

FOR SALE



25,350± S.F. (.58 Acres) R-3 Zoned Development Site

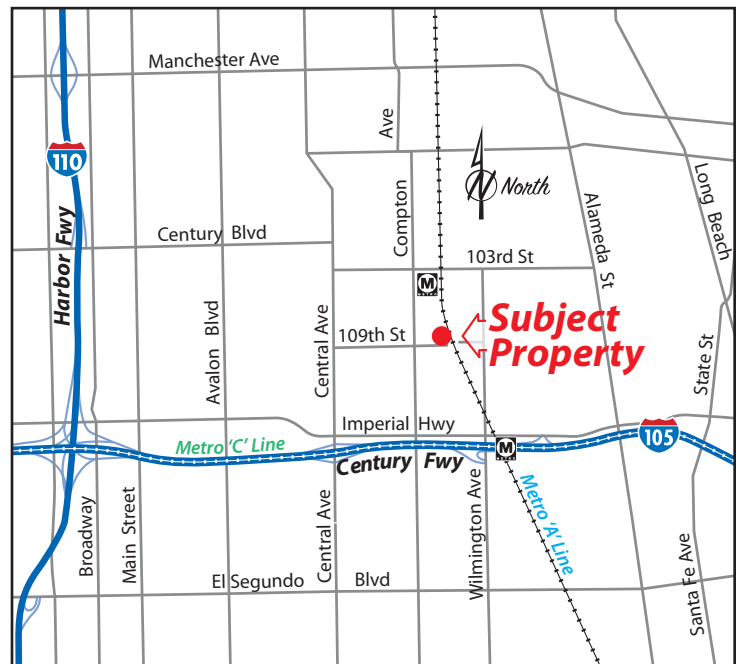


**1699 E. 109th Street
Los Angeles, CA 90059**

FEATURES/DETAILS:

- R3-1 Zoning – Multi-Family Residential
- Transit Oriented Community: TIER 3
- APN: 6069-020-019
- Densely populated area, walking distance from Metro A & C Stations
- Good proximity to I-105 & I-110 Freeways
- Southeast Los Angeles Community Plan
- Located in CD-15: Tim Osker

Asking Price! \$1,248,000 (\$49.23/SF)



Contact exclusive agent:

