

**FOR LEASE**

**651-671  
S RIO STREET**

LOS ANGELES • CA 90023

**±52,518 SF  
INDUSTRIAL BUILDING**

DIVIDES TO

**±20,240 SF & ±32,400 SF**

**ARTS DISTRICT  
9 DOCK HIGH**

**MAJOR PRICE REDUCTION  
\$0.90 PSF/MO GROSS!**

**NOW VACANT!**

**9 DOCK HIGH POSITIONS  
POTENTIAL FOR FILMING/STUDIO USE  
SHORT TERM LEASE POSSIBLE**

**NEAR NEW ACE MISSION STUDIOS IN  
LA'S ARTS DISTRICT**

DTLA

S MYERS ST  
JESSE ST

S RIO ST

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# 651-671 S RIO STREET LOS ANGELES • CA 90023

## PROPERTY HIGHLIGHTS

- ±52,518 SF Industrial Building on ±68,000 SF Land
- Very Functional 9 Dock High Positions
- Divides to ±32,400 SF (651 S Rio St) & ±20,240 SF (671 S Rio St)
- ±12,160 SF is Clear Span + ±25' - ±28' Clear (Potential for Studio, Stage)
- Just East of the LA River @ 7<sup>th</sup> St in the Expanding Arts District
- Near New Ace Mission Studios, Creative Offices & New 6<sup>th</sup> St Bridge
- Fenced Parking & Loading Area
- Great Freeway Access to 60, 5 & 10 Freeways
- ±15' - ±28' Ceiling Height (Tenant Should Verify)
- 3 Ground Level Doors

- Power: 400 Amp 3 Phase Power (Tenant to Verify with Electrician)
- Fully Sprinklered (Tenant Should Verify Sprinkler Capacity)
- ±20 - ±25 Parking Spaces  
(Tenant Should Hire Architect to Layout Parking Space Plan)
- Approximately ±1,650 SF Offices

## PRICING SUMMARY

- Lease Rate: \$0.90 PSF/Mo Gross
- Quality Offers will be Responded to as Received

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution or waiver of contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

### JIM HALFERTY

Principal LIC ID 01212024

323.767.2113

[jhalferty@lee-associates.com](mailto:jhalferty@lee-associates.com)

### MIKE D. SMITH

Principal LIC ID 00978736

323.767.2109

[mddsmith@lee-associates.com](mailto:mddsmith@lee-associates.com)



Lee & Associates - Los Angeles Central  
CORP ID 01125429  
5675 Telegraph Rd, Ste 300  
Los Angeles, CA 90040

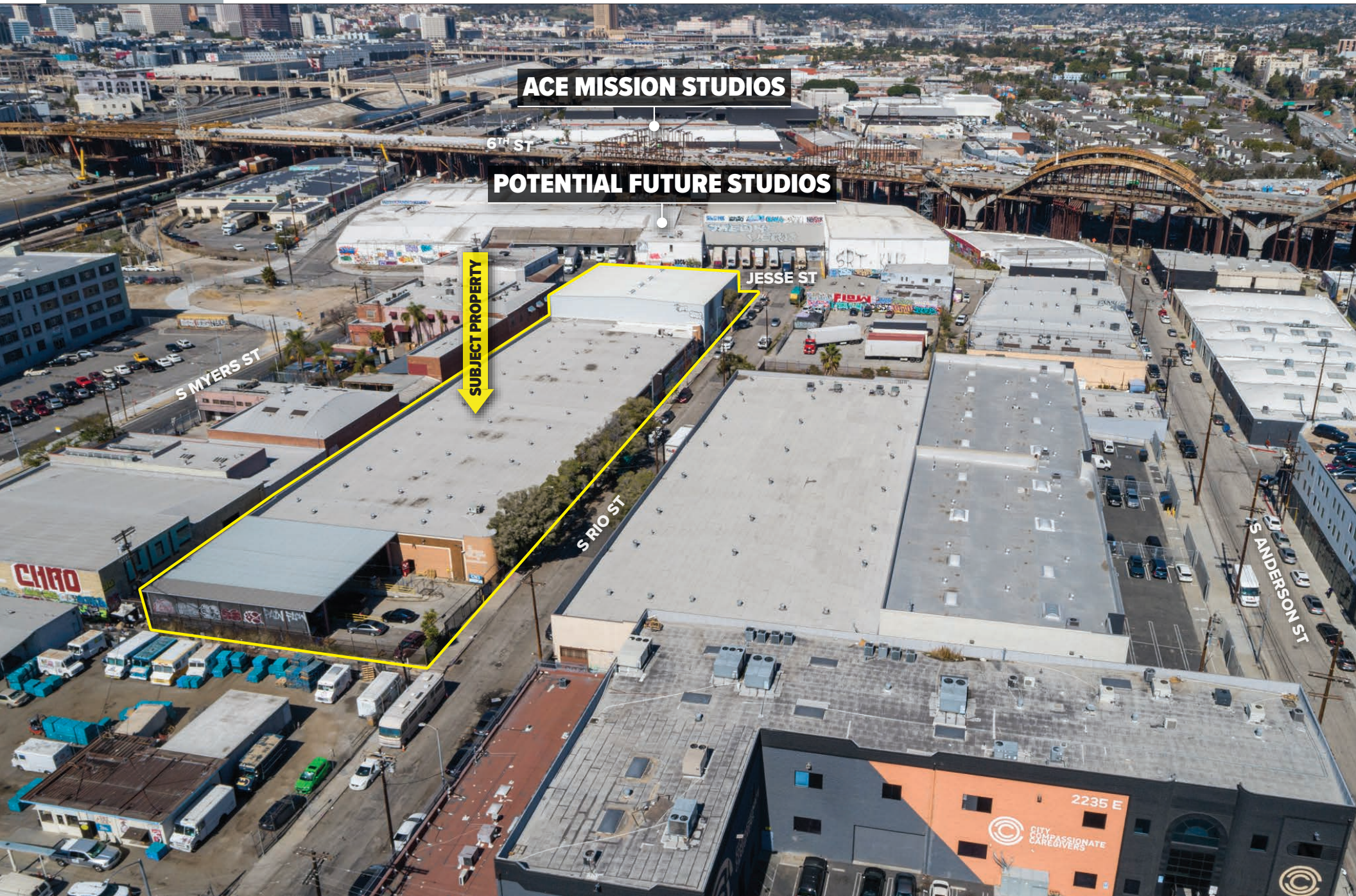


FOR  
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±52,518 SF INDUSTRIAL BUILDING (DIVIDES TO ±20,240 SF & ±32,400 SF)

