

Fully RTI



Priced at \$1,200,000

6801 S Figueroa Street

Los Angeles, CA 90003

38 unit, 100% Affordable Housing Development Opportunity
RTI at COE

PARTNERSCRE
Petito | Sayani | Svidler



TABLE OF CONTENTS



| | | | | | |
|----------------------------|----|---------------|----|------------------------------|----|
| Property Overview | 3 | Location Maps | 14 | Zimas Map | 20 |
| Project Unit Breakdown | 4 | Walk Score | 15 | Photos | 21 |
| LAHD Table of Rental Units | 5 | Metro | 17 | Confidentiality & Disclaimer | 24 |
| Floor Plans | 7 | Parcel Report | 18 | Contact Information | 25 |
| Location Highlights | 13 | | | | |

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6801 S Figueroa Street

The Offering

PartnersCRE is proud to offer an **outstanding, Ready-to-Issue 38-unit affordable housing development** opportunity in the heart of South Los Angeles.

This prime project is located on a **7,202 SF lot** and is designed with a **4-story Type V-A building** under **ED-1 incentives**, maximizing both density and affordability. With a total floor area of **22,909 SF** and **18,036 SF of rentable space**, the development includes **32 one-bedroom units and 6 studio apartments**, all of which will be affordable to low- and moderate-income residents. The design **eliminates the need for parking**, further reducing construction costs and ensuring long-term affordability.

6801 S Figueroa St is in the **Los Angeles State Enterprise Zone**, offering additional benefits and incentives for development.

The rent structure is highly attractive: **80% of the units are designated for TCAC Schedule IX low-income tenants**, while **20% will be reserved for HCD Schedule VI moderate-income tenants**. In addition, the property's proximity to **Section 8 voucher opportunities** could boost rental income by up to **20% per unit**.

Located in the rapidly transforming **South Los Angeles** area, this property is at the center of a vibrant community undergoing revitalization, with new developments and improvements enhancing the neighborhood. The site is ideally positioned near essential amenities such as **schools, healthcare centers, and parks**, making it a prime location for individuals and families in need of affordable housing. With a **Walk Score of 76**, it's also within walking distance of local shops, dining, and services.

With **all entitlements and approvals secured**, the project is **Ready-to-Issue** and will be delivered **vacant at the close of escrow**, providing an immediate and seamless path to development.

At a Glance

South Los Angeles

\$1,200,000
Price

22,909 SF
Proposed Building SF

18,036 SF
Proposed Rentable SF

38 unit, 100% Affordable Housing Development Opportunity, RTI at COE

7,202 SF
Lot Size

60 FT x 120 FT
Lot Dimensions

6013-01-9016
APNs

Tire Shop, Delivered Vacant
Existing Use

Highlights

- 38-Unit 100% Affordable Housing Development, RTI at COE
- Zoning: C2-1VL and Tier 1 Transit-Oriented Community
- Mostly Stacked Design – Type V-A Construction
- Rent Schedules: HCD Schedule VI and TCAC Schedule IX
- Transit Access: Convenient access to the 81 Bus and J Line

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6801 S Figueroa Street

Project Unit Breakdown

| 1st Floor | Unit Mix | Unit SF | Affordability Level |
|-----------------------|----------|--------------|---------------------|
| 101 | 0+1 | 304 | Moderate Income |
| 102 | 0+1 | 308 | Low Income |
| 103 | 1+1 | 422 | Low Income |
| 104 | 0+1 | 302 | Low Income |
| 105 | 1+1 | 405 | Moderate Income |
| 106 | 0+1 | 302 | Low Income |
| 107 | 1+1 | 422 | Low Income |
| 108 | 1+1 | 422 | Low Income |
| 109 | 1+1 | 422 | Low Income |
| Total Floor SF | | 3,309 | |

| 2nd Floor | Unit Mix | Unit SF | Affordability Level |
|-----------------------|----------|--------------|---------------------|
| 201 | 1+1 | 424 | Low Income |
| 202 | 0+1 | 308 | Low Income |
| 203 | 1+1 | 422 | Very Low Income |
| 204 | 1+1 | 417 | Low Income |
| 205 | 1+1 | 431 | Low Income |
| 206 | 0+1 | 381 | Low Income |
| 207 | 1+1 | 422 | Low Income |
| 208 | 1+1 | 422 | Low Income |
| 209 | 1+1 | 422 | Low Income |
| 210 | 1+1 | 433 | Moderate Income |
| Total Floor SF | | 4,082 | |

| 3rd Floor | Unit Mix | Unit SF | Affordability Level |
|-----------------------|----------|--------------|---------------------|
| 301 | 1+1 | 424 | Low Income |
| 302 | 0+1 | 308 | Low Income |
| 303 | 1+1 | 422 | Low Income |
| 304 | 1+1 | 417 | Moderate Income |
| 305 | 1+1 | 431 | Low Income |
| 306 | 0+1 | 381 | Low Income |
| 307 | 1+1 | 422 | Low Income |
| 308 | 1+1 | 422 | Low Income |
| 309 | 1+1 | 422 | Moderate Income |
| 310 | 1+1 | 433 | Low Income |
| Total Floor SF | | 4,082 | |

| 4th Floor | Unit Mix | Unit SF | Affordability Level |
|-----------------------|----------|--------------|---------------------|
| 401 | 1+1 | 424 | Low Income |
| 402 | 0+1 | 308 | Moderate Income |
| 403 | 1+1 | 422 | Low Income |
| 404 | 1+1 | 454 | Managers Unit |
| 405 | 0+1 | 381 | Low Income |
| 406 | 1+1 | 422 | Low Income |
| 407 | 1+1 | 422 | Low Income |
| 408 | 1+1 | 422 | Low Income |
| 409 | 1+1 | 433 | Moderate Income |
| Total Floor SF | | 3,688 | |

Total Floor SF (Floors 1-4) **15,161**

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6801 S Figueroa Street

LAHD Table of Rental Units - Non-Final



X
 LAHD Staff:
 (Internal Use)
 Date:
 revised
 5-16-2024

Square Footage Per Unit

Project Address: 6801-6805 S Figueroa St., Los Angeles, CA 90003

| Unit Type (Bdrm) | Count | Total Sq. Ft. Market Unit | Avg. Sq. Ft. Market Unit | Sq. ft. for the Restricted Units cannot be < 90% of the average sq. ft. of the market rate units.* | |
|---------------------|-----------|------------------------------|--------------------------------|--|-------------|
| Single | 10 | 0 | 0 | 0 | 0 |
| 1 | 28 | 454 | 454 | Restricted Unit(s) must be = or > | 409 Sq. Ft. |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| Total: | 38 | | | Total Restricted Units: 37 | |

| Record No. | Rstct | Unit No. | Unit Type (Bdrm) | Unit Sq. Ft. | Affordability Level/ Manager's Unit | Schedule Type | Location of Unit in Building | In Building |
|---------------|-------|----------|---------------------|-----------------|--|---------------|---------------------------------|----------------|
| 1 | X | 101 | Single | 304.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 2 | X | 102 | Single | 308.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 3 | X | 103 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 4 | X | 104 | Single | 302.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 5 | X | 105 | 1 | 405.00 | Moderate Income | HCD Sch. 6 | South West Corner | Y |
| 6 | X | 106 | Single | 302.00 | Low Income | CTCAC Sch. 9 | North West Corner | Y |
| 7 | X | 107 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 8 | X | 108 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 9 | X | 109 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 10 | X | 201 | 1 | 424.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 11 | X | 202 | Single | 308.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 12 | X | 203 | 1 | 422.00 | Very Low Income | HCD Sch. 6 | South side | Y |