Mark Whitman

Lic. No. 00918875

mwhitman@dorinrealty.com

213-627-0007 Ext 124

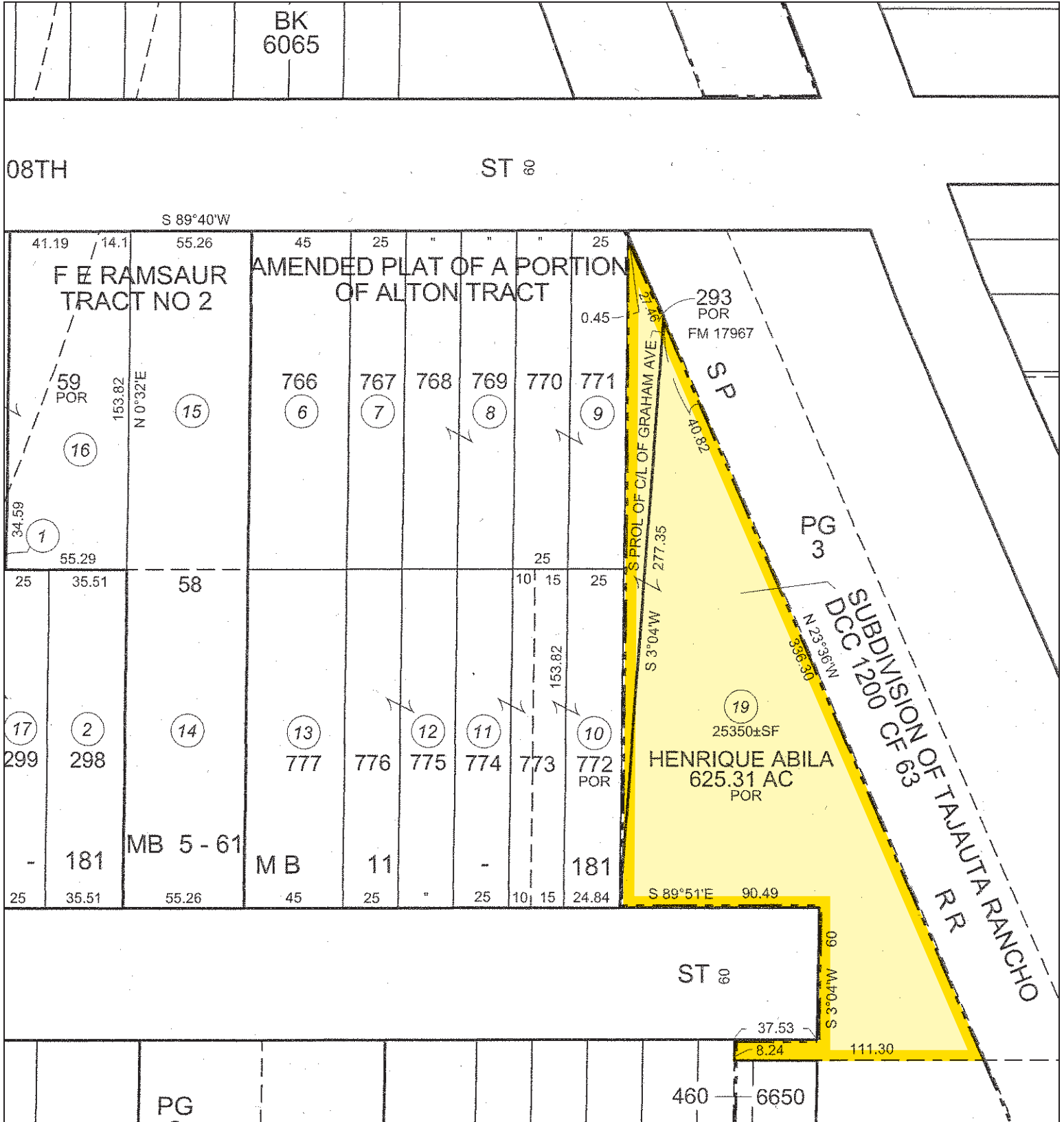
4555 Pacific Blvd., Vernon, CA 90058-2207

