

Etta Armstrong <etta.armstrong@lacity.org>

Council File #14-0225 2065-67 Hobart Blvd. Historic Cultural Monument Application Part 1

1 message

Jeffrey B. Samudio <jbsamudio@yahoo.com>

Tue. Jan 13. 2015 at 9:22 AM

Reply-To: "Jeffrey B. Samudio" <jbsamudio@yahoo.com>

To: "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>. Sharon Gin <sharon.gin@lacity.org> Cc: Rosalind Goins <goinsrosalind@aol.com>. Mark Miller <mmiller@manfredilevine.com>. "David K. Morrison" <dmorrison@manfredilevine.com>. David Winn <dofc@sbcglobal.net>. Travis Winn <travwinn@gmail.com>. Mark

Moktarian <mmoktarian@aol.com>

2065-67 Hobart Blvd 2nd Flr 1-2015 Adaptive Reus e 2nd flr.pdf copy.pdf

Jeffrey B. Samudio shared from Dropbox

View on www.dropbox.com

Preview by Yahoo

2065-67 Hobart Blvd Attic 1-2015 Adaptive Reuse Attic.pdf copy.pdf

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2065-67 Hobart Blvd Basement 1-2015 adaptive re use Basement.pdf copy.pdf

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Preview by Yahoo

Greetings.

To: Ms. Gin. Legislative Assistant PLUM Committee. LA City Council

Re: Additional Findings Of Fact for the File Application. Council File #14-0225

At the last meeting of the PLUM Committee, my request for a continuance of the Council Motion was accepted by the PLUM Committee. The Continuance was requested for the purpose of compiling additional statistical information to include into the Public Record with the Monument Application, and to assess the most appropriate Historic Name for the Property.

If the Following request for change of Monument Name, and inclusion of Statistics are accepted into the Application, then Owner Support for the Nomination will be made. If a name change or any statistics are not accepted, then No Owner Support for the Nomination can be made.

1. Request that the Monument Name be changed per recommendations of the Cultural Heritage Commission Staff Report of 5 December 2014.

Revised Monument Name: John L. Mathewson Residence

2. Site Statistics and Existing Conditions Documentation of the Duplex, January 2015 Following are the Square Footage statistics from site documentation made during the period of December 2014-January 2015. Drawings Attached.

A. Gross Duplex Square Footage: 9,250.79 S.F.

Containing 10 habitable sleeping Rooms (bedrooms). 6 Bathrooms. and 5 Kitchens/Kitchenettes. Parking for 10 cars in a tandem arrangement. 2 non tandem spaces. and one handicap accessible space for a total of 13 existing surface parking spaces.

Ground Floor 3583 S.F.

Second Floor 3341 S.F.

Basement Level 1453 S.F.

Attic Level 863.79 S.F.

B. Assessor Square Footage. main Structure: 7002 S.F. Existing Garage not identified, its 200 S.F.

A 31% increase over the Assessor Recorded Square Footage was documented

C. The Property Includes all of one Parcel, and part of an adjacent rear Parcel. Both Accessor Parcel Numbers should be identified in all Property Descriptions within the Monument Application.

5074033005 and 5074033022. Both Property Profiles from Zimas. are Attached

D. Combined Parcel Size 12,317.9 + 1,244.8= 13,562.70 S.F. (Parcel 23 (APN#5074033022) and adjacent portion of Parcel 7. section 2. APN#5074033005.

If the Request for Name change of the Monument is acceptable, and inclusion of the Property Statistics from this communication are made, then on behalf of the owner, as their Credentialed Historic Preservation Consultant, Owner Support of the Nomination shall be made.

Respectfully Submitted,

Jeffrey B. Samudio, Principal

Design Aid, Cultural Resource Management & Sustainable Design

Studio: Blinder-Rose Building 11825 Major Street, Suite 207 Playa Vista, CA 90230-6356

Cell: 323 972 6020 E mail: jbsamudio@yahoo.com Web: http://www.linkedin.com/pub/jeffrey-b-samudio/9/120/100 Consultant and Educator to Interpret and Preserve California Civilization; Established 1987 Formerly, Design Aid Architects

