



OFFICE OF THE CITY ATTORNEY
ROCKARD J. DELGADILLO
CITY ATTORNEY

REPORT NO. R 0 7 - 0 1 2 2

APR 13 2007

REPORT RE:

**DRAFT ORDINANCE FINDING THAT THE PUBLIC INTEREST
AND NECESSITY REQUIRE THE ACQUISITION OF PROPERTY
LOCATED AT 5601 NORTH FIGUEROA STREET, LOS ANGELES,
TO BE USED AS A CONSTITUENT SERVICE CENTER FOR COUNCIL DISTRICT 1**

(NOTICE AND OPPORTUNITY FOR HEARING REQUIRED)

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File Number 02-0600

Honorable Members:

This office transmits, approved as to form and legality, a draft ordinance authorizing the condemnation of real property located at 5601 North Figueroa Street, Los Angeles, to be used as a constituent service center. The draft ordinance is attached as Exhibit A.

The real property to be condemned contains approximately 6,000 square feet of land and is improved by a two-story brick and concrete commercial building containing 8,300 square feet and an additional 2,146 square feet in the basement. The building's architects, John and Donald Parkinson, also designed Union Station and Bullocks Wilshire as well as a number of other buildings in the City. The building is City Historical Monument #LA-575: Security Trust and Savings Bank. The building is not designated as a State or Federal listed historical monument. The property is also identified as Assessor's Parcel Number 5468-033-016.

Background

While Council District 1 represents the residents of Highland Park, community services for these residents are centralized downtown. The proposed constituent service center would make City and community services more accessible to Highland Park residents. The subject property is located in the Highland Park Historic Preservation Overlay Zone, the Avenue 57 Transit Oriented District and the Highland Park Business Improvement District. Use of this historic structure as a constituent service center would provide needed services to residents in close proximity to the proposed Gold Line Metro Rail station while preserving and maintaining the historic character of the neighborhood. In addition to proximity to the Gold Line, there are three City-owned parking lots in the vicinity of the building. The Highland Park Senior Citizen Center is located nearby at 6152 N. Figueroa Street and the Arroyo Seco Regional Branch of the Los Angeles Public Library also is within walking distance. The building already has an elevator, allowing handicap access to all floors. A proposed senior citizen housing development is to be built around the corner from the building.

This center is intended to provide office space for the staff of Council District 1 and various City departments. According to Council District 1, the project began as a line item in the 2002 budget (Council File No. 02-0600). On August 11, 2006, the City Council appropriated \$ 2,000,000.00 for the "Highland Park City Hall," which was the name of the project at the time. (Council File No. 06-0600-S6, item 18). On September 30, 2004, General Services Department made a written offer to acquire the property for \$ 1,590,000.00.

An offer as required by Government Code §7267.2 was made to the property owner on February 7, 2006; this offer was for \$2,000,000.00, subject to environmental clearance and the completion of interior improvements and renovations. This offer was rejected by the owner. Subsequent efforts to negotiate acquisition of this property, most recently in late February and early March 2007, have been unsuccessful.

California Environmental Quality Act (CEQA)

On August 24, 2005, the Department of Public Works, Bureau of Engineering, concluded that the project is categorically exempt from the requirements of the California Environmental Quality Act under California CEQA Guidelines section 15331. The justification for the exempt status is that the alterations to the building will be constructed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Buildings, and the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. The building continues to qualify for exemption as a Historic Building. The Notice of Exemption is attached as Exhibit B.

Consistency With The General Plan

On March 1, 2007, the Department of City Planning concluded that the project is consistent with the General Plan and all applicable specific plans and zoning regulations. The determination of consistency with the General Plan is attached as Exhibit C.

Compliance With Council Rule 38

A copy of the ordinance has been reviewed by and discussed with General Services Department, pursuant to Council Rule 38. Those comments have been incorporated or satisfactorily resolved.

Notice And Opportunity To Be Heard

The draft ordinance provides that each person whose property is to be acquired has received notice of the intention of the City Council to adopt the draft ordinance and that each of these persons was given an opportunity to appear and be heard. Pursuant to Code of Civil Procedure §1245.235, it is necessary that the Council set a date for the hearing; that the Clerk give at least 15 days notice to each person whose property is to be acquired of the date for the hearing; and that it is the right of that person to appear and be heard.