PROPERTY AERIAL



ACE MISSION STUDIOS

6<sup>TH</sup> ST

POTENTIAL FUTURE STUDIOS

JESSE ST

S MYERS ST

SUBJECT PROPERTY

S RIO ST

S ANDERSON ST

2235 E

CITY COMPASSIONATE CAREGIVERS



FOR  
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651-671 S RIO ST | LOS ANGELES  
±52,518 SF INDUSTRIAL BUILDING (DIVIDES TO ±20,240 SF & ±32,400 SF)

PROPERTY AERIAL



SUBJECT PROPERTY

S MYERS ST

S RIO ST

JESSE ST

S ANDERSON ST

6TH ST



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±52,518 SF INDUSTRIAL BUILDING (DIVIDES TO ±20,240 SF & ±32,400 SF)

PROPERTY AERIAL





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±52,518 SF INDUSTRIAL BUILDING (DIVIDES TO ±20,240 SF & ±32,400 SF)

PROPERTY PHOTO





FOR  
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PROPERTY PHOTO



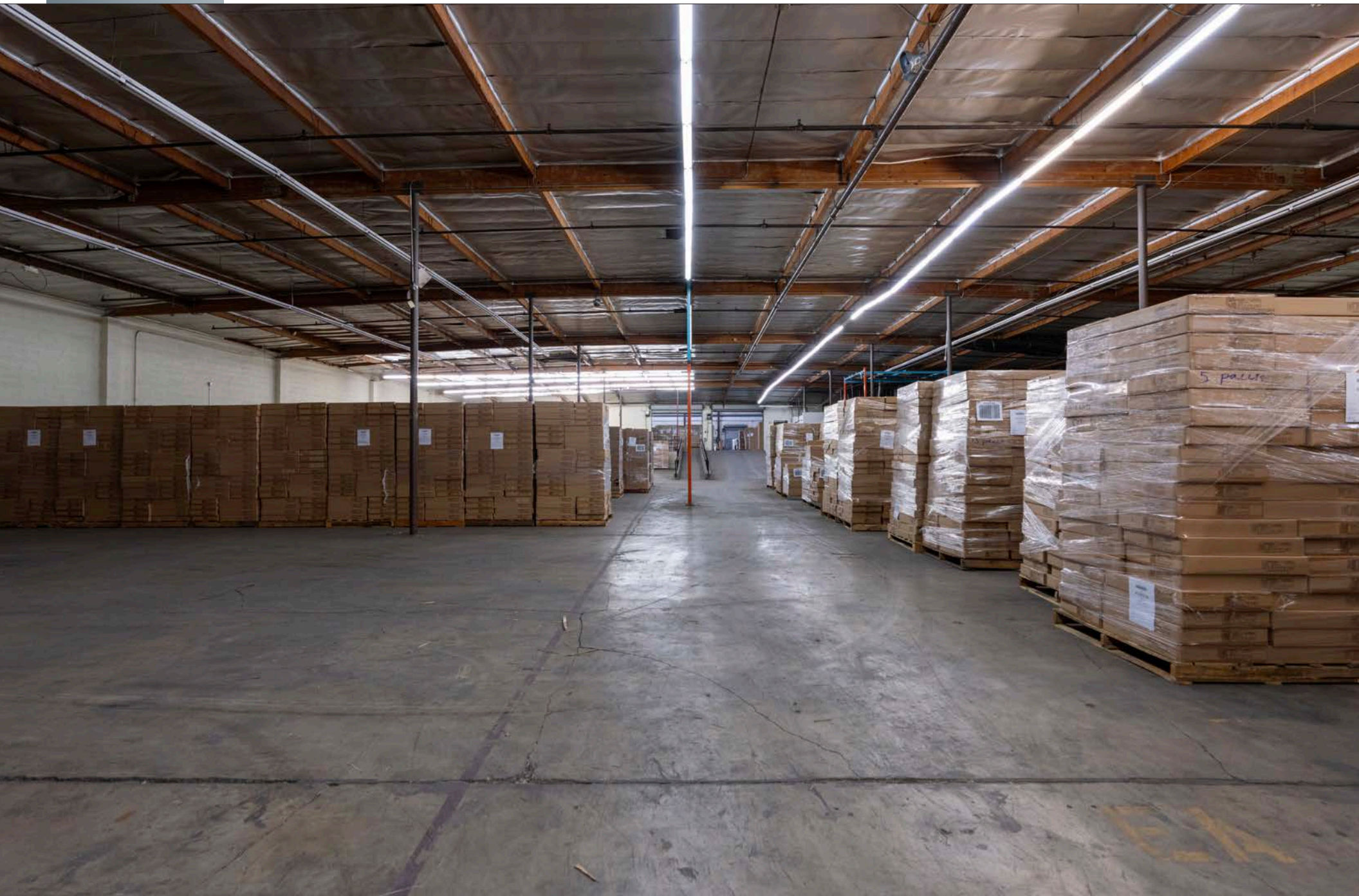


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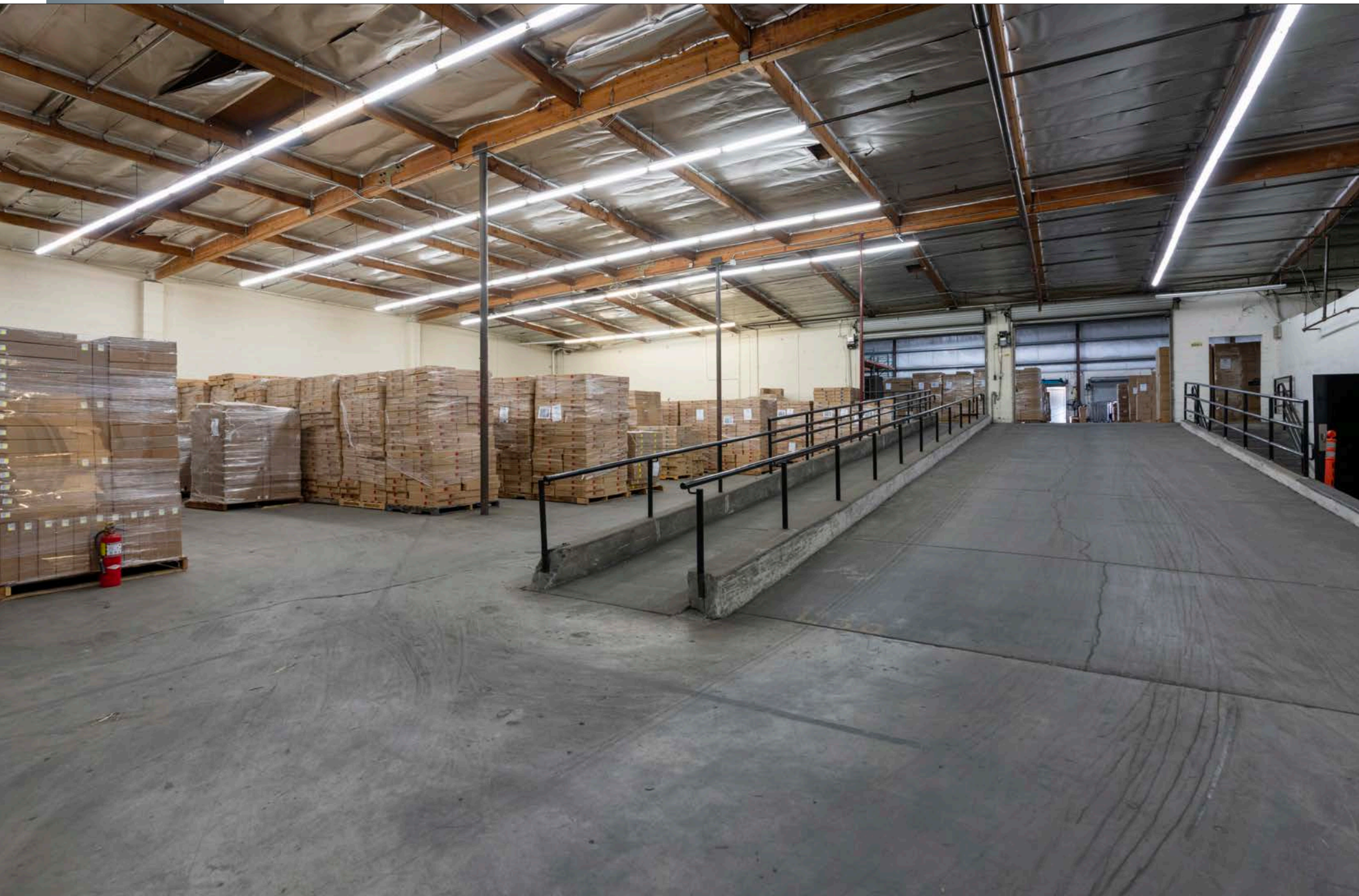


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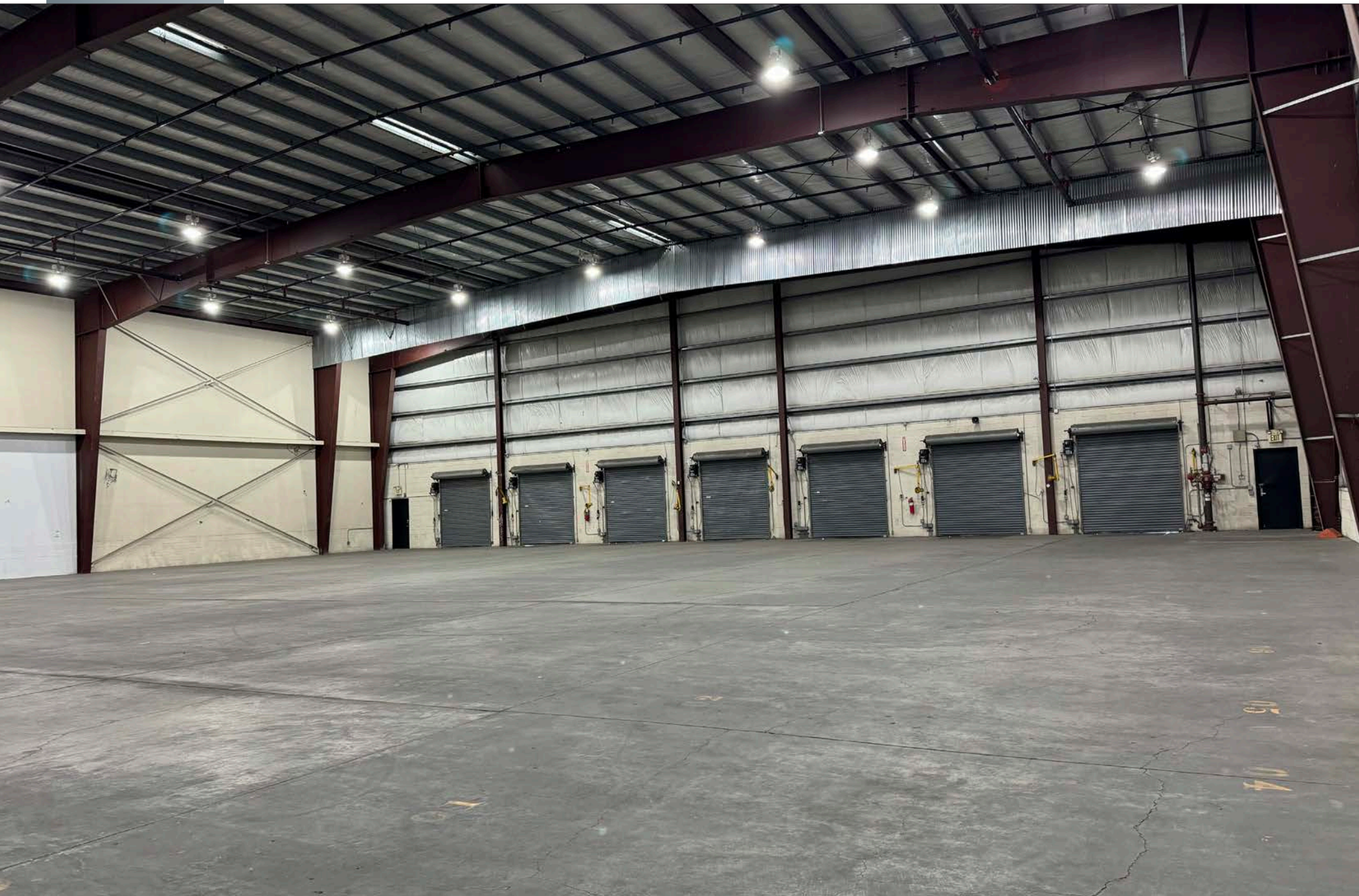