2 attachments

Accessor Parcel #5074033005 no Addr.pdf 2096K

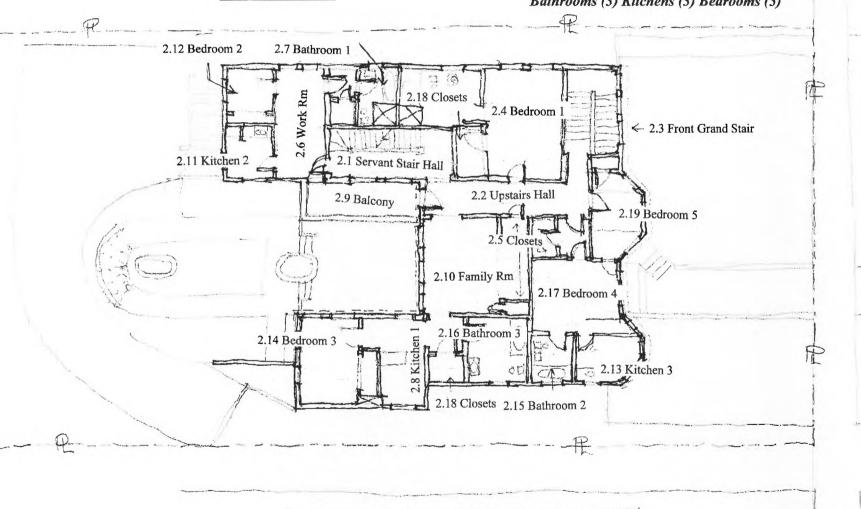
2065-67 S. Hobart Street Zimas Prop Profile.pdf

Historic-Cultural Monument Application Existing Conditions Documentation Addendum January 2015 2065-2067 Hobart Blvd. John L. Matheson Residence

By, Design Aid, Cultural Resource Management & Sustainable Design
Jeffrey B. Samudio, Principal

2nd Level Floor Plan

3,341 S.F. January 2015
Existing Conditions Documentation
Upstairs Duplex Unit
Bathrooms (3) Kitchens (3) Bedrooms (5)

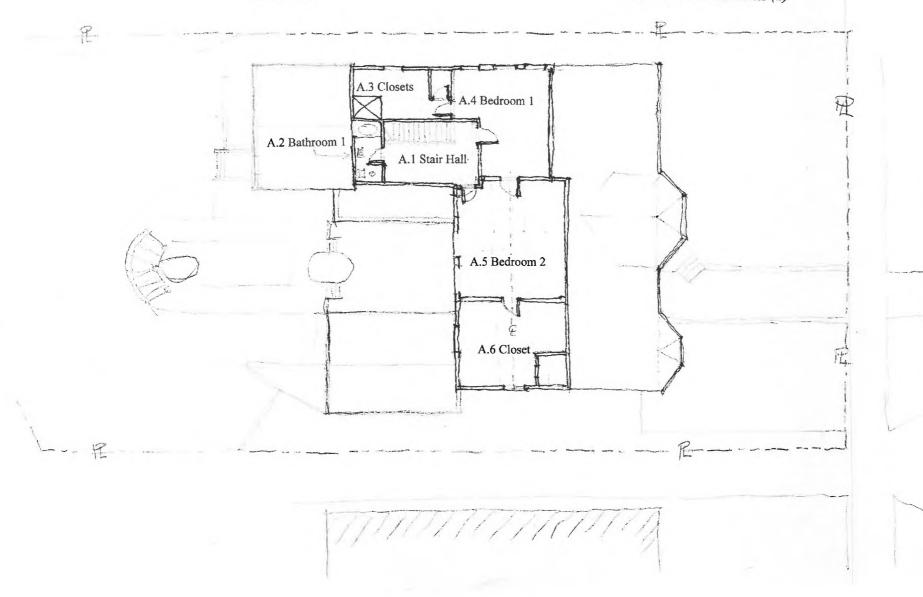


Historic-Cultural Monument Application Existing Conditions Documentation Addendum January 2015 2065-2067 Hobart Blvd. John L. Matheson Residence

By, Design Aid, Cultural Resource Management & Sustainable Design
Jeffrey B. Samudio, Principal