This office further recommends that it be given the authority to make a deposit of probable just compensation, as determined by an independent appraiser. The deposit amount will be obtained from CIEP Fund Number 100/54 for the 2006 fiscal year budget, and will be used to acquire pre-judgment possession of the property and improvements.

Recommended Actions

In accordance with the above, this office recommends that the Council take the following actions after conducting a public hearing:


1. Find that the project is categorically exempt from the requirements of the California Environmental Quality Act under State CEQA Guidelines section 15331;
2. Adopt the ordinance authorizing the condemnation of the property and improvements located at 5601 North Figueroa Street, Los Angeles;
3. Direct staff to take all action necessary to authorize payment for this acquisition from CIEP Fund Number 100/54;

4. Direct staff to take all action necessary to authorize payment for pre-acquisition costs including litigation guarantees for this acquisition from CIEP Fund Number 100/54;
5. Authorize the City Attorney's Office to make the necessary deposit of probable just compensation and seek an order from the Court to obtain pre-judgment possession of the property; and
6. Authorize the Department of General Services to continue attempting to acquire title to the property in fee simple absolute through a negotiated purchase and, if successful, to execute all documents necessary to accomplish the transfer of this interest to the City.

Should you require any further information or have any questions, you may contact Nancy E. Wax, Deputy City Attorney, Real Property and Environmental Division, at (213) 978-8251. She or another member of our staff will be available when you consider this matter.

Sincerely,

ROCKARD J. DELGADILLO, City Attorney

By 
CLAUDIA CULLING
Special Counsel – Municipal

CC:NEW/mrc

Attachments:
Proposed Ordinance
Notice of Exemption

EXHIBIT A

ORDINANCE NO. _____

An ordinance of the City of Los Angeles finding that the public interest and necessity require the condemnation of property and improvements located at 5601 North Figueroa Street, Los Angeles (APN 5468-033-016), for a constituent service center, a public use.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The Council of the City of Los Angeles resolves, finds, and determines that the public interest and necessity require the condemnation of property located at 5601 North Figueroa Street, Los Angeles, for a constituent service center; that the project is planned and located in a manner that will be most compatible with the greatest public good and the least private injury; that the property described in this ordinance is necessary for the project; and that an offer required by Government Code §7267.2 has been made to the owners of record.

Sec. 2. The property is to be acquired for public purposes under the authority of the California Constitution, Article 1, §19; Government Code §37350.5; and Code of Civil Procedure §§1240.010 through 1240.050.

Sec. 3. The property to be acquired is located in the City of Los Angeles, County of Los Angeles, State of California. The interests to be acquired is title in fee simple absolute to property and improvements fully described and depicted in a map in Exhibit A to this ordinance. The property is also identified as Assessor's Parcel Number 5468-033-016.

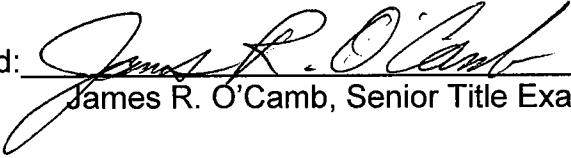
Sec. 4. At least 15 days written notice has been given by first class mail to each person whose property is to be acquired by eminent domain. The notice advised each of these persons of the intent of the Council to adopt this ordinance and of the right to appear and be heard by the Council. Each owner who so requested was given an opportunity to appear and be heard by the Council.

Sec. 5. The City Attorney is authorized to commence an action in eminent domain to acquire the property and improvements. The City Attorney is also authorized to obtain the necessary court order granting the City possession prior to judgment.

Sec. 6. The City has taken reasonable efforts to acquire the property and improvements by negotiation, but has been unsuccessful.

Legal Description

See Exhibit A attached

Description Approved: 
James R. O'Camb, Senior Title Examiner

Reginald Byron Jones-Sawyer, Sr., Director
Asset Management Division
General Services Department

Sec. 7. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all of its members, at its meeting of _____.