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6801 S Figueroa Street

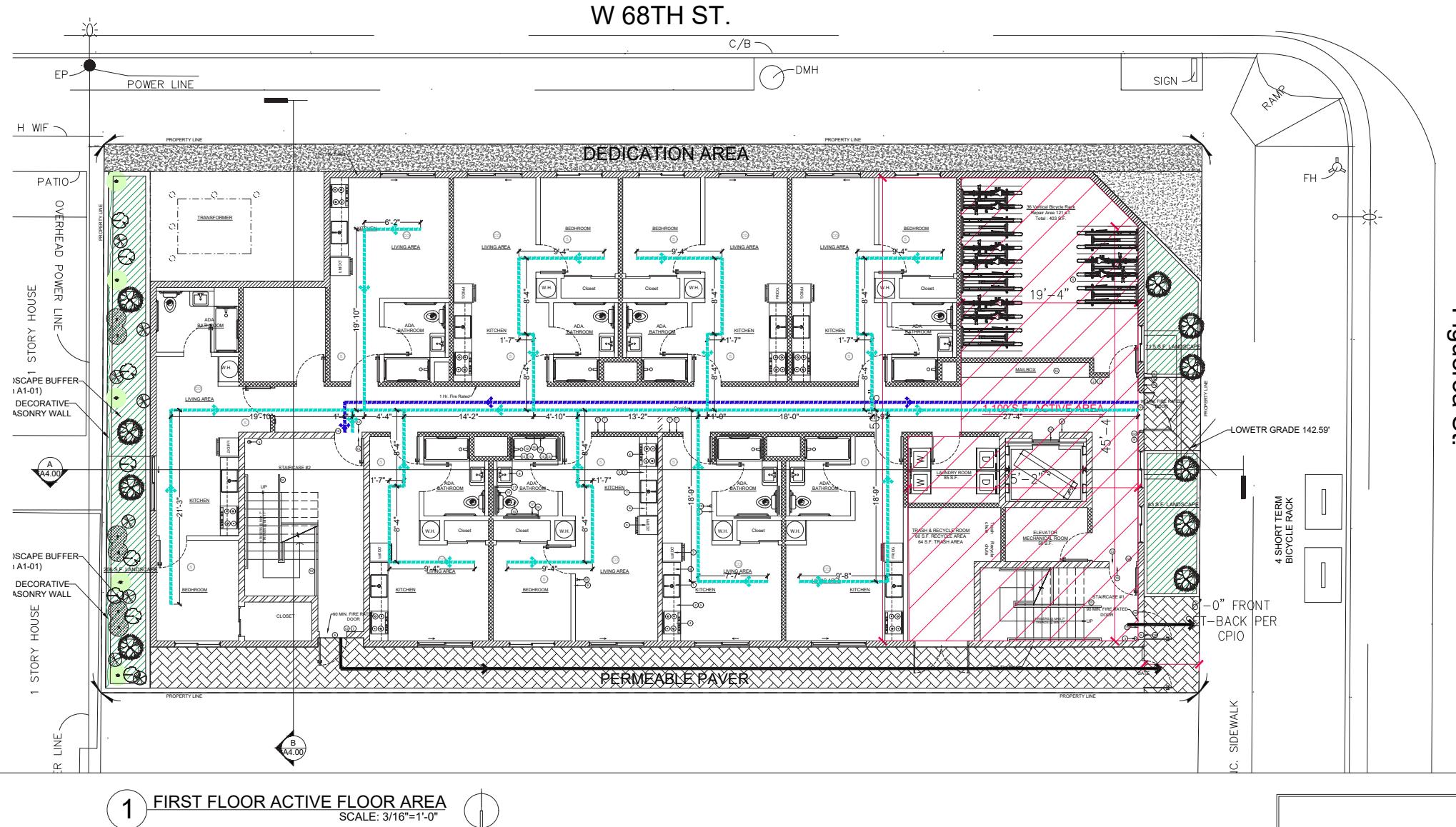
LAHD Table of Rental Units - Non-Final

| | | | | | | | | |
|----|---|-----|--------|--------|-----------------|--------------|-------------------|---|
| 13 | X | 204 | 1 | 417.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 14 | X | 205 | 1 | 431.00 | Low Income | CTCAC Sch. 9 | South West Corner | Y |
| 15 | X | 206 | Single | 381.00 | Low Income | CTCAC Sch. 9 | North West Corner | Y |
| 16 | X | 207 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 17 | X | 208 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 18 | X | 209 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 19 | X | 210 | 1 | 433.00 | Moderate Income | HCD Sch. 6 | North East Corner | Y |
| 20 | X | 301 | 1 | 424.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 21 | X | 302 | Single | 308.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 22 | X | 303 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 23 | X | 304 | 1 | 417.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 24 | X | 305 | 1 | 431.00 | Low Income | CTCAC Sch. 9 | South West Corner | Y |
| 25 | X | 306 | Single | 381.00 | Low Income | CTCAC Sch. 9 | North West Corner | Y |
| 26 | X | 307 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 27 | X | 308 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 28 | X | 309 | 1 | 422.00 | Moderate Income | HCD Sch. 6 | North side | Y |
| 29 | X | 310 | 1 | 433.00 | Low Income | CTCAC Sch. 9 | North East Corner | Y |
| 30 | X | 401 | 1 | 424.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 31 | X | 402 | Single | 308.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 32 | X | 403 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 33 | | 404 | 1 | 454.00 | Manager's Unit | | South side | Y |
| 34 | X | 405 | Single | 381.00 | Low Income | CTCAC Sch. 9 | North West Corner | Y |
| 35 | X | 406 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 36 | X | 407 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 37 | X | 408 | 1 | 422.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 38 | X | 409 | 1 | 433.00 | Moderate Income | HCD Sch. 6 | North East Corner | Y |