Attic Plan

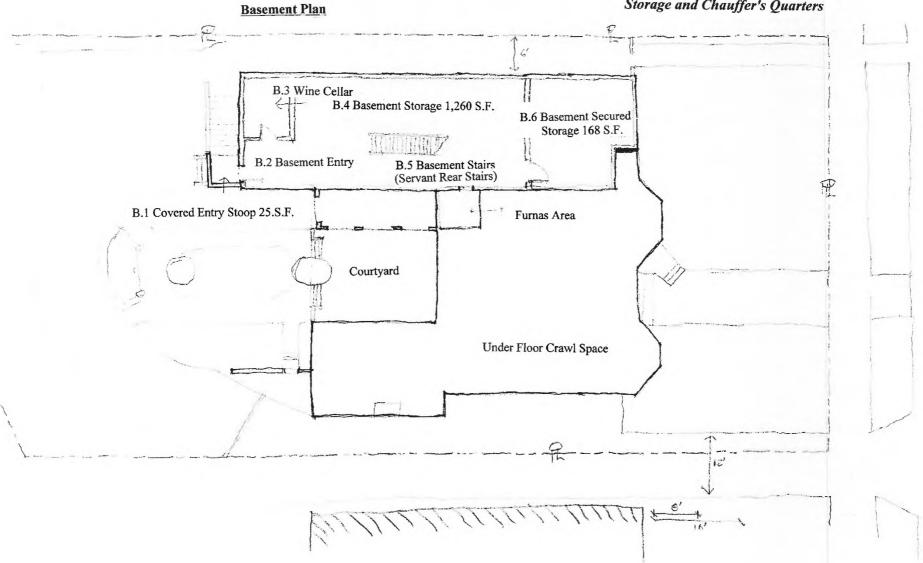
863.79 S.F. January 2015 Existing Conditions Documentation Attic Servants Bedrooms (2)



Historic-Cultural Monument Application Existing Conditions Documentation Addendum January 2015 2065-2067 Hobart Blvd. John L. Matheson Residence

By, Design Aid, Cultural Resource Management & Sustainable Design
Jeffrey B. Samudio, Principal

1,453 S.F. January 2015
Existing Conditions Documentation
Storage and Chauffer's Quarters





CILY UI LUS ATIGETES **Department of City Planning**

1/8/2015 PARCEL PROFILE REPORT

PROPERTY	ADDRESSES
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ORD-167121-SA364

ORD-121726

ZA-20153

BZA-1980

None

PIN Number 126B193 1051 None Lot/Parcel Area (Calculated) 1,244.8 (sq ft)

ZIP CODES Thomas Brothers Grid PAGE 633 - GRID H6

Address/Legal Information

Assessor Parcel No. (APN) 5074033005

Tract **WEST ADAMS HEIGHTS**

RECENT ACTIVITY M B 2-53/54 Map Reference

CHC-2014-3675-HCM Block

ENV-2014-3676-CE Lot 7 Arb (Lot Cut Reference) 2

> Map Sheet 126B193

CASE NUMBERS

CPC-1986-603-GPC **Jurisdictional Information**

CPC-1986-447-GPC Community Plan Area South Los Angeles CPC-12640 Area Planning Commission South Los Angeles

ORD-173435 Neighborhood Council United Neighborhoods of the Historic Arlington Heights, West Adams,

and Jef

Council District CD 10 - Herb J. Wesson, Jr.

Census Tract # 2214.02

LADBS District Office Los Angeles Metro

Planning and Zoning Information

Historic Preservation Review

Special Notes HISTORIC MONUMENT UNDER CONSIDERATION

Zoning [Q]R4-1-HPOZ

Zoning Information (ZI) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE

Yes

ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses

ZI-2440 Harvard Heights

General Plan Land Use Low Medium I Residential

General Plan Footnote(s) Yes Hillside Area (Zoning Code) No Baseline Hillside Ordinance No Baseline Mansionization Ordinance No Specific Plan Area None Special Land Use / Zoning None Design Review Board No

Historic Preservation Overlay Zone Harvard Heights

Other Historic Designations None Other Historic Survey Information None Mills Act Contract None POD - Pedestrian Oriented Districts None

CDO - Community Design Overlay None NSO - Neighborhood Stabilization Overlay No Streetscape No Sign District No None Adaptive Reuse Incentive Area CRA - Community Redevelopment Agency None

Central City Parking No **Downtown Parking** No **Building Line** 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.