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PROPERTY PHOTO



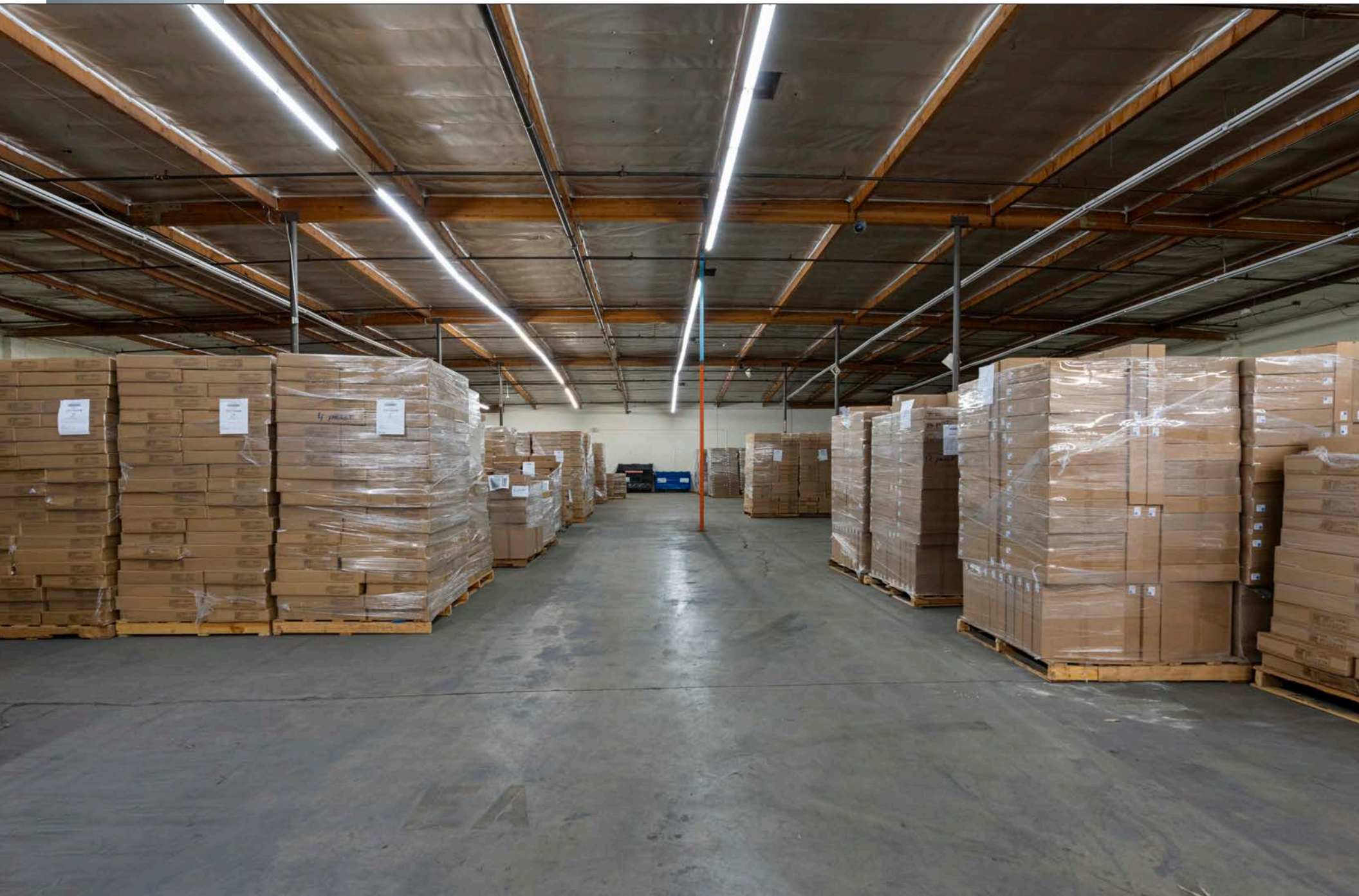


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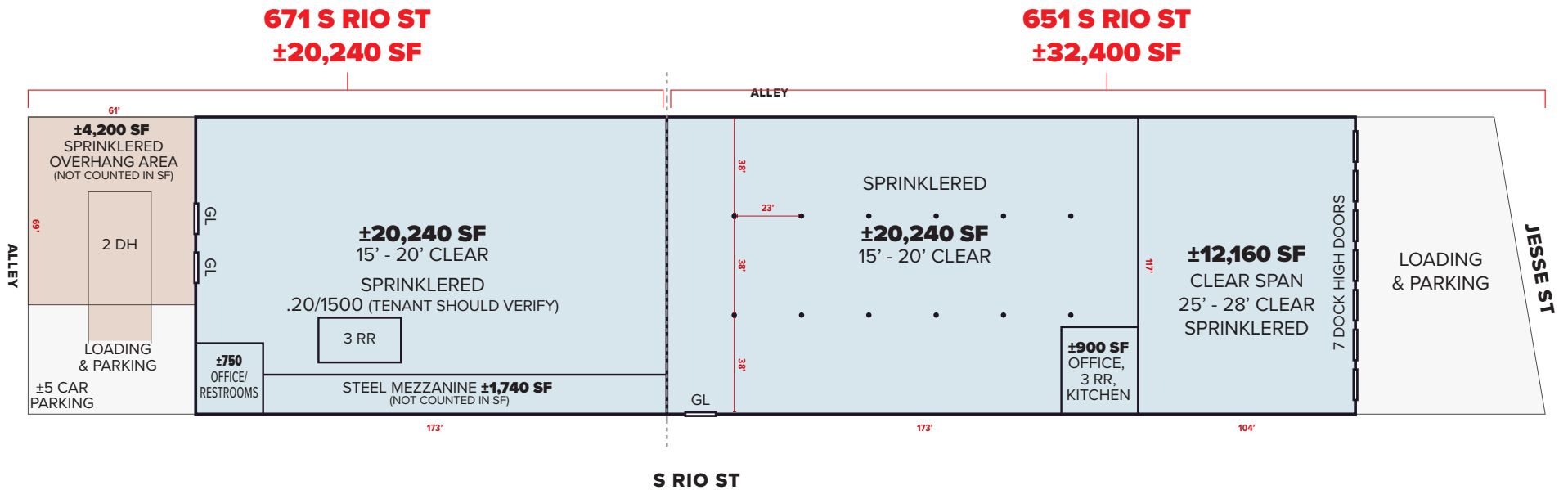
651-671 S RIO ST | LOS ANGELES