Industrial and Commercial Real Estate Specialists
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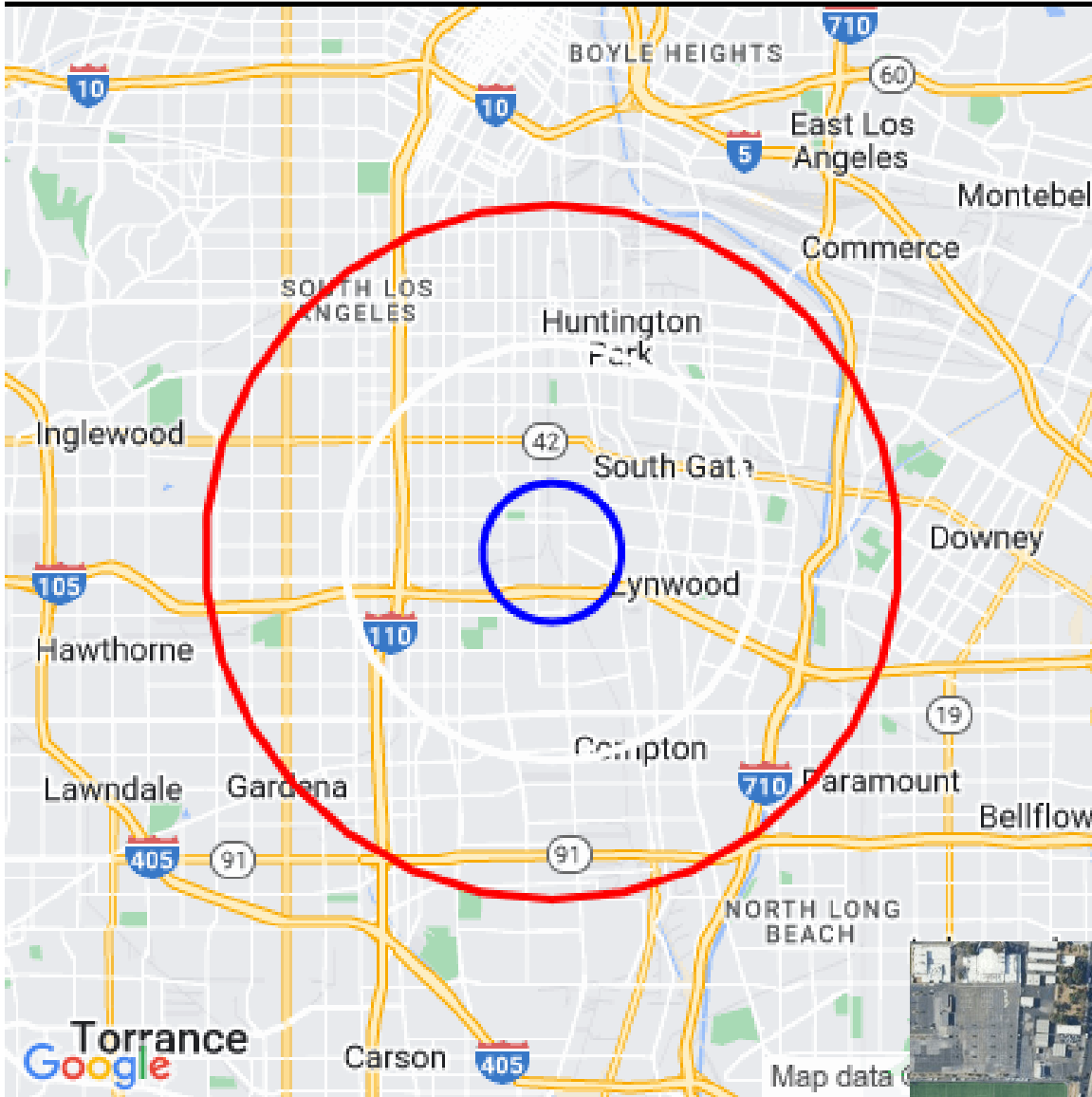
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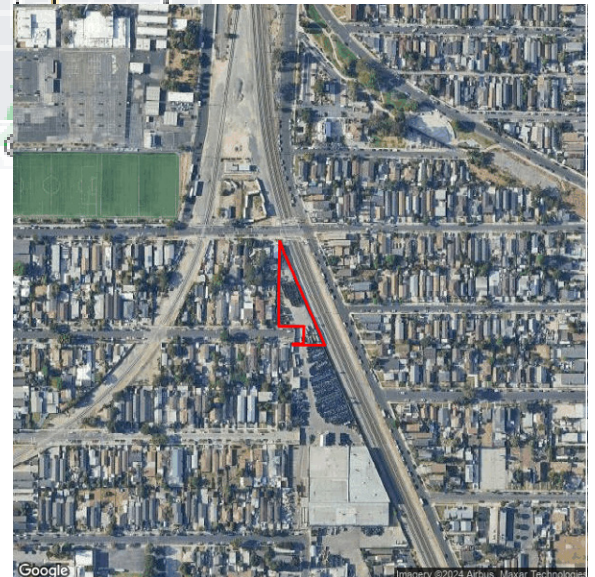
Demographic Report



1699 E 109th St

Population

Distance	Male	Female	Total
1- Mile	22,413	23,510	45,924
3- Mile	184,016	187,301	371,317
5- Mile	448,737	457,256	905,993