500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5074033005 APN Area (Co. Public Works)* 0.029 (ac)

Use Code 010V - Residential Vacant Land

Assessed Land Val. \$1,808 Assessed Improvement Val. \$0. Last Owner Change 02/14/78 Last Sale Amount \$0 Tax Rate Area 210 Deed Ref No. (City Clerk) 166678

Building 1 No data for building 1 **Building 2** No data for building 2 **Building 3** No data for building 3 **Building 4** No data for building 4 Building 5 No data for building 5

Additional Information

Airport Hazard None Coastal Zone None

Farmland Area Not Mapped

Very High Fire Hazard Severity Zone No Fire District No. 1 No Flood Zone None Watercourse No Hazardous Waste / Border Zone Properties No

Methane Hazard Site Methane Buffer Zone

High Wind Velocity Areas Special Grading Area (BOE Basic Grid Map A-13372)

Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.73854872

Nearest Fault (Name) Puente Hills Blind Thrust Region Los Angeles Blind Thrusts

Fault Type В

Slip Rate (mm/year) 0.70000000 Slip Geometry Reverse

Slip Type Moderately / Poorly Constrained

Down Dip Width (km) 19.00000000 Rupture Top 5.00000000 Rupture Bottom 13.00000000 Dip Angle (degrees) 25.00000000 Maximum Magnitude 7.10000000

Alquist-Priolo Fault Zone No Landslide No Liquefaction No Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None Renewal Community Los Angeles Revitalization Zone Central City

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

State Enterprise Zone Adjacency

Public Safety

Police Information

Bureau West
Division / Station Olympic
Reporting District 2093

Fire Information

Division 1
Batallion 11
District / Fire Station 26
Red Flag Restricted Parking No

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

Case Number:

CPC-1986-603-GPC

Required Action(s):

GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) Project Descriptions(s): GENERAL PLAN/ZONING CONSISTENCY PROGRAM

Case Number:

CPC-1986-447-GPC

Required Action(s):

GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)

Case Number:

BZA-1980

Required Action(s):

Data Not Available

Project Descriptions(s):

