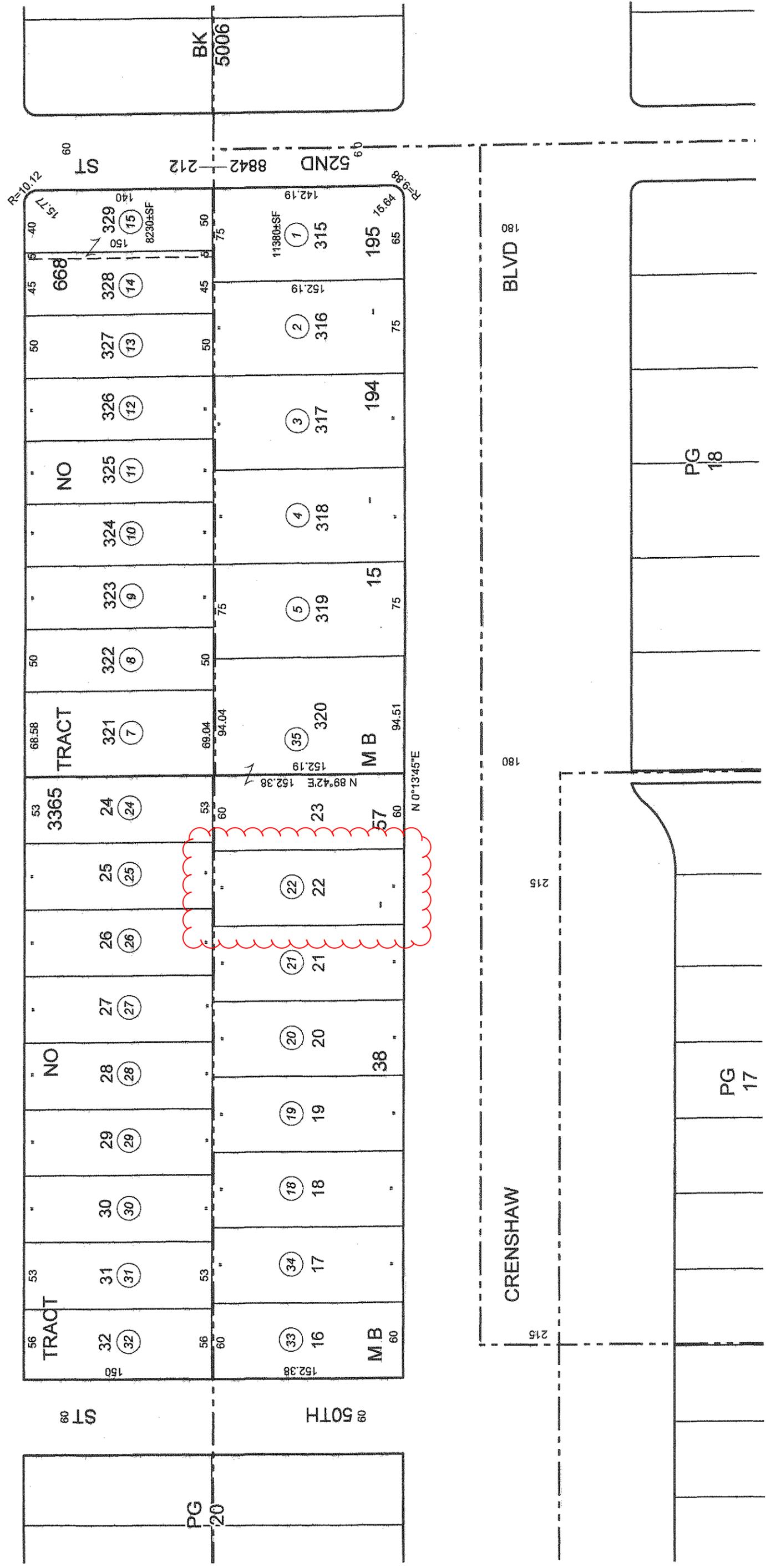
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MAPPING AND GIS
 SERVICES
 SCALE 1" = 80'