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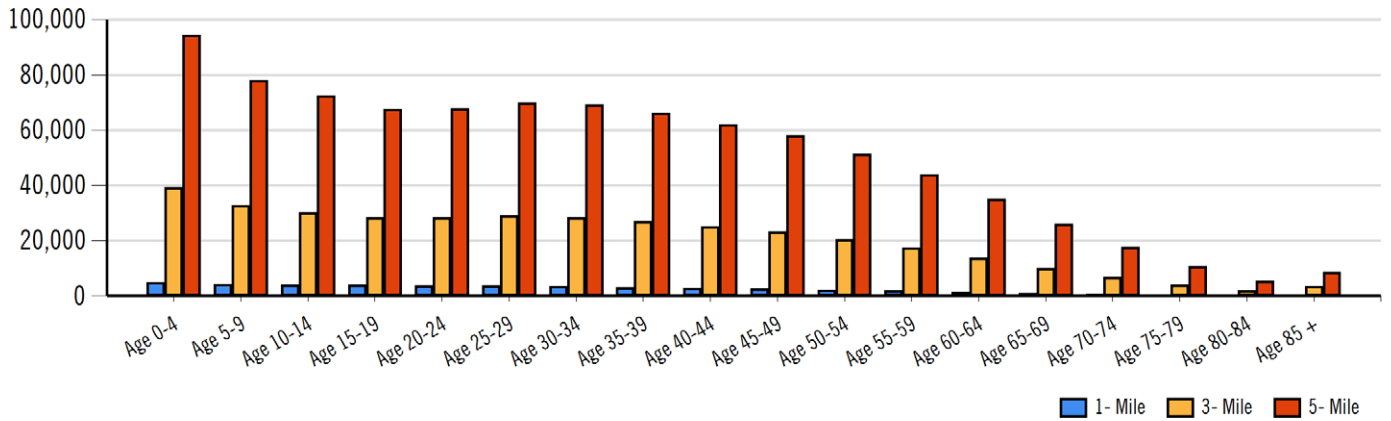
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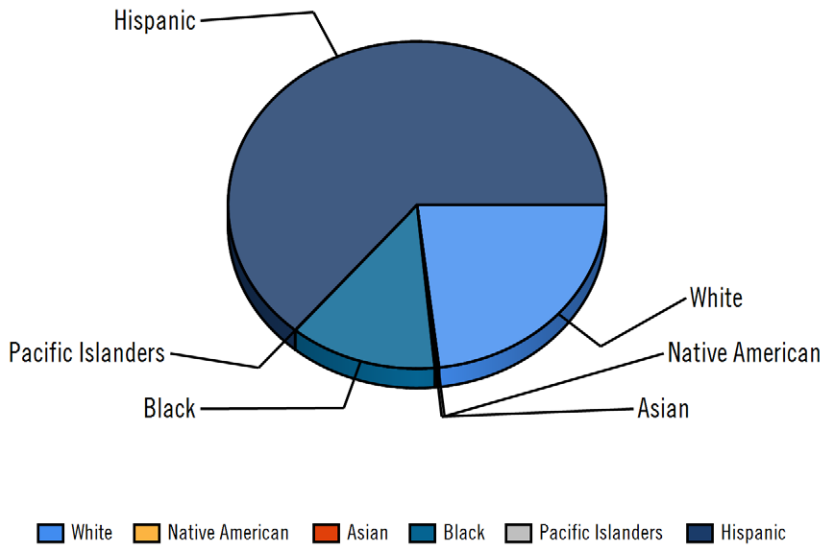
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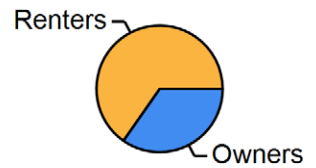
Population by Distance and Age (2020)



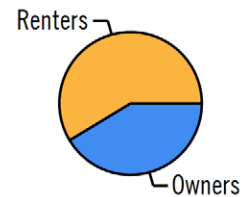
Ethnicity within 5 miles



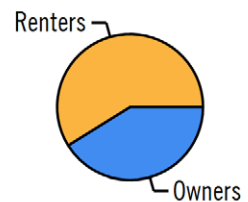
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	16,292	1,825	7.47 %
3-Mile	146,675	12,008	6.90 %
5-Mile	366,531	27,992	6.77 %