DATA NOT AVAILABLE

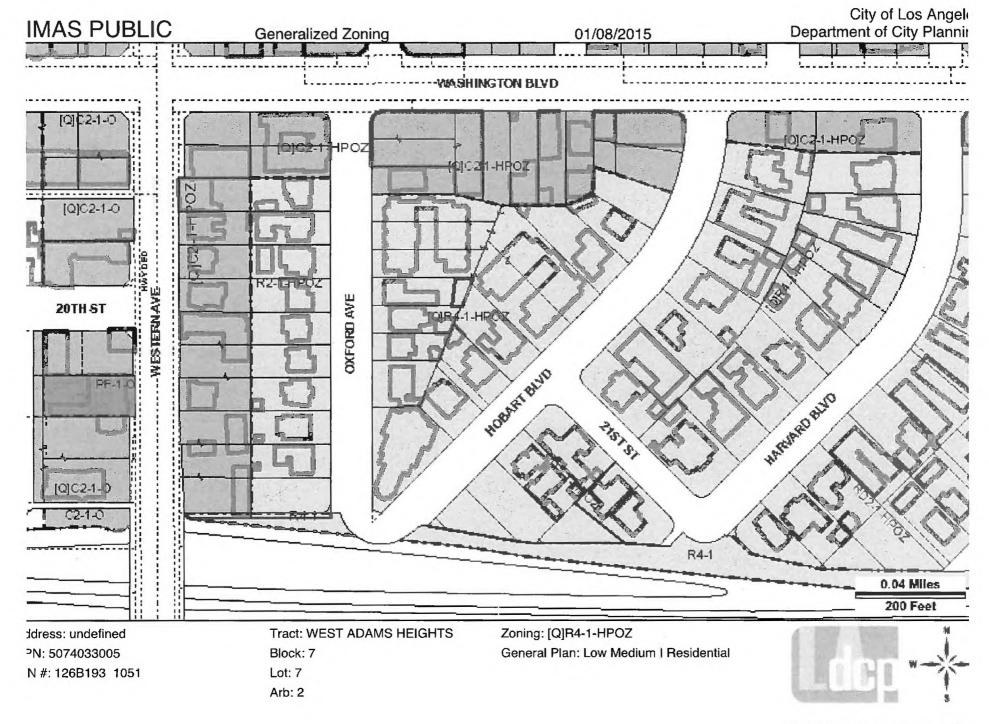
CPC-12640

ORD-173435

ORD-167121-SA364

ORD-121726

ZA-20153



LEGENU

GENERALIZED ZONING

OS, GW

A, RA

RE, RS, R1, RU, RZ, RW1

R2, RD, RMP, RW2, R3, RAS, R4, R5

CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP

CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL

P, PB

PF

HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

Minimum Residential

Very Low / Very Low | Residential

Wery Low II Residential

Low / Low I Residential

Low II Residential

Low Medium / Low Medium I Residential

Low Medium II Residential

Medium Residential

High Medium Residential

High Density Residential

Very High Medium Residential

COMMERCIAL

Limited Commercial

Example 2 Limited Commercial - Mixed Medium Residential

Highway Oriented Commercial

Highway Oriented and Limited Commercial

WWW Highway Oriented Commercial - Mixed Medium Residential

Neighborhood Office Commercial

Community Commercial

Community Commercial - Mixed High Residential

Regional Center Commercial

FRAMEWORK

COMMERCIAL

Neighborhood Commercial

General Commercial

Community Commercial

Regional Mixed Commercial

INDUSTRIAL

Commercial Manufacturing

Limited Manufacturing

Light Manufacturing

Heavy Manufacturing

Hybrid Industrial

PARKING

Parking Buffer

PORT OF LOS ANGELES

General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

General / Bulk Cargo - Hazard

Commercial Fishing

Recreation and Commercial

Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

Airport Landside

Airport Airside

Airport Northside

OPEN SPACE / PUBLIC FACILITIES

Open Space

Public / Open Space

Public / Quasi-Public Open Space

Other Public Open Space

Public Facilities

INDUSTRIAL

Limited Industrial

Light Industrial

CIRCULATION

STREET

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Equestrian and/or Hiking Trail Hiking Trail Historical Preservation Horsekeeping Area Southern California Edison Power Special Study Area Specific Plan Area Stagecoach Line	• • • •	Detached Single Family House	= • = •	Secondary Scenic Highway (Proposed)
Hiking Trail Historical Preservation Horsekeeping Area Special Study Area Specific Plan Area Stagecoach Line	***	Endangered Ridgeline		Site Boundary
Hiking Trail Historical Preservation Horsekeeping Area Special Study Area Specific Plan Area Stagecoach Line	2222222	Equestrian and/or Hiking Trail		
Historical Preservation Horsekeeping Area Specific Plan Area Stagecoach Line	1 - 1 - 1 - 1 - 1 - 1	Hiking Trail	_	
Horsekeeping Area Stagecoach Line		Historical Preservation		
	·== -	Horsekeeping Area		
Wildlie Comadi		Local Street		Wildlife Corridor

CHILD OF MAILMENT

- Alternative Youth Hostel (Proposed)
- **Animal Shelter**
- Area Library
- 🔬 Area Library (Proposed)
- A Bridge
- **▲** Campground
- ▲ Campground (Proposed)
- **E** Cemetery
- HW Church
- ▲ City Hall
- Community Center
- M Community Library
- (M) Community Library (Proposed Expansion)
- Community Library (Proposed)
- XX Community Park
- (Xx) Community Park (Proposed Expansion)
- XX Community Park (Proposed)
- Community Transit Center
- ♣ Convalescent Hospital
- **₩** Correctional Facility
- Cultural / Historic Site (Proposed)
- * Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- ★ Fire Training Site
- Fireboat Station
- + Health Center / Medical Facility
- Helistop
- Historic Monument
- m Historical / Cultural Monument
- > Horsekeeping Area
- Horsekeeping Area (Proposed)

- M Horticultural Center
- Hospital
- Hospital (Proposed)
- **HW** House of Worship
- **@** Important Ecological Area
- e important Ecological Area (Proposed)
- ⊖ Interpretive Center (Proposed)
- ic Junior College
- M MTA / Metrolink Station
- MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- ▲ Municipal Office Building
- P Municipal Parking lot
- X Neighborhood Park
- (X) Neighborhood Park (Proposed Expansion)
- X Neighborhood Park (Proposed)
- 1 Oil Collection Center
- Parking Enforcement
- Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- A Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- Public Elementary (Proposed Expansion)

- F Public Elementary School
- É Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- TH Public Junior High School
- நி Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- * Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- 森 Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- ▲ Scenic View Site
- ▲ Scenic View Site (Proposed)
- ADM School District Headquarters
- sc School Unspecified Loc/Type (Proposed)
- **★** Skill Center
- ss Social Services
- ★ Special Feature
- Special Recreation (a)
- SF Special School Facility
- sF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- **UTL** Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- → Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site