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6801 S Figueroa Street

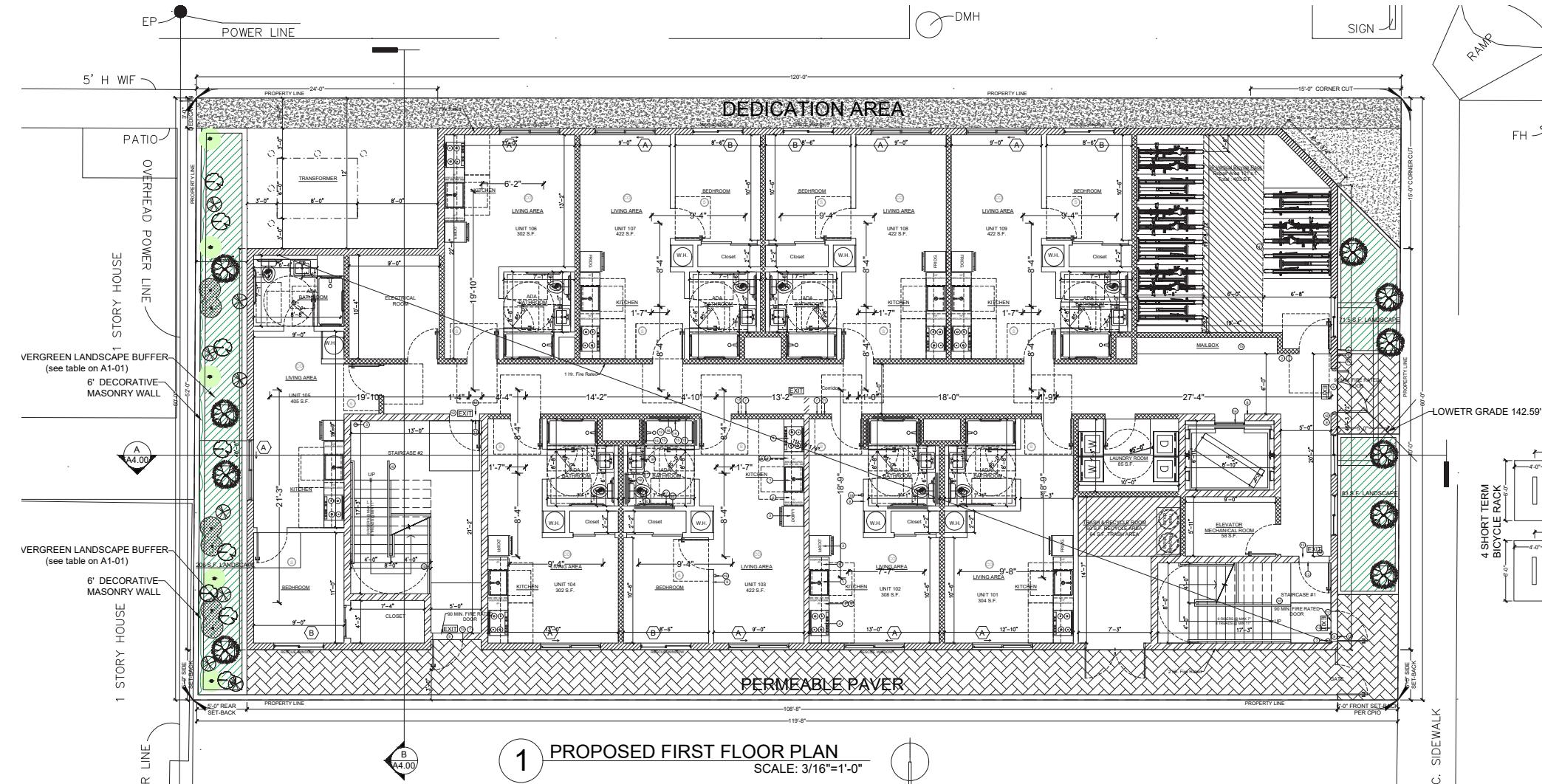
Floor Plan - 1st Floor Active Area



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6801 S Figueroa Street

Floor Plan - 1st Floor



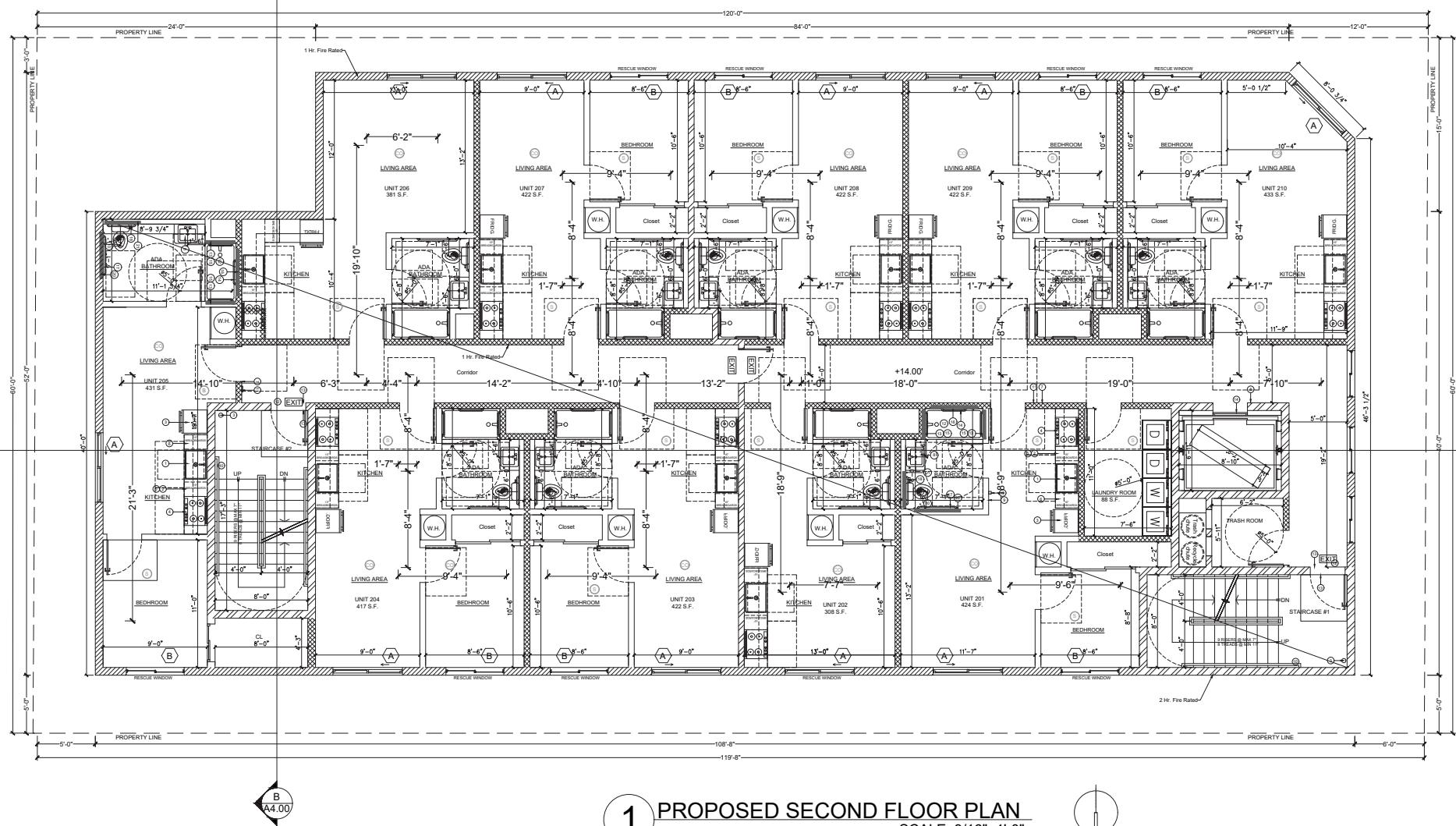
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6801 S Figueroa Street

Floor Plan - 2nd Floor

W 68TH ST.

Figueroa St.