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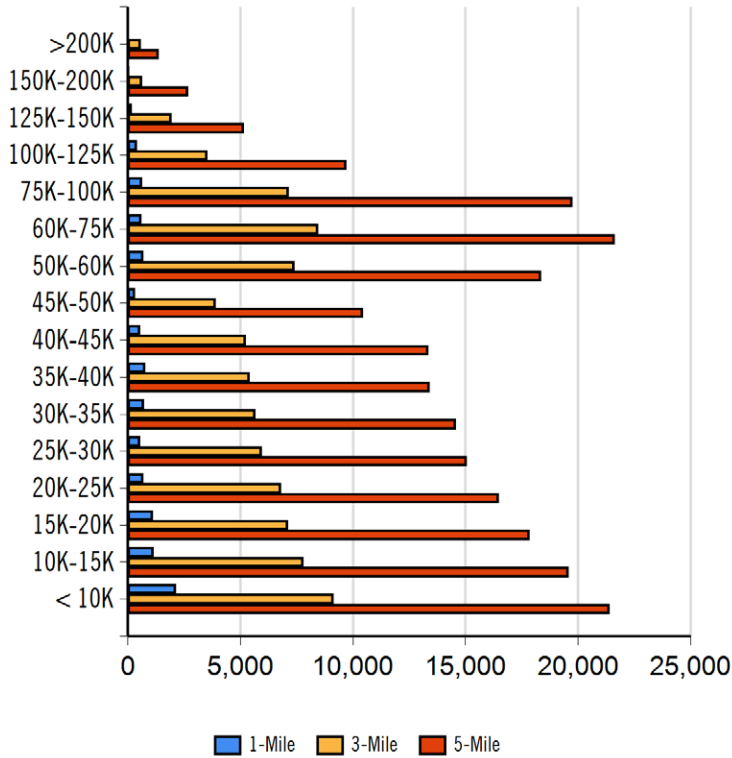
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	53	27	1,539	2,573	722	1,886	1,506	211	1,509	2,979	908	475	1,614
3-Mile	1,237	225	12,162	28,787	6,052	18,246	11,276	1,832	11,897	25,212	11,263	3,609	11,930
5-Mile	2,938	590	30,255	69,838	17,206	44,474	27,983	4,786	29,569	64,607	29,002	9,324	29,096

Household Income



Radius	Median Household Income
1-Mile	\$33,685.99
3-Mile	\$39,628.29
5-Mile	\$41,416.74

Radius	Average Household Income
1-Mile	\$39,503.97
3-Mile	\$45,555.60
5-Mile	\$47,699.59

Radius	Aggregate Household Income
1-Mile	\$381,731,138.66
3-Mile	\$3,896,780,338.34
5-Mile	\$10,297,715,494.57

Education

	1-Mile	3-mile	5-mile
Pop > 25	24,592	211,981	525,553
High School Grad	2,142	32,059	80,637
Some College	3,104	24,944	62,568
Associates	485	6,645	20,110
Bachelors	1,115	7,547	19,515
Masters	604	3,902	10,381
Prof. Degree	406	5,185	11,101
Doctorate	261	2,906	7,020

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	3 %	10 %	17 %
Teen's	97 %	107 %	109 %
Expensive Homes	34 %	49 %	40 %
Mobile Homes	3 %	7 %	16 %
New Homes	19 %	24 %	24 %
New Households	64 %	90 %	94 %
Military Households	5 %	5 %	5 %
Households with 4+ Cars	53 %	96 %	102 %
Public Transportation Users	218 %	222 %	238 %
Young Wealthy Households	29 %	43 %	56 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	384,790,796		3,439,674,682		8,900,430,286	
Average annual household	37,661		39,643		40,548	
Food	5,117	13.59 %	5,306	13.38 %	5,411	13.34 %
Food at home	3,527		3,626		3,681	
Cereals and bakery products	497		513		521	
Cereals and cereal products	178		184		187	
Bakery products	318		329		334	
Meats poultry fish and eggs	730		742		752	
Beef	167		170		172	
Pork	131		136		138	
Poultry	140		142		143	
Fish and seafood	117		117		119	
Eggs	60		61		62	
Dairy products	345		354		360	
Fruits and vegetables	701		723		736	
Fresh fruits	103		106		108	
Processed vegetables	141		145		147	
Sugar and other sweets	130		134		136	
Fats and oils	110		115		117	
Miscellaneous foods	664		683		694	
Nonalcoholic beverages	314		321		325	
Food away from home	1,590		1,680		1,730	
Alcoholic beverages	244		260		268	
Housing	14,423	38.30 %	15,031	37.92 %	15,295	37.72 %
Shelter	8,649		9,025		9,187	
Owned dwellings	4,543		4,917		5,061	
Mortgage interest and charges	2,231		2,414		2,491	
Property taxes	1,482		1,623		1,675	
Maintenance repairs	829		879		894	
Rented dwellings	3,585		3,535		3,530	
Other lodging	519		573		595	
Utilities fuels	3,600		3,736		3,783	
Natural gas	319		333		339	
Electricity	1,505		1,545		1,559	
Fuel oil	125		132		135	
Telephone services	1,104		1,154		1,170	
Water and other public services	545		570		579	
Household operations	889	2.36 %	945	2.38 %	969	2.39 %
Personal services	233		250		258	
Other household expenses	655		695		710	
Housekeeping supplies	482		501		510	
Laundry and cleaning supplies	141		143		145	
Other household products	268		283		289	
Postage and stationery	73		74		75	
Household furnishings	801		822		843	
Household textiles	64		62		63	
Furniture	153		159		165	
Floor coverings	17		18		19	
Major appliances	121		128		130	
Small appliances	72		73		75	
Miscellaneous	372		379		389	
Apparel and services	1,055	2.80 %	1,062	2.68 %	1,082	2.67 %
Men and boys	184		187		194	
Men 16 and over	146		151		158	
Boys 2 to 15	38		35		35	
Women and girls	390		394		400	