	Planned School/Park Site		
	Inside 500 Ft. Buffer		
2000	Aquatic Facilities	os	Opportunity School
1	Beaches	475	Other Facilities
CT	Charter School	π	Park / Recreation Centers
	Child Care Centers		Parks
ES	Elementary School	1	Performing / Visual Arts Centers
5	Golf Course	2,5	Recreation Centers
HS	High School	SP	Span School
1-1	Historic Sites	SE	Special Education School
1.4	Horticulture/Gardens	,	Senior Citizen Centers
MS	Middle School		Skate Parks
\TIII	D CVMDOLC		
) I HE	R SYMBOLS		

C

Lot Ties

Building Outlines

— Lot Line	Airport Hazard Zone	Flood Zone
Eot Eine	All port Huzuru Zone	TIOOU ZOILE
— Tract Line	Census Tract	Hazardous Waste
Lot Cut	Coastal Zone	High Wind Zone
Easement	Council District	Hillside Grading
Zone Boundary	LADBS District Office	Historic Preservation Overlay Zone
Building Line	Downtown Parking	Specific Plan Area
Lot Split	Fault Zone	Very High Fire Hazard Severity Zone
Community Driveway	Fire District No. 1	Oil Wells
Tract Map		
Parcel Map		



City of Los Angeles Department of City Planning

11/5/2014 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2065 S HOBART BLVD 2067 S HOBART BLVD

ZIP CODES

90018

RECENT ACTIVITY

CHC-2014-3675-HCM ENV-2014-3676-CE

CASE NUMBERS

CPC-1999-138-HPOZ CPC-1986-603-GPC CPC-1986-447-GPC

CPC-12640 ORD-73359 ORD-173435

ORD-167121-SA364

ORD-121726

Address/Legal Information

 PIN Number
 126B193 1063

 Lot/Parcel Area (Calculated)
 12,317.9 (sq ft)

 Thomas Brothers Grid
 PAGE 633 - GRID H6

 Assessor Parcel No. (APN)
 5074033022

Tract WEST ADAMS HEIGHTS

Map Reference M B 2-53/54

 Block
 7

 Lot
 23

 Arb (Lot Cut Reference)
 None

Map Sheet 126B193

Jurisdictional Information

Community Plan Area South Los Angeles
Area Planning Commission South Los Angeles

Neighborhood Council United Neighborhoods of the Historic Arlington Heights, West Adams,

and Jef

Council District CD 10 - Herb J. Wesson, Jr.

Census Tract # 2214.02

LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None

Zoning [Q]R4-1-HPOZ

Zoning Information (ZI) ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses

ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE

General Plan Land Use Low Medium I Residential

General Plan Footnote(s) Yes Hillside Area (Zoning Code) No Baseline Hillside Ordinance No Baseline Mansionization Ordinance No Specific Plan Area None Special Land Use / Zoning None Design Review Board No Historic Preservation Review Yes

Historic Preservation Overlay Zone Harvard Heights

Other Historic Designations None Other Historic Survey Information None Mills Act Contract None POD - Pedestrian Oriented Districts None CDO - Community Design Overlay None NSO - Neighborhood Stabilization Overlay No Streetscape No Sign District No Adaptive Reuse Incentive Area None None

CRA - Community Redevelopment Agency
Central City Parking
No
Downtown Parking
No
Building Line
25
500 Ft School Zone
No

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.

500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5074033022
APN Area (Co. Public Works)*	0.281 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$30,169
Assessed Improvement Val.	\$25,885
Last Owner Change	08/07/59
Last Sale Amount	\$0
Tax Rate Area	210
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1909
Building Class	D85D
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	7,002.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A- 13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.74107856
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	В
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	

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Business Improvement District

None

Renewal Community

Los Angeles Central City

Revitalization Zone State Enterprise Zone

LOS ANGELES STATE ENTERPRISE ZONE

State Enterprise Zone Adjacency

No None

Targeted Neighborhood Initiative

Public Safety

Police Information

West

Bureau Division / Station

Olympic

Reporting District

2093

Fire Information

Division

1

Batallion

11

District / Fire Station

26

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-1999-138-HPOZ

Required Action(s):

HPOZ-HISTORIC PRESERVATION OVERLAY ZONE

Project Descriptions(s): Data Not Available

Case Number:

CPC-1986-603-GPC GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Required Action(s):

Project Descriptions(s): GENERAL PLAN/ZONING CONSISTENCY PROGRAM

Case Number:

CPC-1986-447-GPC

Required Action(s):

GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)

DATA NOT AVAILABLE

CPC-12640

ORD-73359

ORD-173435

ORD-167121-SA364

ORD-121726



LEGEND

GENERALIZED ZONING

OS, GW A, RA

RE, RS, R1, RU, RZ, RW1

R2, RD, RMP, RW2, R3, RAS, R4, R5

CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP

CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL

P, PB

PF.

HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

Minimum Residential

Very Low / Very Low I Residential

Wery Low II Residential

Low / Low I Residential

Low II Residential

Low Medium / Low Medium I Residential

Low Medium II Residential

Medium Residential

High Medium Residential

High Density Residential

Very High Medium Residential

COMMERCIAL

Limited Commercial

Limited Commercial - Mixed Medium Residential

Highway Oriented Commercial

Highway Oriented and Limited Commercial

**** Highway Oriented Commercial - Mixed Medium Residential

Neighborhood Office Commercial

Community Commercial

Community Commercial - Mixed High Residential

Regional Center Commercial

FRAMEWORK

COMMERCIAL

Neighborhood Commercial

General Commercial

Community Commercial

Regional Mixed Commercial

INDUSTRIAL

Commercial Manufacturing

Limited Manufacturing

Light Manufacturing

Heavy Manufacturing

Hybrid Industrial

PARKING

Parking Buffer

PORT OF LOS ANGELES

General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

General / Bulk Cargo - Hazard

Commercial Fishing

Recreation and Commercial

Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

Airport Landside

Airport Airside

Airport Northside

OPEN SPACE / PUBLIC FACILITIES

Open Space

Public / Open Space

Public / Quasi-Public Open Space

Other Public Open Space

Public Facilities

INDUSTRIAL

Limited Industrial

Light Industrial

CIRCULATION

SIKEEL			
94 t 1 t 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Arterial Mountain Road	- Strange	Major Scenic Highway
10000 (100)	Collector Scenic Street	980-1-9-1-9-1-9-1-9-1-9-1	Major Scenic Highway (Modified
	Collector Street	W - 1 - 1 - 2 - 2 - 2	Major Scenic Highway II
	Collector Street (Hillside)		Mountain Collector Street
***************************************	Collector Street (Modified)		Park Road
	Collector Street (Proposed)		Parkway
	Country Road		Principal Major Highway
===	Divided Major Highway II		Private Street
	Divided Secondary Scenic Highway	<u> </u>	Scenic Divided Major Highway II
\$ y &.	Local Scenic Road	-	Scenic Park
_	Local Street	তততে নহয়েত	Scenic Parkway
,	Major Highway (Modified)		Secondary Highway
	Major Highway I	,	Secondary Highway (Modified)
	Major Highway II	And the state of t	Secondary Scenic Highway
,	Major Highway II (Modified)		Special Collector Street
FREEWA	YS		Super Major Highway
	Freeway		
	Interchange		
-	On-Ramp / Off- Ramp		

MI:

Railroad

Scenic Freeway Highway

SC. LINES	
———— Airport Boundary	•=•• MSA Desirable Open Space
Bus Line	⊕== ← Major Scenic Controls
Coastal Zone Boundary	Multi-Purpose Trail
Coastline Boundary	Natural Resource Reserve
Collector Scenic Street (Proposed)	Park Road
Commercial Areas	— – Park Road (Proposed)
Commercial Center	Quasi-Public
Community Redevelopment Project Area	Rapid Transit Line
Country Road	Residential Planned Development
> DWP Power Lines	Scenic Highway (Obsolete)
Desirable Open Space	• — • — Secondary Scenic Controls
• = • = Detached Single Family House	Secondary Scenic Highway (Proposed
• • • • • Endangered Ridgeline	Site Boundary
Equestrian and/or Hiking Trail	Southern California Edison Power
Hiking Trail	Special Study Area
Historical Preservation	•••• Specific Plan Area
Horsekeeping Area	Stagecoach Line
Local Street	

POINTS OF INTEREST

Historic Monument

> Horsekeeping Area

B Historical / Cultural Monument

> Horsekeeping Area (Proposed)