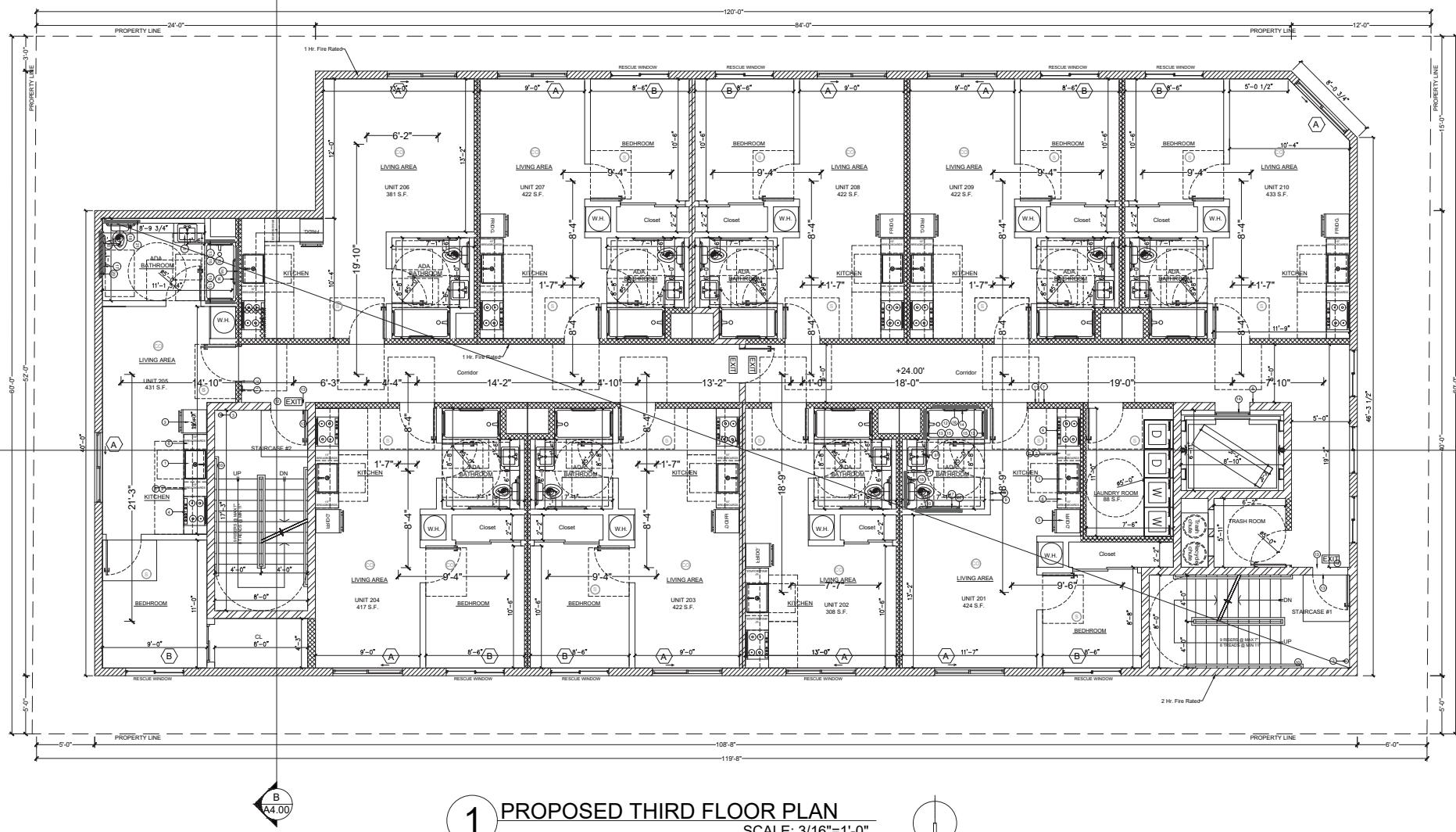


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6801 S Figueroa Street

Floor Plan - 3rd Floor

W 68TH ST.

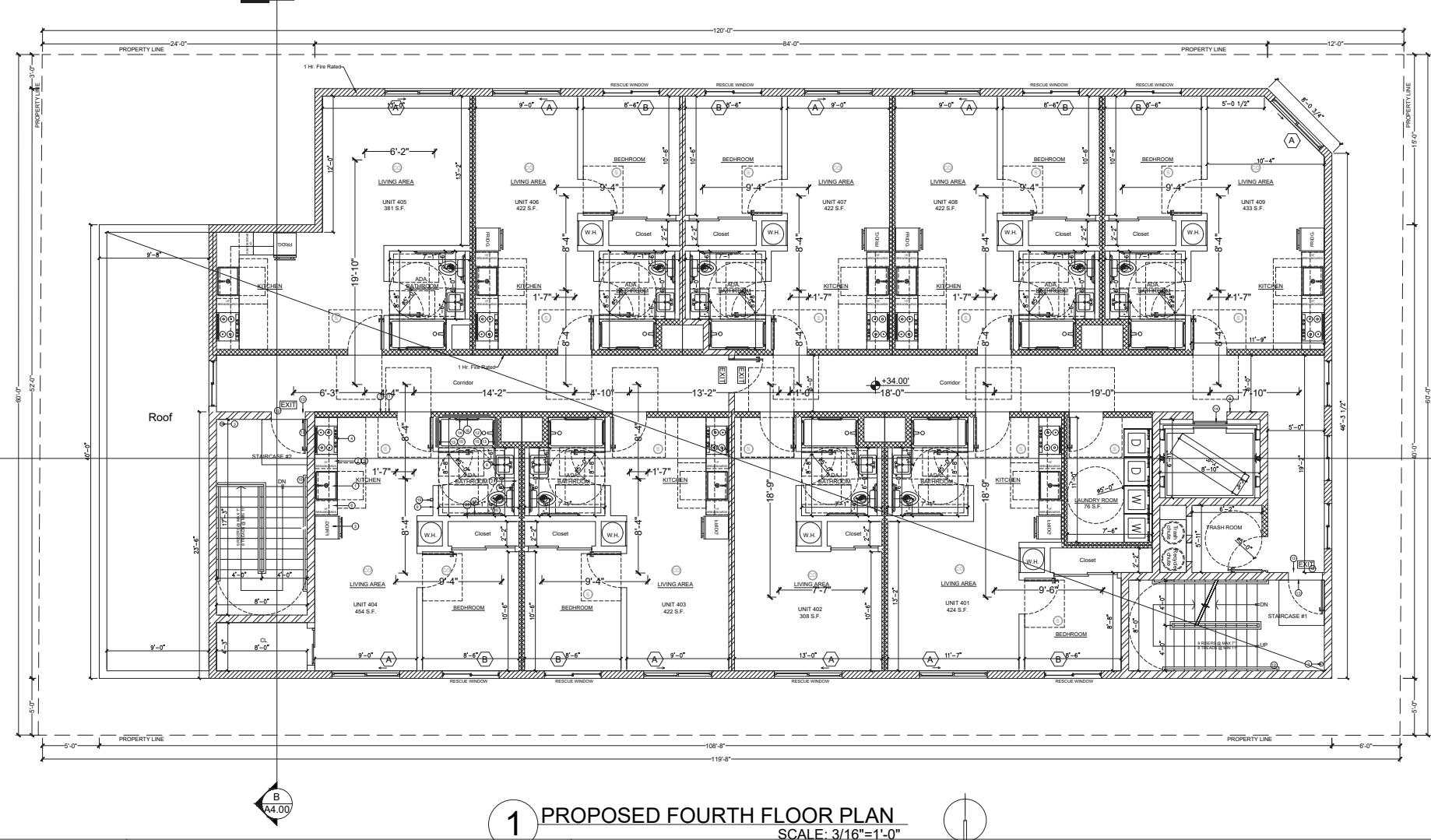


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6801 S Figueroa Street

Floor Plan - 4th Floor

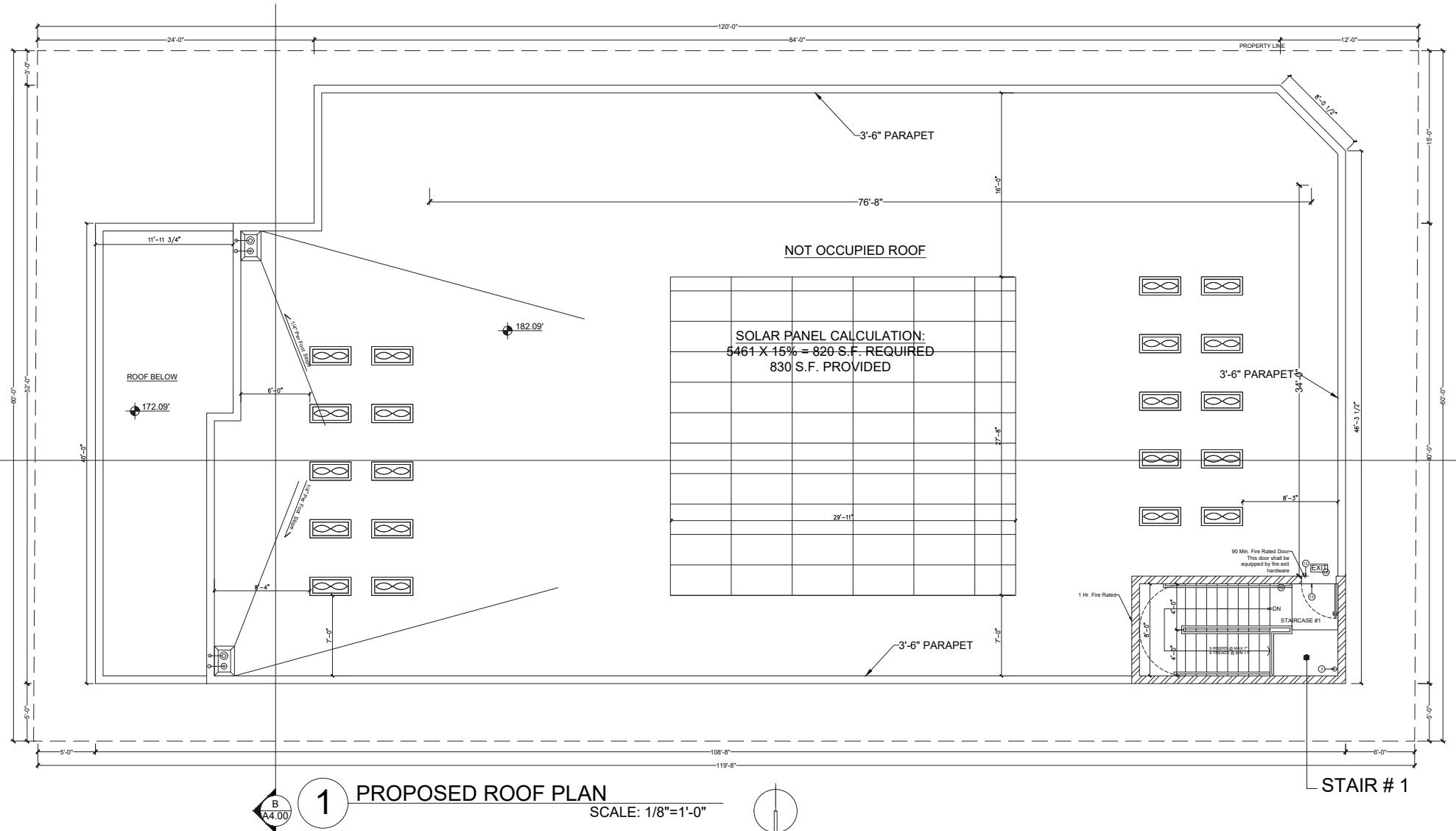
W 68TH ST.