**±52,518 SF INDUSTRIAL BUILDING (DIVIDES TO ±20,240 SF & ±32,400 SF)**

PROPERTY PHOTO







**NOTE:** Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified by tenant/buyer.

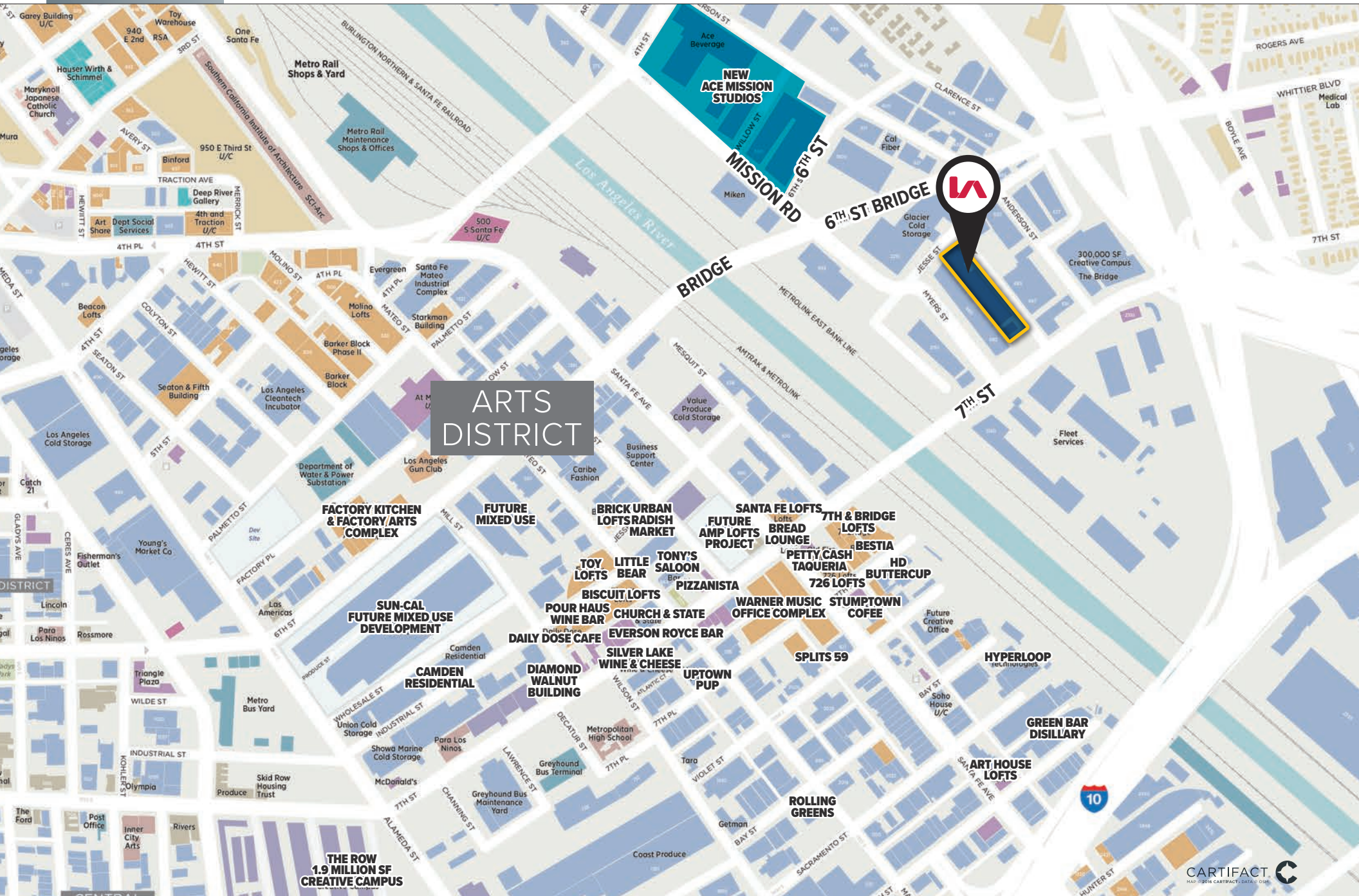


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651-671 S RIO ST | LOS ANGELES