FRANK T. MARTINEZ, City Clerk

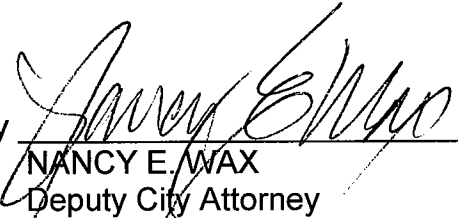
By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By  _____
NANCY E. WAX
Deputy City Attorney

Date April 12, 2007

File No. 06-0600-S6

EXHIBIT "A"**LEGAL DESCRIPTION**

Lot 9 and the Southwesterly two and one-half feet, front and rear, of Lot 10, in Block 13, of the Subdivision of certain lots in Highland Park Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, Pages 392 and 393 of Miscellaneous Records, in the Office of the County Recorder of said County.

Excepting therefrom the Northwesterly 86 feet thereof.

Also excepting therefrom that portion included within the lines of Pasadena Avenue (now Figueroa Street) as widened.

EXHIBIT B

OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Articles II and III - City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the county clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, pursuant to California Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

LEAD CITY AGENCY AND ADDRESS: Department of Public Works, Bureau of Engineering - 650 South Spring Street, Suite 574 Los Angeles, CA 90014-1914	COUNCIL DISTRICT 1
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PROJECT TITLE: COUNCIL DISTRICT 1 CONSTITUENT SERVICES CENTER	LOG REFERENCE C.E. T.G.595 C3
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PROJECT LOCATION: 5601 N. Figueroa Street in the community of Northeast Los Angeles

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 The project includes the purchase and interior renovation and rehabilitation of a historic, 2-story commercial building for use as a constituent services center. The purpose is to provide to the community services that are presently centralized downtown. The building is City Historical Cultural Monument # LA-575: Security Trust and Savings Bank. All alterations will be constructed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

CONTACT PERSON Linda Moore	TELEPHONE NUMBER (213) 847-8693
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EXEMPT STATUS: (Check One)

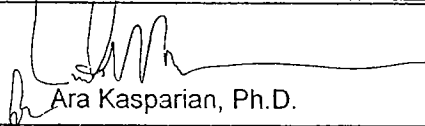
<input type="checkbox"/> MINISTERIAL	<u>CITY CEQA</u> GUIDELINES	<u>STATE CEQA</u> GUIDELINES
<input type="checkbox"/> EMERGENCY	Art. II, Sec. 2b	Sec. 15268
<input type="checkbox"/> GENERAL	Art. II, Sec. 2a	Sec. 15269
<input checked="" type="checkbox"/> CATEGORICAL	Art. II, Sec. 1	Sec. 15061(b)(3)
	Art. III, Sec. 1	Sec. 15300 <i>et seq.</i>

Class/ Category 31/na (CEQA Guidelines)

STATUTORY (See Public Resources Code Sec. 21080 and set forth state and city guidelines provisions)

JUSTIFICATION FOR PROJECT EXEMPTION: All alterations will be constructed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

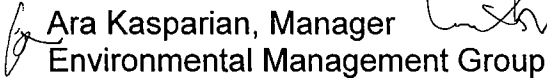
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE:  Ara Kasparian, Ph.D.	TITLE: Manager Environmental Management Group	DATE: 8-24-2005
FEE: \$25.00	RECEIPT NO.	REC'D BY
		DATE

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: August 24, 2005

To: Lavivanh Tang
Asset Management Division
Department of General Services

From:  Ara Kasparian, Manager
Environmental Management Group

Subject: **FIGUEROA STREET 5601 NORTH – ENVIRONMENTAL CLEARANCE
(W.O. E1905873)**

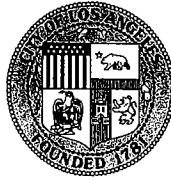
This project has been evaluated in accordance with the requirements of the California Environmental Quality Act (CEQA). It has been determined that the project is categorically exempt from the requirements of CEQA. Please review the enclosed notice of exemption carefully. If the notice incompletely or inaccurately describes the project, the city could be vulnerable to legal challenges. If you think there may be inconsistencies, or if the project description changes, please contact this office for a re-evaluation of the project's exempt status.

Please note that all alterations to the building must be completed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Buildings. To ensure compliance with this requirement, an historical architect must review all plans prior to construction. Please contact this office for assistance in engaging the services of a consultant for this purpose.

If you have any questions or need further assistance, please contact me at 847-8693.