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6801 S Figueroa Street

Floor Plan - Roof



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6801 S Figueroa Street

Location Highlights

EXPOSITION PARK

Just 1 mile from the property, this 160-acre park is home to the renowned California Science Center, Natural History Museum of Los Angeles County, and the Los Angeles Memorial Coliseum. The park offers a perfect blend of educational and recreational activities, with a variety of museums and lush green spaces to explore and enjoy.

SOUTH LOS ANGELES WETLANDS PARK

Located just 1.5 miles away, this beautiful ecological retreat features walking trails, birdwatching, and stunning views of the surrounding nature. It's a peaceful oasis that offers a unique blend of natural beauty and urban charm, ideal for a tranquil escape from the city.

UNIVERSITY OF SOUTHERN CALIFORNIA (USC)

Only 2 miles from the property, USC is one of the largest private research universities in the U.S., offering a diverse student body and a wealth of cultural, athletic, and academic opportunities. Its proximity makes this an excellent location for student housing.

LOS ANGELES MEMORIAL COLISEUM

Approximately 2 miles away, this iconic sports stadium hosts a wide range of events, including major football games, concerts, and more. A symbol of Los Angeles, the Coliseum draws crowds year-round for its world-class entertainment.

THE FORUM

Just 3 miles away, this legendary venue in Inglewood is renowned for hosting top-tier concerts, comedy shows, and sporting events. It is one of the region's premier destinations for live entertainment.

KENNETH HAHN STATE RECREATION AREA

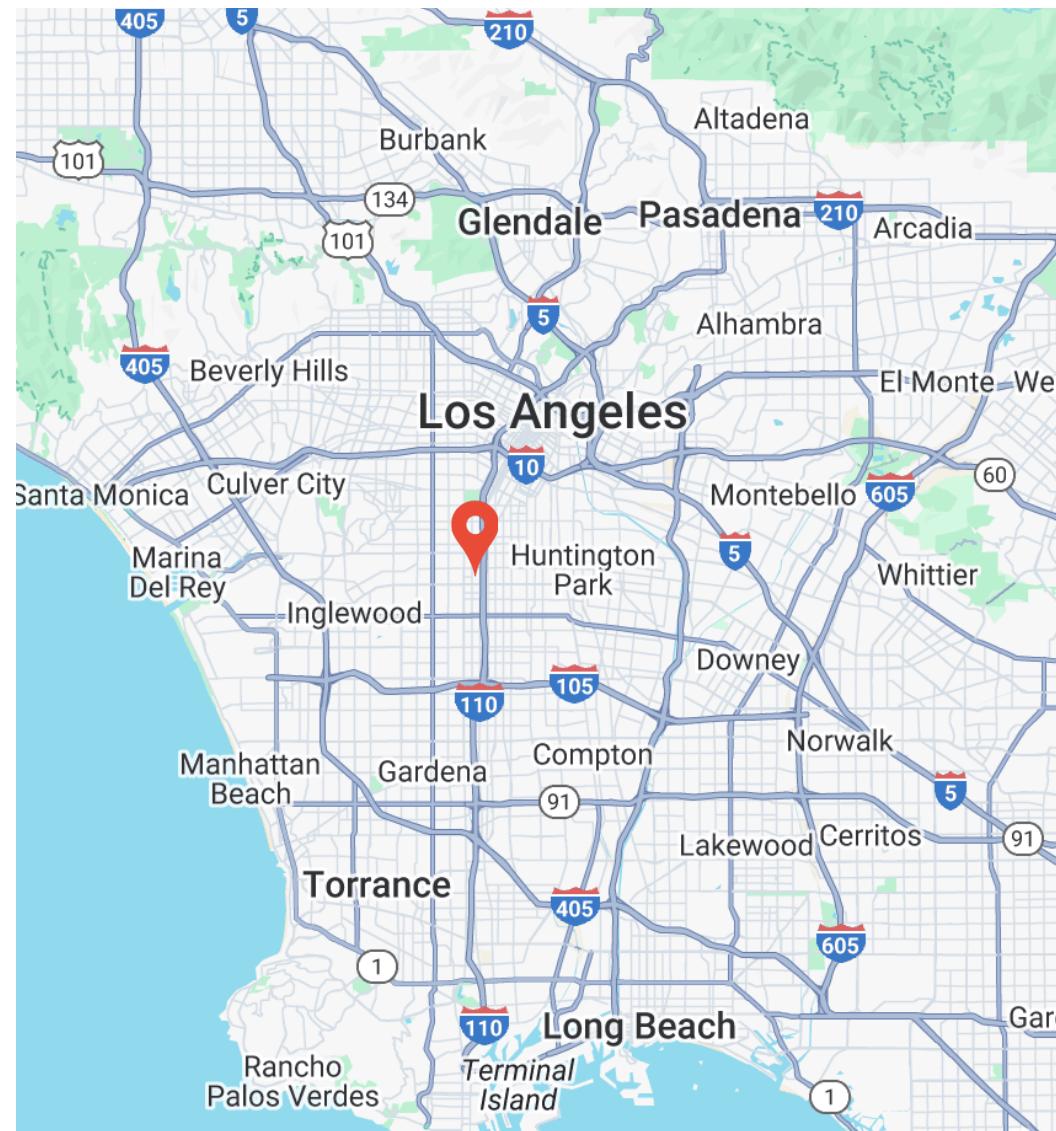
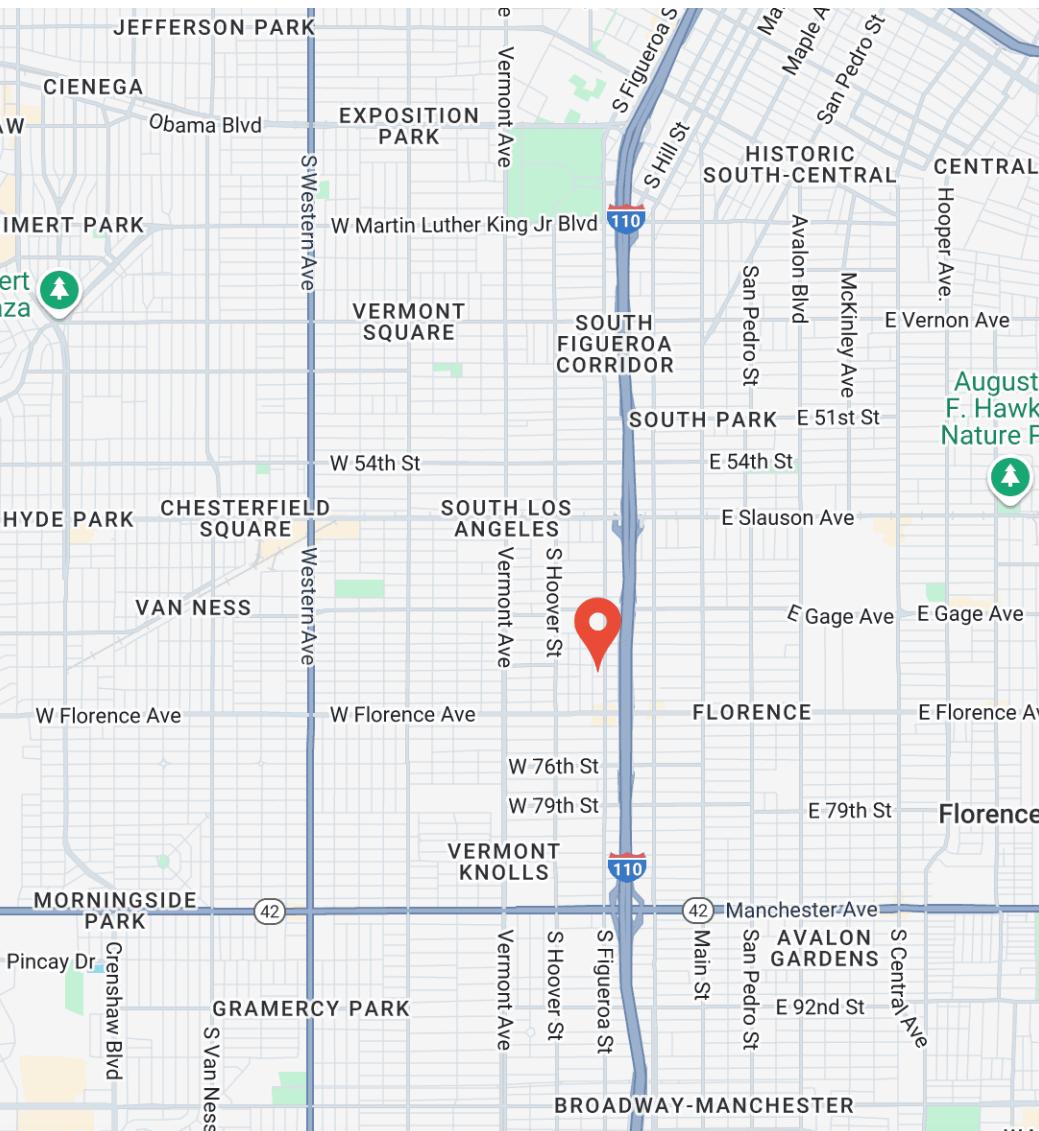
Located about 3 miles from the property, this expansive 400-acre park features hiking trails, fishing lakes, and scenic picnic areas, providing an ideal outdoor space for families to enjoy. The park offers breathtaking panoramic views of the city and surrounding hills.