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LOCATOR MAP

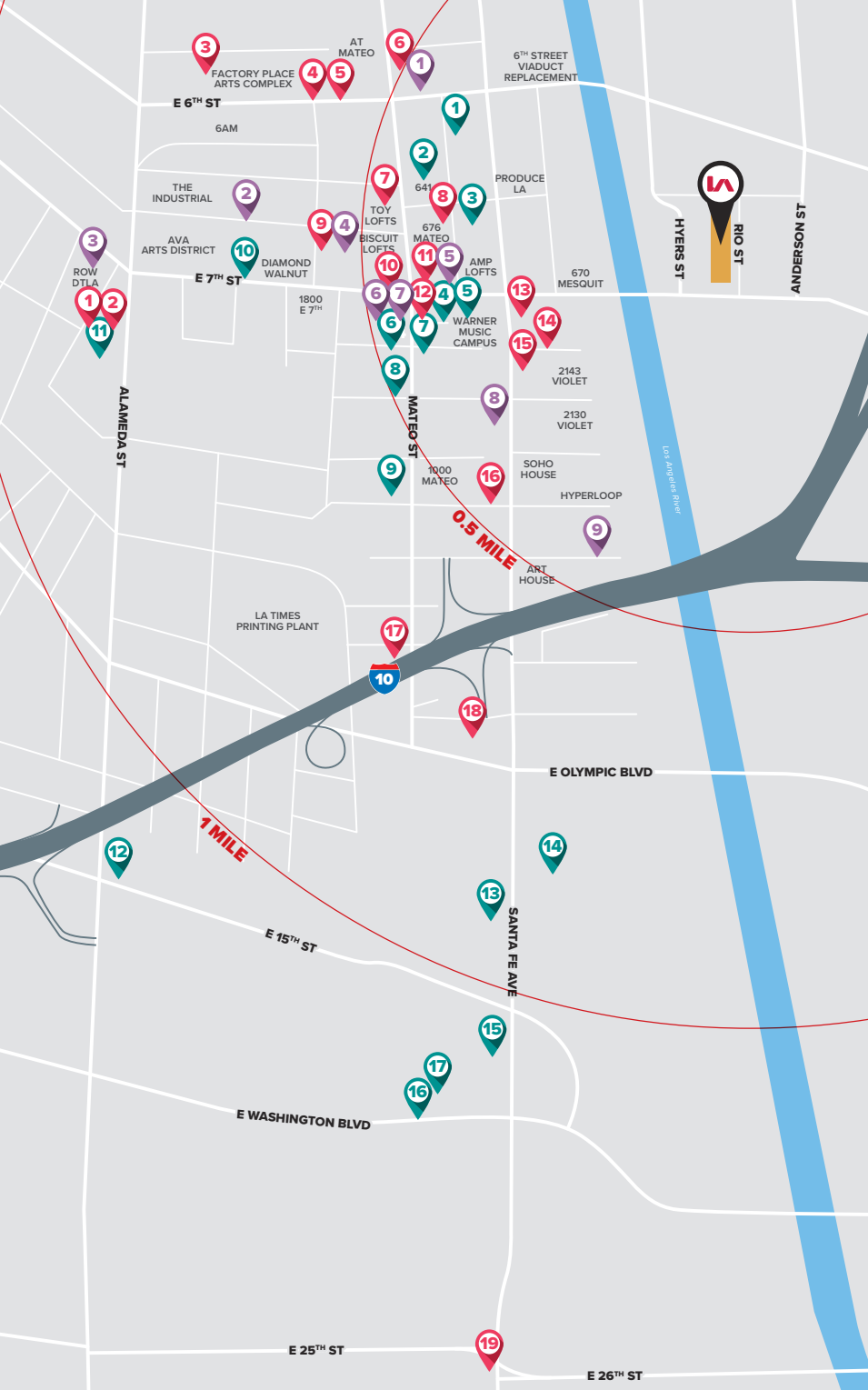




# 651-671 S RIO ST

LOS ANGELES • CA 90023

## LOCAL POINTS OF INTEREST MAP



### RESTAURANTS

- |                            |                              |
|----------------------------|------------------------------|
| 1 Paramount Coffee Project | 11 Pizzanista!               |
| 2 Tartine Bianco           | 12 Guerrilla Tacos           |
| 3 The Factory Kitchen      | 13 Bread Lounge              |
| 4 Officine Brera           | 14 Bestia                    |
| 5 Sixth+Mill               | 15 Stumptown Coffee Roasters |
| 6 Blue Bottle Coffee       | 16 Maru Coffee               |
| 7 Little Bear              | 17 Steven's Deli             |
| 8 Urban Radish             | 18 The Porter Junction Cafe  |
| 9 Café Soci t              | 19 Trattoria 25              |
| 10 Church & State          |                              |

### BARS/BREWERIES/DISTILLERIES

- |                                 |                         |
|---------------------------------|-------------------------|
| 1 The Spirit Guild              | 6 Everson Royce Bar     |
| 2 Iron Triangle Brewing Company | 7 Silverlake Wine       |
| 3 Flask & Field                 | 8 Our/Los Angeles Vodka |
| 4 Pour Haus Wine Bar            | 9 Greenbar Distillery   |
| 5 Tony's Saloon                 |                         |

### RETAIL/MISC ENTERTAINMENT

- |                         |   |
|-------------------------|---|
| 1 Dover Street Market   | 10 ICA LA                                     |
| 2 Two Bit Circus        | 11 Bodega                                     |
| 3 WePlay Live           | 12 Guess Jeans                                |
| 4 Commonwealth          | 13 Knupp Gallery/Simard Bilodeau Contemporary |
| 5 The House of Machines | 14 Susanne Vielmetter Gallery                 |
| 6 Arch The              | 15 Cirrus Gallery                             |
| 7 Base Coat Nail Salon  | 16 Ghebaly Gallery                            |
| 8 Uptown Pup            | 17 Night Gallery                              |
| 9 Rolling Greens        |   |