EXHIBT C

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION
JANE ELLISON USHER
PRESIDENT
ANDRES F. IRLANDO
VICE-PRESIDENT
DIEGO CARDOSO
REGINA M. FRIER
ROBIN R. HUGHES
SABRINA KAY
FR. SPENCER T. KEZIOS
WILLIAM ROSCHEN
MICHAEL K. AVOO
—
GABRIELLE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.lacity.org/PLN

March 1, 2007

ALVIN BLAIN
General Manager
Department of General services

RE: 5601 North Figueroa Avenue

In an effort to service Highland Park residents, the City has identified the property located at 5601 North Figueroa Avenue as a site for potential "constituent Service Center." This Service Center is intended to provide office space for staff of Council District 1, Mayor's field staff, and various City departments. The ground floor may be utilized for commercial uses or other community oriented services.

The General Services Division has requested a written statement of consistency with the General Plan in order to finalize acquisition negotiations of this property. Below is a statement of consistency with the General Plan of proposed uses.

The subject site is zoned [Q]C4-2D-HPOZ and designated for Neighborhood Commercial uses in the Northeast Community Plan. The subject property is also located in the Highland Park Historic Preservation Overlay Zone and in the Avenue 57 Transit Oriented District.

The proposed office and commercial related uses are consistent with the following purposes of the Avenue 57 Transit Oriented District:

- B. Develop a center for commercial activities to provide needed goods and services in a location convenient to residents and in close proximity to the proposed Gold Line Metro Rail station.
- C. Create an economically vital community by stimulating economic development through incentives to re-use existing structures without the normally required additional parking



or other non-safety related building requirements, by instituting a mixed use component to the commercial areas, and by streamlining the approval process;

- D. Preserve and maintain the historic character, or “grain” of the neighborhood while accommodating anticipated growth to 2020, through continuation of the Historic Preservation Overlay zone’s policies and by establishing adaptive re-use polices, granting nonconforming rights status to existing non-conforming buildings. and by limiting the massing of parcels to maintain an appropriate scale of development:

Major Activity Center provisions of the Avenue 57 Transit Oriented District offer the following incentives intended to further the purposes of the TOD:

Joint Living and Work Quarters
Pedestrian Amenities Floor Area Bonus
Targeted Use Floor Area Bonus
Adaptive Reuse
Mixed Use
Reduced Parking
Floor Area Bonus for Lot Assembly

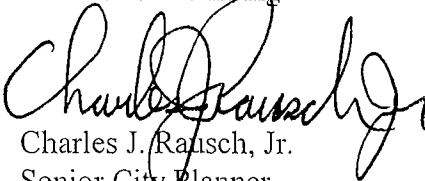
Furthermore, the C4 Zone allows retail and office (business or professional) related uses. The [Q] condition attached to the zone prohibits 100 percent residential uses, and a residential density limitation to the RD1.5 zone (See attached ordinance).

Therefore, the proposed mixed use of office space and commercial uses is consistent with the General Plan and all applicable specific plans and zoning regulations. Specific Plan and HPOZ Board approvals may be needed if existing structures require floor area or exterior work changes or improvements.

Should you have any question, please contact Jose Carlos Romero, Northeast City Planner, at (213) 978-1180 or jose.romero-navarro@lacity.org

Sincerely,

S. GAIL GOLDBERG
Director of Planning


Charles J. Rausch, Jr.
Senior City Planner

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

99-0711-S3

CD 1, 4, 13 & 14

July 16, 2002

Councilmember Reyes
Councilmember LaBonge
Councilmember Garcetti
Councilmember Pacheco
City Planning Commission
Director of Planning
Advisory Agency
Department of Building & Safety
c/o Zoning Coordinator

City Planning Department,
Geographic Information Section
Attn: Fae Tsukamoto
cc: Community Planning Section
Bureau of Engineering,
Land Development Group
Department of Transportation,
Traffic/Planning Sections

RE: ORDINANCES AMENDING THE LOS ANGELES MUNICIPAL CODE FOR THE ZONE AND
HEIGHT DISTRICT CHANGES TO THE NORTHEAST LOS ANGELES COMMUNITY PLAN
REVISION

At the meeting of the Council held JUNE 12, 2002, the following action was
taken:

2 Ordinances adopted.....	X
Ordinance numbers.....	<u>174665 & 174666</u>
Posted date.....	<u>07/09/02</u>
Effective date.....	<u>08/18/02</u>
Mayor approved.....	<u>06/25/02</u>

J. Michael Carey

City Clerk
JW

steno\990711.3a

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

PLACE IN FILES

JUL 18 2002

DEPUTY *J*

Mayor's Time Stamp

TIME LIMIT FILES
ORDINANCES

RECEIVED
CITY CLERK'S OFFICE
City Clerk's Time Stamp

2002 JUN 18 PM 2:52

CITY CLERK

BY _____ DEPUTY

RECEIVED

'02 JUN 18 P3:16

DEPUTY MAYOR

COUNCIL FILE NUMBER 99-0711-S3

COUNCIL DISTRICTS 1,4,13&14

JUN 28 2002

COUNCIL APPROVAL DATE June 12, 2002

LAST DAY FOR MAYOR TO ACT _____

ORDINANCE TYPE: Ord of Intent Zoning Personnel General

Improvement LAMC LAAC CU or Var Appeals - CPC No _____

SUBJECT MATTER: ORDINANCES AMENDING SECTION 12.04 OF THE LAMC FOR THE ZONE AND HEIGHT DISTRICT CHANGES TO THE NORTHEAST LOS ANGELES COMMUNITY PLAN REVISION - TWENTY THIRD (23RD) ORDINANCE, INCLUDING ORDINANCE MAPS NOS. 1015-1040 AND TWENTY-FOURTH (24TH) ORDINANCE, INCLUDING ORDINANCE MAPS NOS. 1041-1058

APPROVED DISAPPROVED

PLANNING COMMISSION

X

DIRECTOR OF PLANNING

X

CITY ATTORNEY

CITY ADMINISTRATIVE OFFICER

OTHER: _____

RECEIVED
CITY CLERK'S OFFICE
2002 JUN 25 PM 4:40
CITY CLERK
BY _____ DEPUTY

JUN 25 2002

JUL 12 2002

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: _____

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c)

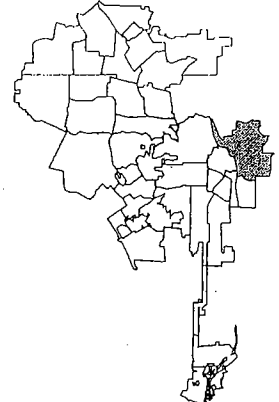
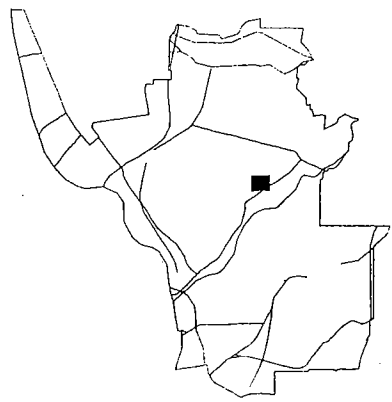
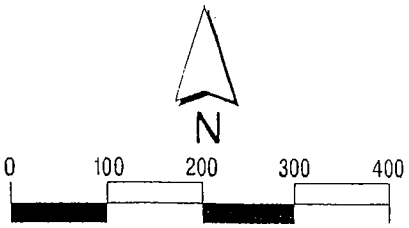
(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR JUN 25 2002 ORDINANCE NO. 174665 + 174666

DATE PUBLISHED _____ DATE POSTED JUL 09 2002 EFFECTIVE DATE AUG 18 2002

OR. OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes [] No []



CPC 22490	PART OF SUB AREAS 4075C
C.M. 151-5A227, 151-5A229	
NORTHEAST L.A.	COUNCIL DISTRICT 1

DLB / 05/08/02

Northeast L.A.

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SUBAREA

NEW

NO.