PO	INTS OF INTEREST				
1	Alternative Youth Hostel (Proposed)	&	Horticultural Center	É	Public Elementary School
$\widehat{\mathbb{I}}$	Animal Shelter	1	Hospital	Ē	Public Elementary School (Proposed)
X.	Area Library	+	Hospital (Proposed)	*	Public Golf Course
ú	Area Library (Proposed)	HW	House of Worship	*	Public Golf Course (Proposed)
M	Bridge	е	Important Ecological Area	L	Public Housing
$\mathbf{\Lambda}$	Campground	e	Important Ecological Area (Proposed)		Public Housing (Proposed Expansion)
Λ	Campground (Proposed)	Θ	Interpretive Center (Proposed)	JΉ	Public Junior High School
¥	Cemetery	JC	Junior College	Í H	Public Junior High School (Proposed)
HW	Church	0	MTA / Metrolink Station	MS	Public Middle School
1	City Hall	(1)	MTA Station	SH	Public Senior High School
XX	Community Center		MTA Stop	SH	Public Senior High School (Proposed)
M	Community Library	MWD	MWD Headquarters	•	Pumping Station
	Community Library (Proposed Expansion)		Maintenance Yard	$\overline{\underline{\omega}}$	Pumping Station (Proposed)
M	Community Library (Proposed)	_	Municipal Office Building	*	Refuse Collection Center
ХX	Community Park	P	Municipal Parking lot	Á	Regional Library
(XX)	Community Park (Proposed Expansion)	X	Neighborhood Park		Regional Library (Proposed Expansion)
XX	Community Park (Proposed)	(1)	Neighborhood Park (Proposed Expansion)	Í	Regional Library (Proposed)
	Community Transit Center	X	Neighborhood Park (Proposed)	燕	Regional Park
+	Convalescent Hospital	1	Oil Collection Center	兹	Regional Park (Proposed)
-	Correctional Facility	•	Parking Enforcement	RPD	Residential Plan Development
*	Cultural / Historic Site (Proposed)	HQ	Police Headquarters		Scenic View Site
*	Cultural / Historical Site		Police Station		Scenic View Site (Proposed)
*	Cultural Arts Center	(1)	Police Station (Proposed Expansion)	ADM	School District Headquarters
DMV	DMV Office		Police Station (Proposed)	ŝĈ	School Unspecified Loc/Type (Proposed)
DWP	DWP	•	Police Training site	*	Skill Center
1,1,	DWP Pumping Station	PO	Post Office	SS	Social Services
小	Equestrian Center	*	Power Distribution Station	*	Special Feature
ĤĠ	Fire Department Headquarters	*	Power Distribution Station (Proposed)	逾	Special Recreation (a)
•	Fire Station	\$	Power Receiving Station	ŜF	Special School Facility
	Fire Station (Proposed Expansion)	3	Power Receiving Station (Proposed)	ŜF	Special School Facility (Proposed)
•••	Fire Station (Proposed)	C	Private College	1120	Steam Plant
	Fire Supply & Maintenance	E	Private Elementary School	S m	Surface Mining
Á	Fire Training Site	1	Private Golf Course	*	Trail & Assembly Area
4	Fireboat Station	1	Private Golf Course (Proposed)	*	Trail & Assembly Area (Proposed)
+	Health Center / Medical Facility	JH	Private Junior High School	UTL	Utility Yard
-	Helistop	PS	Private Pre-School	•	Water Tank Reservoir
		_			

Private Recreation & Cultural Facility

Public Elementary (Proposed Expansion)

SH Private Senior High School

SF Private Special School

★ Wildlife Migration Corridor

Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site

Tract Map
Parcel Map

Lot Ties

Building Outlines

	Planned School/Park Site				
	Inside 500 Ft. Buffer				
-	Aquatic Facilities	os	Opportunity School		19
\rightleftharpoons	Beaches		Other Facilities		
CT	Charter School	3.7	Park / Recreation Centers		
1.79	Child Care Centers	1 10	Parks		
ES	Elementary School		Performing / Visual Arts Centers		
2	Golf Course	, de .	Recreation Centers		
HS	High School	SP	Span School		
\mathcal{H}	Historic Sites	SE	Special Education School		
*	Horticulture/Gardens	27	Senior Citizen Centers		
MS	Middle School	3-3	Skate Parks		
отні	ER SYMBOLS				
	Lot Line		Airport Hazard Zone		Flood Zone
	Tract Line		Census Tract		Hazardous Waste
	Lot Cut	Contraction of the contraction o	Coastal Zone		High Wind Zone
	Easement		Council District		Hillside Grading
	Zone Boundary		LADBS District Office		Historic Preservation Overlay Zone
-	Building Line		Downtown Parking	\$ F	Specific Plan Area
-	Lot Split		Fault Zone		Very High Fire Hazard Severity Zone
	Community Driveway		Fire District No. 1	•	Oil Wells