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# THE ARTS DISTRICT



WURSTKÜCHE  
800 E 3<sup>rd</sup> St



URTH CAFFÈ  
451 S Hewitt St



THE ESCONDITE  
410 Boyd St



VILLAINS TAVERN  
1356 Palmetto St



BLUE BOTTLE COFFEE  
582 Mateo St



ANGEL CITY BREWERY  
216 S Alameda St



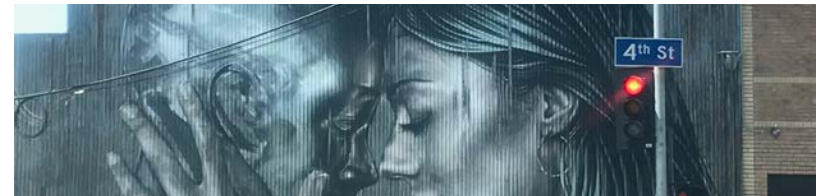
CHURCH & STATE  
1850 Industrial St



URBAN RADISH  
661 Imperial St



DAILY DOSE  
1820 Industrial St



BREAD LOUNGE  
700 S Santa Fe Ave



STUMPTOWN COFFEE  
806 S Santa Fe Ave



AMERICANO  
923 E 3<sup>rd</sup> St



BESTIA  
2121 E 7<sup>th</sup> Pl



THE FACTORY KITCHEN  
1300 Factory Pl



LITTLE BEAR  
1855 Industrial St



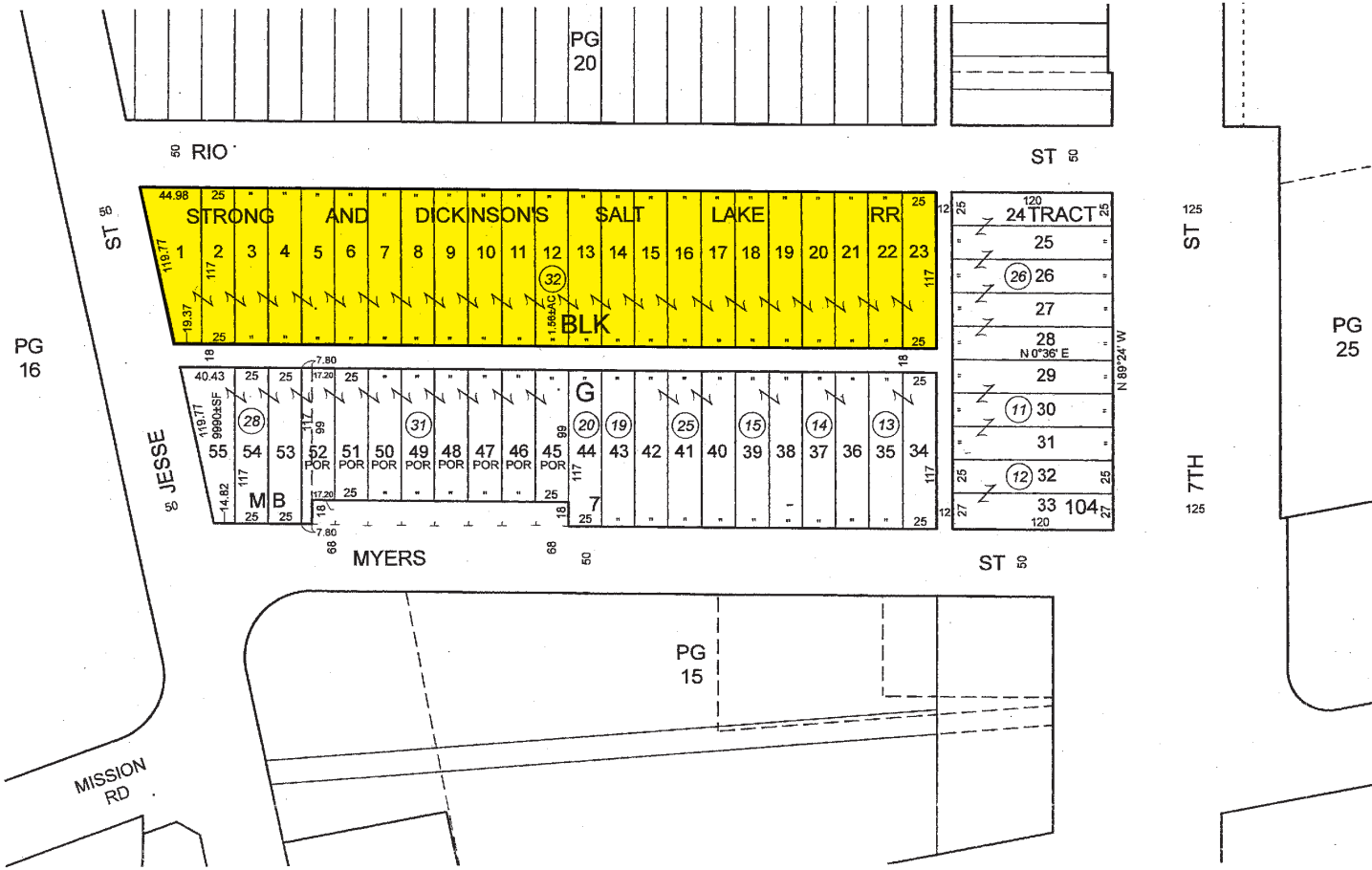


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MAPPING AND GIS  
SERVICES  
SCALE 1" = 80'

2006



MAR 08 2006





City of Los Angeles  
Department of City Planning

8/20/2024  
PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

651 S RIO ST

**ZIP CODES**

90023

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2018-6005-CA  
CPC-2016-2905-CPU  
CPC-2015-1462-CA  
CPC-2013-3169  
CPC-2008-3125-CA  
CPC-2007-5599-CPU  
CPC-2007-3036-RIO  
CPC-2006-48-ICO  
CPC-1995-336-CRA  
CPC-1986-445-GPC  
ORD-184246  
ORD-183145  
ORD-183144  
ORD-166585-SA3760J  
ORD-129279  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2016-2906-EIR  
ENV-2015-1463-ND  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2008-3103-CE  
ENV-2007-5600-EIR  
ENV-2007-3037-ND  
ENV-2006-49-CE  
ND-83-384-ZC-HD

**Address/Legal Information**

PIN Number	124-5A219 64
Lot/Parcel Area (Calculated)	3,853.1 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID J6
Assessor Parcel No. (APN)	5171021032
Tract	STRONG AND DICKINSON'S SALT LAKE RAILROAD TRACT
Map Reference	M B 7-104
Block	G
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	124-5A219

**Jurisdictional Information**

Community Plan Area	Boyle Heights
Area Planning Commission	East Los Angeles
Neighborhood Council	Boyle Heights
Council District	CD 14 - Kevin de León
Census Tract #	2060.50
LADBS District Office	Los Angeles Metro

**Permitting and Zoning Compliance Information**

Administrative Review	None
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**Planning and Zoning Information**

Special Notes	None
Zoning	M2-1-RIO-CUGU
Zoning Information (ZI)	ZI-2458 Clean Up Green Up (CUGU): Boyle Heights ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2358 River Implementation Overlay District (RIO) ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	Boyle Heights
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No
AB 2334: Very Low VMT	No
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Adelante Eastside
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