ZONE

CONDITIONS AND LIMITATIONS

4075C

[Q]C4-1-VL-HPOZ

[Q] Conditions:

1. One hundred percent (100%) residential development prohibited.*
 2. Residential density limited to the RD1.5-1 zone.
-

4077

[Q]C4-1-VL-HPOZ

[Q] Conditions:

1. One hundred percent (100%) residential development prohibited.*
 2. Residential density limited to the RD2-1 zone.
-

4575

[Q]C4-1-XL

[Q] Conditions:

1. One hundred percent (100%) residential development prohibited.*
 2. Residential density limited to the RD1.5-1 zone.
-

4583

[Q]C2-1-VL

[Q] Conditions:

1. One hundred percent (100%) residential development prohibited.*
2. Residential density limited to the RD1.5-1 zone.



City of Los Angeles
Department of City Planning

03/01/2007

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

105 N AVENUE 56
5603 N FIGUEROA ST
5601 N FIGUEROA ST
105 N AVE 56

ZIP CODES

90042

RECENT ACTIVITY

SP-AVENUE 50 TOD

CASE NUMBERS

CPC-22490
CPC-2002-2774-HD-GPA
CPC-1999-523-SP
CPC-1999-523
CPC-1989-177-I PRO
CPC-1986-826-GPC
ORD-175088
ORD-174663-SA1
ORD-172316
ORD-165351-SA2048
CHC-1997-52401-MA
ENV-1990-615-CPR-EIR

Address/Legal Information

PIN Number:
Area (Calculated):
Thomas Brothers Grid:
Assessor Parcel Number:
Tract:

151-5A229 294
5,808.4 (sq ft)
PAGE 595 - GRID C3
5468033016
SUBDIVISION OF CERTAIN
LOTS IN HIGHLAND PARK
TRACT
M R 6-392/393
13
FR 9
3
151-5A229

Map Reference:
Block:
Lot:
Arb (Lot Cut Reference):
Map Sheet:

Jurisdictional Information

Community Plan Area:
Area Planning Commission:
Neighborhood Council:
Council District:
Census Tract #:
LADBS District Office:

Northeast Los Angeles
East Los Angeles
Historic Highland Park
CD 1 - Ed P. Reyes
1836.10
Los Angeles Metro

Planning and Zoning Information

Special Notes:
Zoning:
Zoning Information (ZI):
General Plan Land Use:
Plan Footnote - Site Req.:
Additional Plan Footnotes:
Specific Plan Area:

Design Review Board:
Historic Preservation Review:
Historic Preservation Overlay Zone:
Other Historic Designations:

None
[Q]C4-2D-HPOZ
None
Neighborhood Commercial
See Plan Footnotes
Northeast Los Angeles
Avenue 57 Transit Oriented
District
No
Yes
Highland Park
LA-575: Security Trust and
Savings Bank (Highland Park
Branch)
972038619

Mills Act Contract:
POD - Pedestrian Oriented Districts:
CDO - Community Design Overlay:
Streetscape:
Sign District:
Adaptive Reuse Incentive Area:
35% Density Bonus:
CRA - Community Redevelopment Agency:
Central City Parking:
Downtown Parking:
Building Line:
500 Ft School Zone:

None
None
No
No
None
Not Eligible
None
No
No
None
No

Assessor Information

Assessor Parcel Number:
Parcel Area (Approximate):
Use Code:
Building Class:
Assessed Land Val.:
Assessed Improvement Val.:
Year Built:
Last Owner Change:
Last Sale Amount:

5468033016
6,011.3 (sq ft)
No
C5A
\$188,299
\$91,515
1923
11/17/04
\$0

Number of Units: 0
Number of Bedrooms: 0
Number of Bathrooms: 0
Building Square Footage: 10,740.0 (sq ft)
Tax Rate Area: 4
Deed Reference No.: No

Additional Information

Airport Hazard: None
Coastal Zone: None
Farmland: Area not Mapped
Very High Fire Hazard Severity Zone: No
Fire District No. 1: No
Fire District No. 2: Yes
Flood Zone: None
Hazardous Waste / Border Zone Properties: No
Methane Hazard Site: No
High Wind Velocity Areas: No
Hillside Grading: Yes
Oil Wells: None
Alquist-Priolo Fault Zone: No
Distance to Nearest Fault: 1.63269 (km)
Landslide: No
Liquefaction: No