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6801 S Figueroa Street

Location Map



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6801 S Figueroa Street

Walk Score



Very Walkable

Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.



Very Bikeable

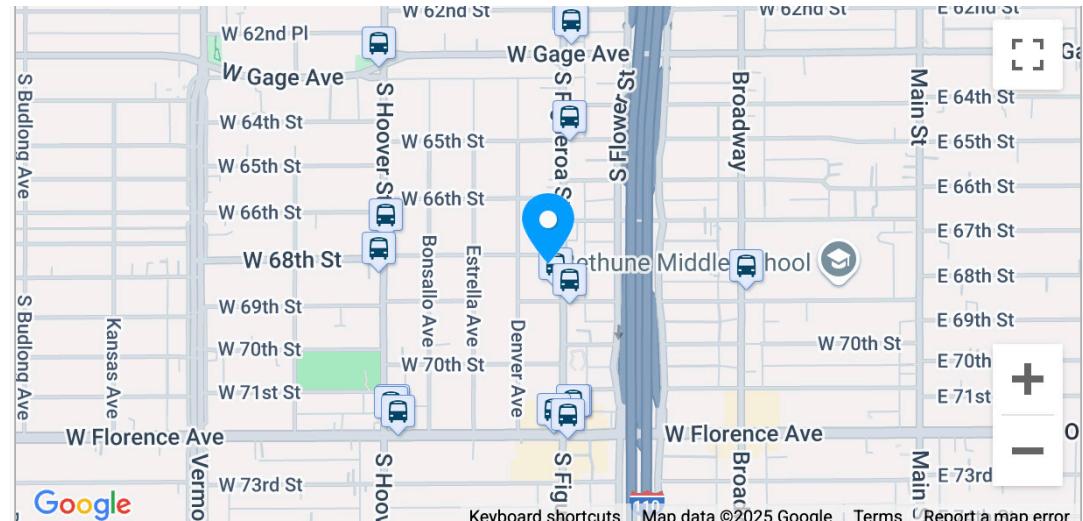
Biking is convenient for most trips.

About this Location

6801 South Figueroa Street has a Walk Score of 76 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in Los Angeles. Nearby parks include Mount Carmel Park, Theresa Lindsay Park and Harvard Playground.

<https://www.walkscore.com/score/6801-s-figueroa-st-los-angeles-ca-90003>



Bus lines:

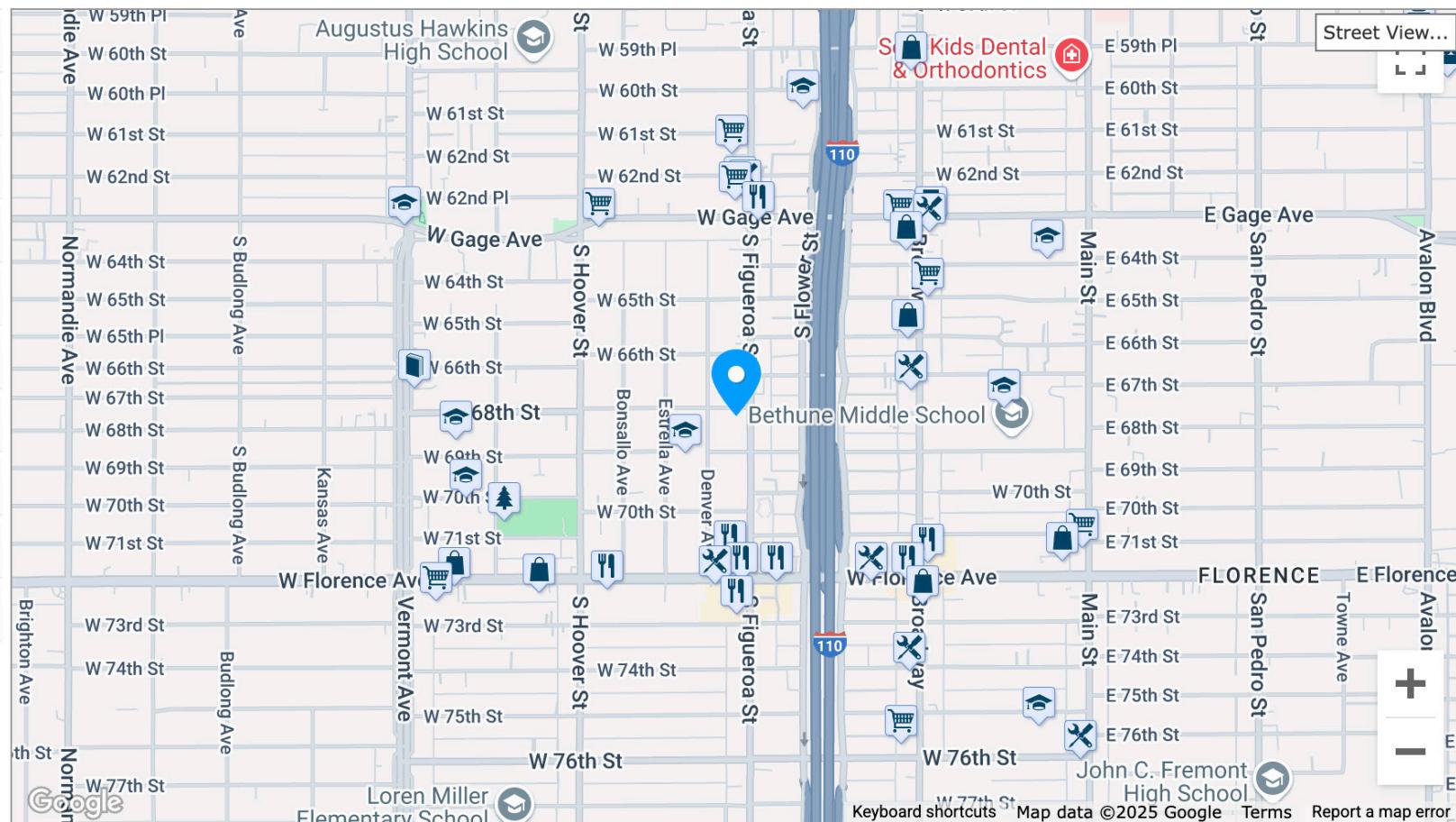
| | | | |
|----------------------|--------|-------------------------------|--------|
| 81 Metro Local Line | 0.0 mi | Chesterfield Square DASH C... | 0.2 mi |
| 111 Metro Local Line | 0.2 mi | 45 Metro Local Line | 0.3 mi |
| 110 Metro Local Line | 0.3 mi | | |