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Women 16 and over	317	321	327
Girls 2 to 15	73	72	72
Children under 2	82	83	83

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	384,790,796		3,439,674,682		8,900,430,286	
Average annual household	37,661		39,643		40,548	
Transportation	5,203	13.82 %	5,479	13.82 %	5,606	13.83 %
Vehicle purchases	1,074		1,138		1,181	
Cars and trucks new	476		548		574	
Cars and trucks used	572		560		576	
Gasoline and motor oil	1,793		1,872		1,900	
Other vehicle expenses	2,018		2,135		2,180	
Vehicle finance charges	129		141		144	
Maintenance and repairs	694		725		740	
Vehicle insurance	965		1,026		1,045	
Vehicle rental leases	229		241		249	
Public transportation	316		332		345	
Health care	2,929	7.78 %	3,157	7.96 %	3,226	7.96 %
Health insurance	1,985		2,122		2,163	
Medical services	553		614		632	
Drugs	295		320		327	
Medical supplies	95		100		102	
Entertainment	2,189	5.81 %	2,329	5.87 %	2,385	5.88 %
Fees and admissions	333		366		382	
Television radios	882		923		935	
Pets toys	793		842		862	
Personal care products	483		504		516	
Reading	40		43		44	
Education	853		853		881	
Tobacco products	391		400		400	
Miscellaneous	585	1.55 %	642	1.62 %	656	1.62 %
Cash contributions	1,006		1,094		1,120	
Personal insurance	3,136		3,477		3,652	
Life and other personal insurance	123		130		133	
Pensions and Social Security	3,012		3,347		3,518	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	14,536	11,834	22.51 %	1,859	12,250	5,486	9,050	-496
3-Mile	2020	98,957	83,029	19.03 %	11,777	83,789	41,163	57,794	-2,217
5-Mile	2020	240,007	205,915	16.42 %	31,437	199,499	99,791	140,216	-1,293
1-Mile	2023	15,540	11,834	30.97 %	1,985	13,096	5,940	9,600	62
3-Mile	2023	105,140	83,029	26.47 %	12,475	89,065	44,006	61,134	1,619
5-Mile	2023	253,980	205,915	23.23 %	33,079	211,310	106,112	147,868	7,356