Economic Development Areas

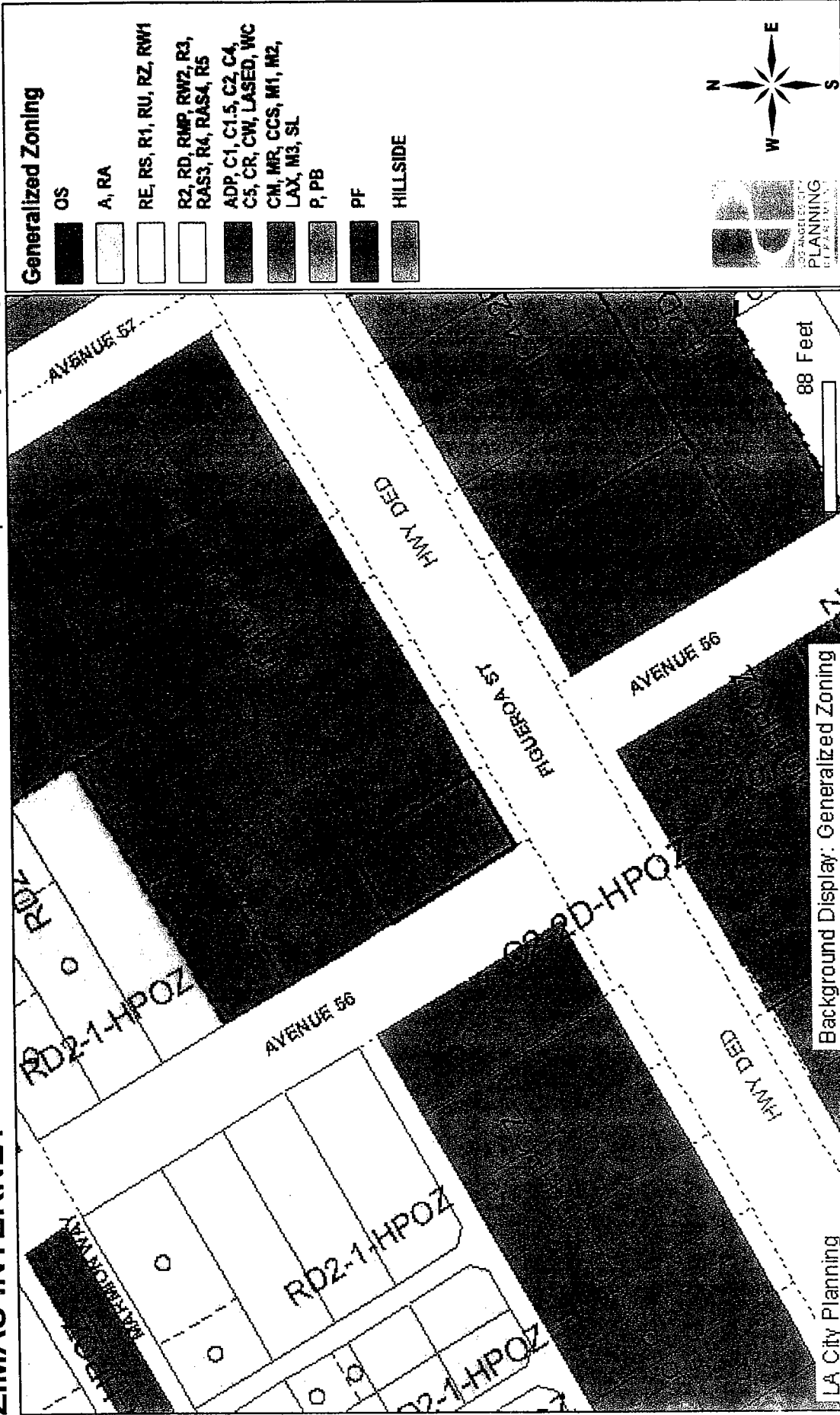
Business Improvement District: Highland Park
Federal Empowerment Zone: None
Renewal Community: No
Revitalization Zone: None
State Enterprise Zone: None
Targeted Neighborhood Initiative: Highland Park

Public Safety

Police Information:
Bureau: Central
Division / Station: Northeast
Report District: 1138
Fire Information:
District / Fire Station: 12
Batallion: 2
Division: 1
Red Flag Restricted Parking: No

03/01/2007

ZIMAS INTERNET



Address: 105 N AVENUE 56
 APN: 5468033016
 PIN #: 151-5A229 294

Tract: SUBDIVISION OF CERTAIN LOTS IN HIGHLAND PARK TRACT-2D-HPOZ
 Block: 13
 Lot: FR 9
 Arb: 3

General Plan: Neighborhood Commercial