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6801 S Figueroa Street

Walk Score

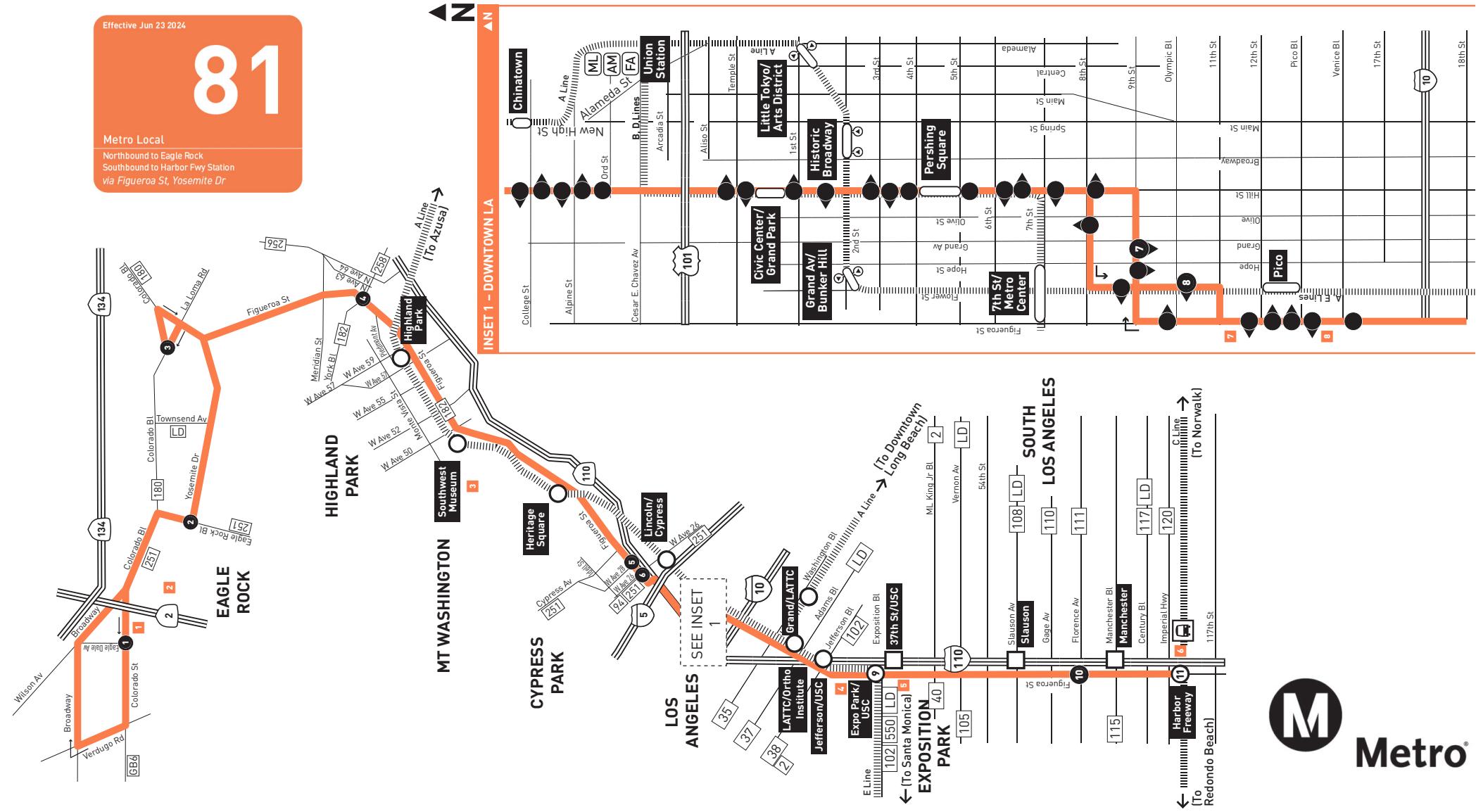
| | |
|---------------------------------|-------|
| Restaurants: | |
| McDonald's | .2mi |
| Coffee: | |
| Pizza Stop | 1.1mi |
| Bars: | |
| Zacatecaz's Bar | .4mi |
| Groceries: | |
| Progreso Meat Market & Resta... | .3mi |
| Parks: | |
| Mount Carmel Park | .4mi |
| Schools: | |
| Gil Garcetti Learning Academy | .1mi |
| Shopping: | |
| Tapiceria Nava | .3mi |
| Entertainment: | |
| Redbox | .9mi |
| Errands: | |
| AC Fiesta | .2mi |
| Search Nearby: | |



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Metro 81 Line



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Jordan Petito | Ariel Sayani | Dario Svidler

6801 S Figueroa Street, Los Angeles, CA 90003 | Partners CRE • KWBH

6801 S Figueroa Street

Parcel Report



City of Los Angeles Department of City Planning

11/22/2024

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

512 W 68TH ST
6801 S FIGUEROA ST

ZIP CODES

90003
90044

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2024-5393-DB-VHCA-ED1

ADM-2024-2068-CPIOC

CPC-2018-6005-CA

CPC-2013-3169

CPC-2010-2772-CRA

CPC-2010-2278-GPA

CPC-2008-1552-CPU

CPC-2007-3827-ICO

CPC-2004-2391-ICO

CPC-1990-346-CA

CPC-1986-603-GPC

CPC-1986-447-GPC

CPC-1983-506

ORD-188312

ORD-185927

ORD-185926-SA4842

ORD-180103

ORD-176589

ORD-171682

ORD-171681

ORD-167093-SA4382

ORD-162128

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2013-3170-CE

ENV-2010-2279-CE

ENV-2008-1781-EIR

ENV-2007-3828-CE

ENV-2004-2409-CE-ICO

Address/Legal Information

PIN Number 102B201 250
Lot/Parcel Area (Calculated) 4,801.4 (sq ft)
Thomas Brothers Grid PAGE 674 - GRID B7
Assessor Parcel No. (APN) 6013019016
Tract ADDITION NO. ONE TO BURKE BRO'S FIGUEROA STREET SUBDIVISION
Map Reference M B 5-195
Block None
Lot FR 175
Arb (Lot Cut Reference) None
Map Sheet 102B201