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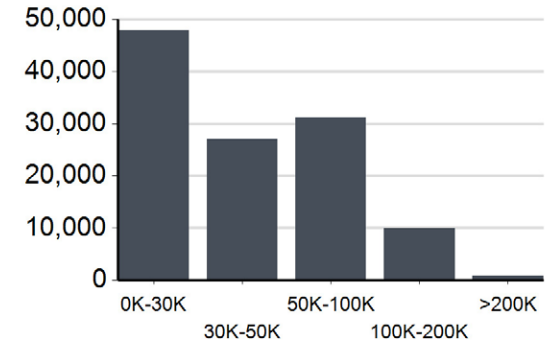
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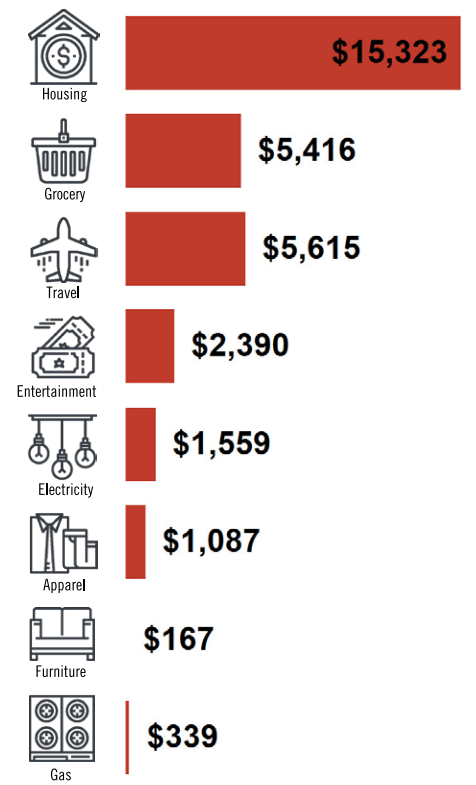
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1699 E 109th St, Los Angeles, CA 90059

INCOME BY HOUSEHOLD



HH SPENDING



CITY, STATE

Los Angeles, CA

POPULATION

473,471

AVG. HHSIZE

4.11

MEDIAN HH INCOME

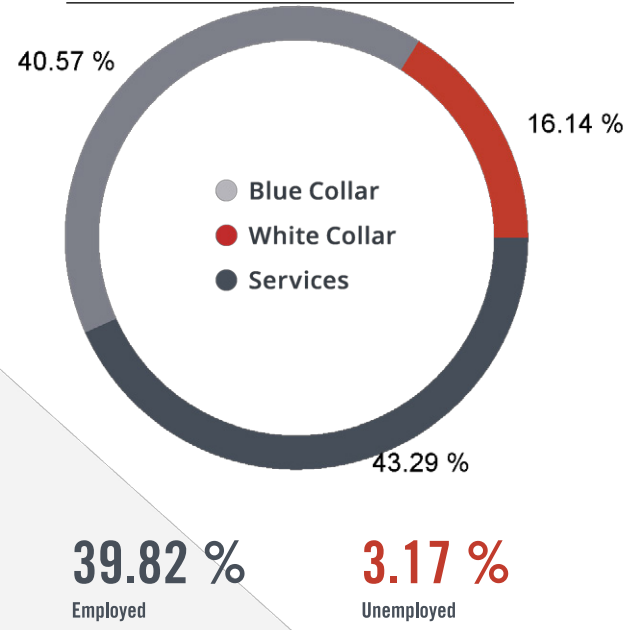
\$42,023

HOME OWNERSHIP

Renters: **63,681**

Owners: **49,850**

EMPLOYMENT



39.82 %
Employed

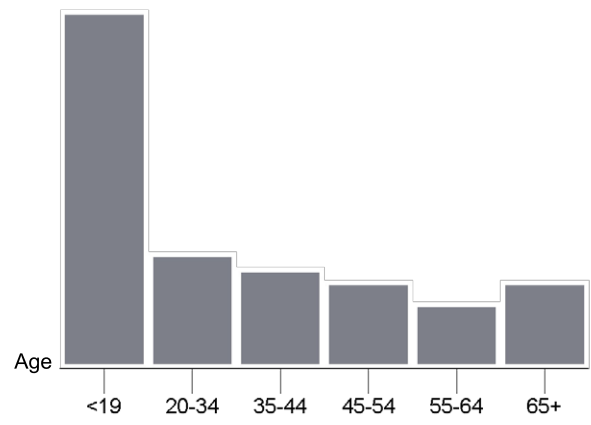
3.17 %
Unemployed

EDUCATION

High School Grad: **15.57 %**
Some College: **12.90 %**
Associates: **4.39 %**
Bachelors: **8.81 %**