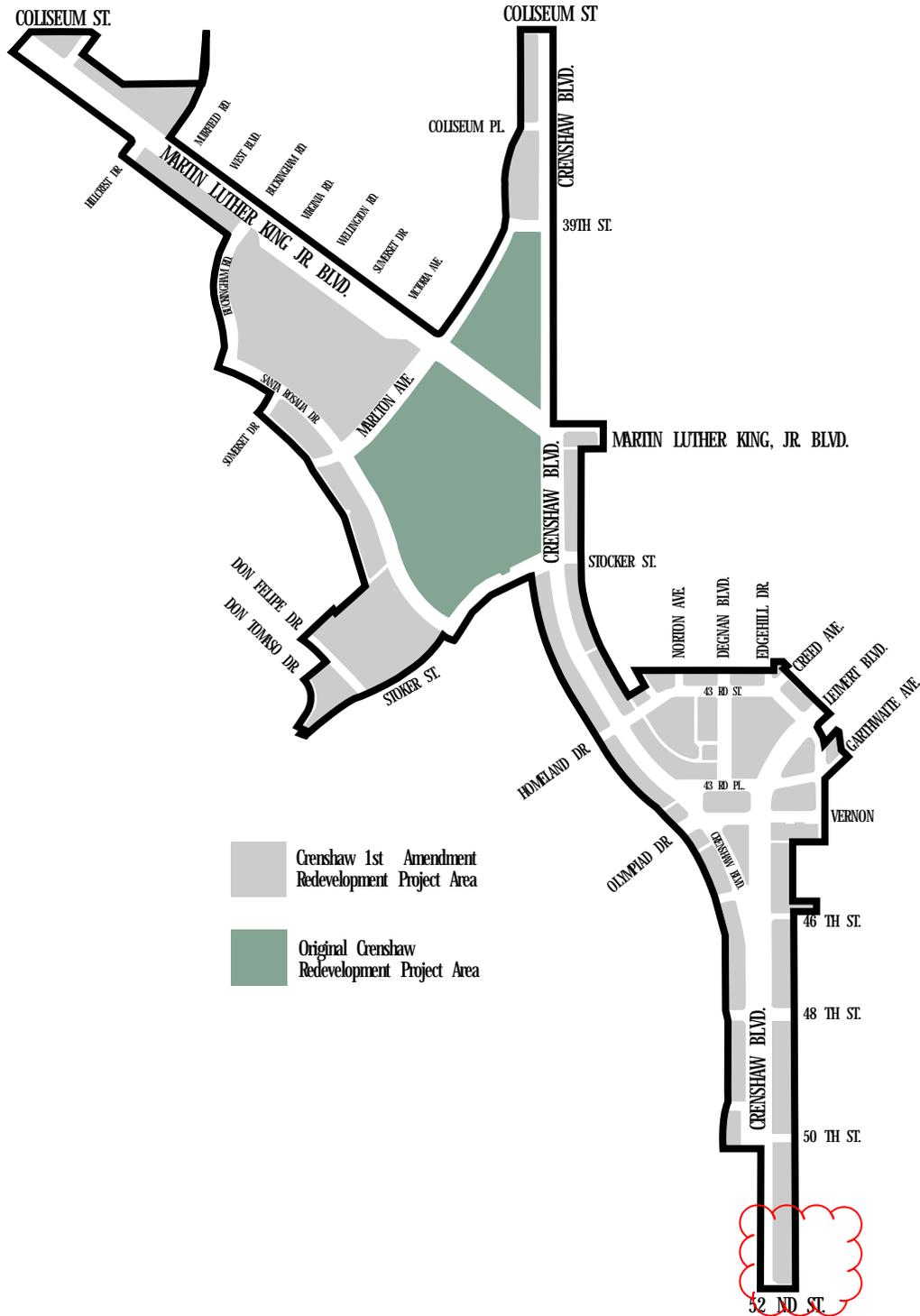
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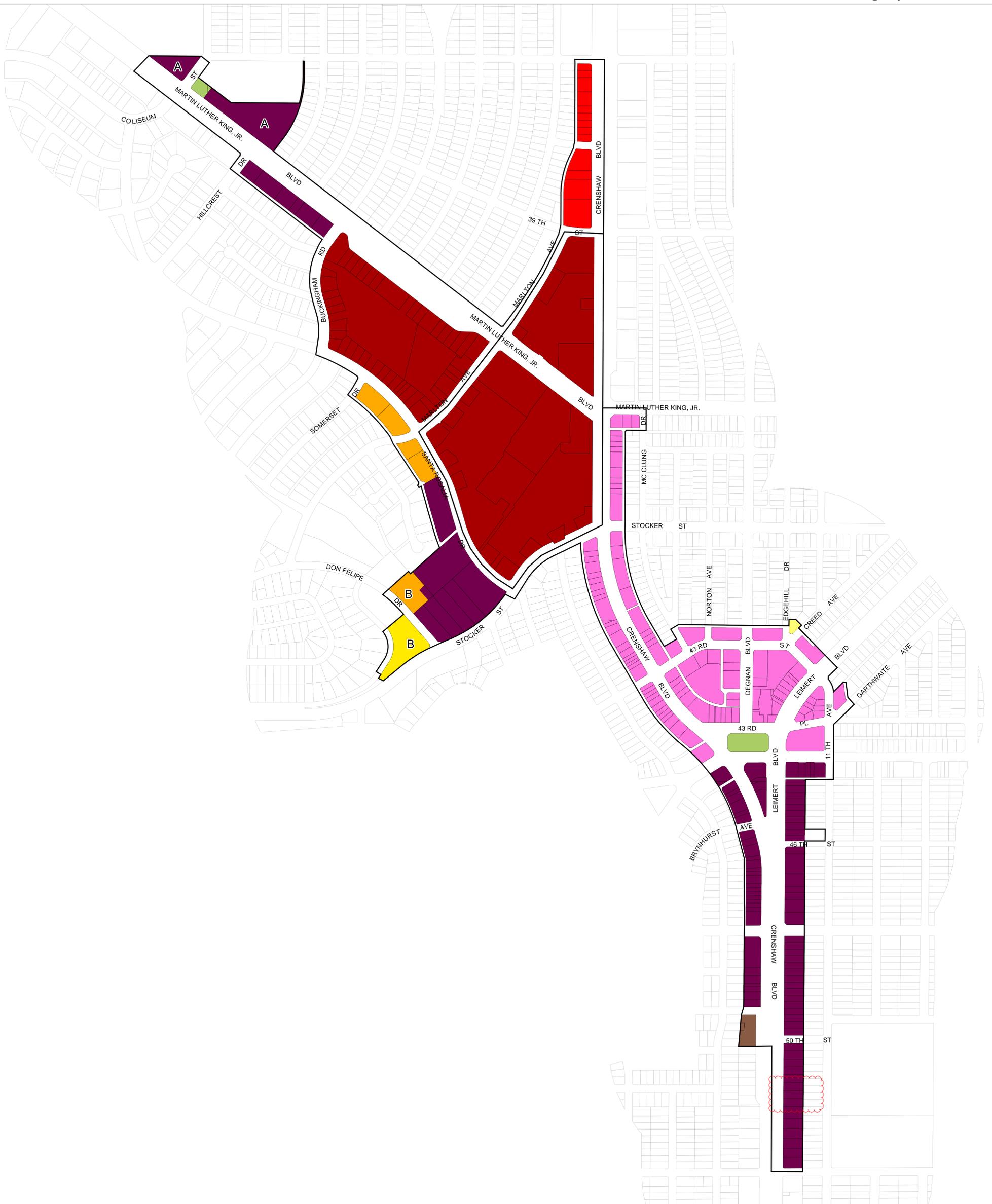
AVE



Crenshaw

CRA/LA



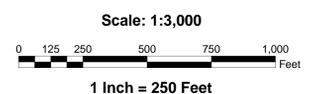


Land Use Designations

(Color Representation of Original Plan Map)

	Residential - Low Medium I Density		Residential - High Medium Density		Commercial - Community
	Residential - Low Medium II Density		Commercial - Highway Oriented		Regional Center
	Residential - Medium Density		Commercial - Neighborhood		Open Space

- A Alternative Land Use is Residential
- B Alternative Land Use is Highway Oriented Commercial



PREPARED BY CRA GIS TEAM:
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Mario Viana, GIS Analyst (Engineering Systems)
08/08/2005