Jurisdictional Information

Community Plan Area South Los Angeles
Area Planning Commission South Los Angeles
Neighborhood Council None
Council District CD 8 - Marqueece Harris-Dawson
Census Tract # 2376.00
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2024-5393-DB-VHCA-ED1
ADM-2024-2068-CPIOC

Planning and Zoning Information

Special Notes None
Zoning C2-1VL-CPIO
Zoning Information (ZI) ZI-2488 Redevelopment Project Area: Council District 9
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
ZI-2512 Housing Element Inventory of Sites
ZI-2484 Community Plan Implementation Overlay: South Los Angeles
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-2374 State Enterprise Zone: Los Angeles
General Plan Land Use ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
General Plan Note(s) Neighborhood Commercial
Hillside Area (Zoning Code) Yes
Specific Plan Area No
Subarea SOUTHERN LOS ANGELES ALCOHOL SALES
Special Land Use / Zoning None
Historic Preservation Review None
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay South Los Angeles

| | |
|--|--|
| Subarea | General Corridor |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| 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 | Yes |
| 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 1 |
| ED 1 Eligibility | Review Eligibility |
| RPA: Redevelopment Project Area | Council District 9 |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | Active: 68th Street Elementary |
| 500 Ft Park Zone | None |
| Assessor Information | |
| Assessor Parcel No. (APN) | 6013019016 |
| APN Area (Co. Public Works)* | 0.165 (ac) |
| Use Code | 2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story |
| Assessed Land Val. | \$31,581 |
| Assessed Improvement Val. | \$5,106 |
| Last Owner Change | 04/11/2024 |
| Last Sale Amount | \$625,006 |
| Tax Rate Area | 6660 |
| Deed Ref No. (City Clerk) | 493863 |
| | 461339 |
| | 1087350 |
| | 1-302 |
| Building 1 | |
| Year Built | 1959 |
| Building Class | DX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 400.0 (sq ft) |
| Building 2 | |
| Year Built | 1926 |
| Building Class | D4A |
| Number of Units | 1 |
| Number of Bedrooms | 1 |
| Number of Bathrooms | 1 |
| Building Square Footage | 616.0 (sq ft) |
| Building 3 | |
| Year Built | 1930 |

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.

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6801 S Figueroa Street

Parcel Report

| | |
|------------------------------------|------------------------|
| Building Class | D4A |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 112.0 (sq ft) |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 6013019016] |

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 |
| Methane Hazard Site | None |
| 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 |
| Monarch Butterfly Potential | No |

Seismic Hazards

| | |
|--------------------------------------|--|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 4.3641264 |
| Nearest Fault (Name) | Newport - Inglewood Fault Zone (Onshore) |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.0000000 |
| Slip Geometry | Right Lateral - Strike Slip |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 13.0000000 |
| Rupture Top | 0.0000000 |
| Rupture Bottom | 13.0000000 |
| Dip Angle (degrees) | 90.0000000 |
| Maximum Magnitude | 7.1000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Preliminary Fault Rupture Study Area | None |
| 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: 6013019016] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | 0.15 Units, Lower |
| Housing Use within Prior 5 Years | Yes |

Public Safety

| | |
|-----------------------------|-------------|
| Police Information | |
| Bureau | South |
| Division / Station | 77th Street |
| Reporting District | 1249 |
| Fire Information | |
| Bureau | South |
| Battalion | 13 |
| District / Fire Station | 33 |
| Red Flag Restricted Parking | No |

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6801 S Figueroa Street

Zimas Map



Address: 6801 S FIGUEROA ST

Tract: ADDITION NO. ONE TO BURKE Zoning: C2-1VL-CPIO
BRO'S FIGUEROA STREET
SUBDIVISION

APN: 6013019016

PIN #: 102B201 250

Block: None

Lot: FR 175

Arb: None

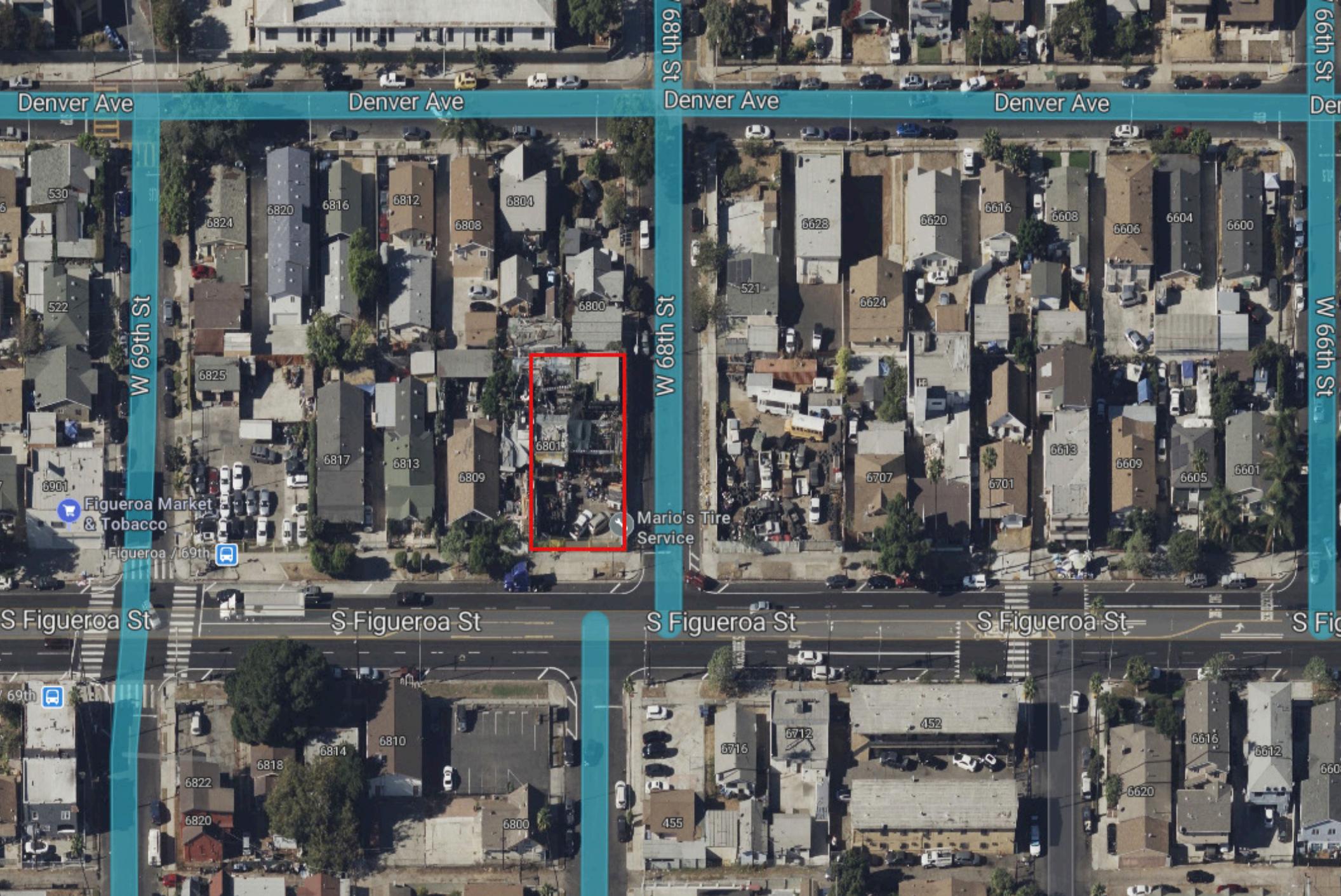
General Plan: Neighborhood Commercial



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