GENDER & AGE

49.25 %   **50.75 %**



RACE & ETHNICITY

White: **12.52 %**
Asian: **0.03 %**
Native American: **0.09 %**
Pacific Islanders: **0.01 %**
African-American: **14.16 %**
Hispanic: **43.41 %**
Two or More Races: **29.79 %**



City of Los Angeles Department of City Planning

7/9/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1693 E 109TH ST
1697 E 109TH ST
1699 E 109TH ST

ZIP CODES

90059

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2771-CRA
CPC-2008-1553-CPU
CPC-1990-346-CA
CPC-1983-506
ORD-185924-SA3720
ORD-171682
ORD-171681
ORD-162128
ZA-2009-2433-ZV
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-2502-CE
ENV-2013-3170-CE
ENV-2009-2434-MND
ENV-2008-1780-EIR

Address/Legal Information

PIN Number	088-5A213 108
Lot/Parcel Area (Calculated)	15,951.8 (sq ft)
Thomas Brothers Grid	PAGE 704 - GRID G5 PAGE 704 - GRID G6
Assessor Parcel No. (APN)	6069002019
Tract	SUB-DIVISION OF TAJAUTA RANCHO
Map Reference	D C C 1200 C F 63 MAP M-29
Block	None
Lot	PT HENRIQUE ABILA 625.31 ACRES
Arb (Lot Cut Reference)	1
Map Sheet	088-5A213

Jurisdictional Information

Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Watts
Council District	CD 15 - Tim McOsker
Census Tract #	2427.00
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	R3-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2374 State Enterprise Zone: Los Angeles ZI-2488 Redevelopment Project Area: Watts Corridors Recovery ZI-2512 Housing Element Inventory of Sites ZI-2452 Transit Priority Area in the City of Los Angeles ZI-1117 MTA Right-of-Way (ROW) Project Area
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
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
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

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

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	Watts Corridors Recovery
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Dorothy V. Johnson Community Day Active: Edwin Markham Middle Active: Edwin Markham Middle (Health Careers Magnet) Active: Edwin Markham Middle Visual and Performing Arts Magnet
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	6069002019
APN Area (Co. Public Works)*	0.582 (ac)
Use Code	0109 - Residential - Single Family Residence - Other Improvements Only
Assessed Land Val.	\$157,633
Assessed Improvement Val.	\$34,868
Last Owner Change	01/23/2013
Last Sale Amount	\$140,001
Tax Rate Area	6650
Deed Ref No. (City Clerk)	None
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
Rent Stabilization Ordinance (RSO)	No [APN: 6069002019]

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

Environmental

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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)	3.9057072
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	Yes
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	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: 6069002019]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	6069002019
Use Code	0109 - Residential - Single Family Residence - Other Improvements Only
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.69 Units, Lower
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	South
Division / Station	Southeast
Reporting District	1837
Fire Information	
Bureau	South
Battalion	13

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District / Fire Station	65
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-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-2010-2771-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE WATTS/WATTS CORRIDORS REDEVELOPMENT PLAN.
Case Number:	CPC-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
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-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 IN THE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ZA-2009-2433-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	A VARIANCE FROM SECTION 12.19-A,1, PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW CONSTRUCTION OF A THREE-STORY, 30-UNIT AFFORDABLE HOUSING APARTMENT BUILDING WITH 45 SURFACE PARKING SPACES IN THE M2-1,R2-1 ZONED PROPERTY.
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-2017-2502-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL CLEARANCE
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-2009-2434-MND

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.

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): A VARIANCE FROM SECTION 12.19-A,1, PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW CONSTRUCTION OF A THREE-STORY, 30-UNIT AFFORDABLE HOUSING APARTMENT BUILDING WITH 45 SURFACE PARKING SPACES IN THE M2-1,R2-1 ZONED PROPERTY.

Case Number: ENV-2008-1780-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE

DATA NOT AVAILABLE

ORD-185924-SA3720

ORD-171682

ORD-171681

ORD-162128





POINTS OF INTEREST

-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
-  Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  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
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
-  Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  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
-  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)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
-  Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  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
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the Issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 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	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	