**Assessor Information**

Assessor Parcel No. (APN)	5171021032
APN Area (Co. Public Works)*	1.560 (ac)
Use Code	3310 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, 10,000 to 24,999 SF - One Story
Assessed Land Val.	\$3,236,383
Assessed Improvement Val.	\$10,081,476
Last Owner Change	01/11/2022
Last Sale Amount	\$35,500,355
Tax Rate Area	12703
Deed Ref No. (City Clerk)	986914-5 894394 849129 562332 5-802 5-800 484107 436102 436100-02 436100 362050-1 2229813-4 198466 1458596 144210 108291 0041216

**Building 1**

Year Built	2004
Building Class	SX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,075.0 (sq ft)

**Building 2**

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Year Built	1979
Building Class	C65
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	40,443.0 (sq ft)
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: 5171021032]

**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
Flood Zone	Outside Flood Zone
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
Wells	None

**Environmental**

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None

**Seismic Hazards**

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	1.85193432
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
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

Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No

**Economic Development Areas**

Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None

State Enterprise Zone EAST LOS ANGELES STATE ENTERPRISE ZONE

**Housing**

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5171021032]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

**Public Safety**

Police Information

Bureau	Central
Division / Station	Hollenbeck
Reporting District	471

Fire Information

Bureau	Central
Battalion	1
District / Fire Station	17
Red Flag Restricted Parking	No

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**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-2016-2905-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
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-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-5599-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-2006-48-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1986-445-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - BOYLE HEIGHTS (PART I)
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-2016-2906-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
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-2008-3103-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	ENV-2007-5600-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-2006-49-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	ND-83-384-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

**DATA NOT AVAILABLE**

- ORD-184246
- ORD-183145
- ORD-183144
- ORD-166585-SA3760J
- ORD-129279

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(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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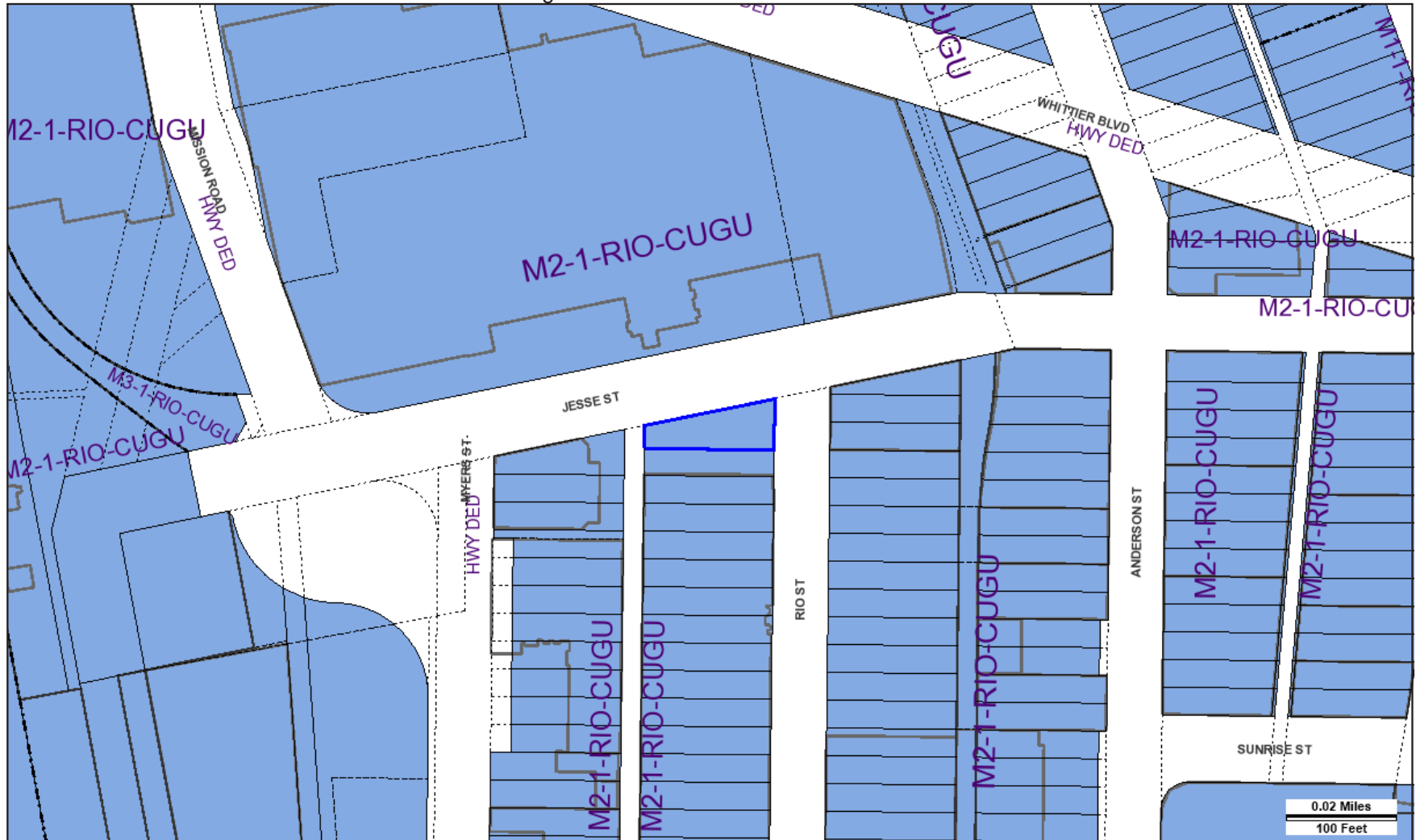


ZIMAS PUBLIC

Generalized Zoning

08/20/2024

City of Los Angeles  
Department of City Planning



Address: 651 S RIO ST

Tract: STRONG AND DICKINSON'S  
SALT LAKE RAILROAD TRACT

Zoning: M2-1-RIO-CUGU

APN: 5171021032

Block: G

General Plan: Light Manufacturing

PIN #: 124-5A219 64

Lot: 1

Arb: None





651-671  
S RIO STREET  
LOS ANGELES • CA 90023

FOR MORE INFORMATION, PLEASE CONTACT US

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