

# DEVELOPMENT OPPORTUNITY



**FOR SALE 39,627 SQUARE FEET LAND**

**540, 550, 558, 564 CROCKER STREET**  
LOS ANGELES | CA | 90013

**FOR MORE INFORMATION, CONTACT:**

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# FOR SALE 39,627 SQUARE FEET LAND

## PROPERTY FEATURES



39,627 SF  
LOT SIZE



NO DENSITY  
LIMITATIONS

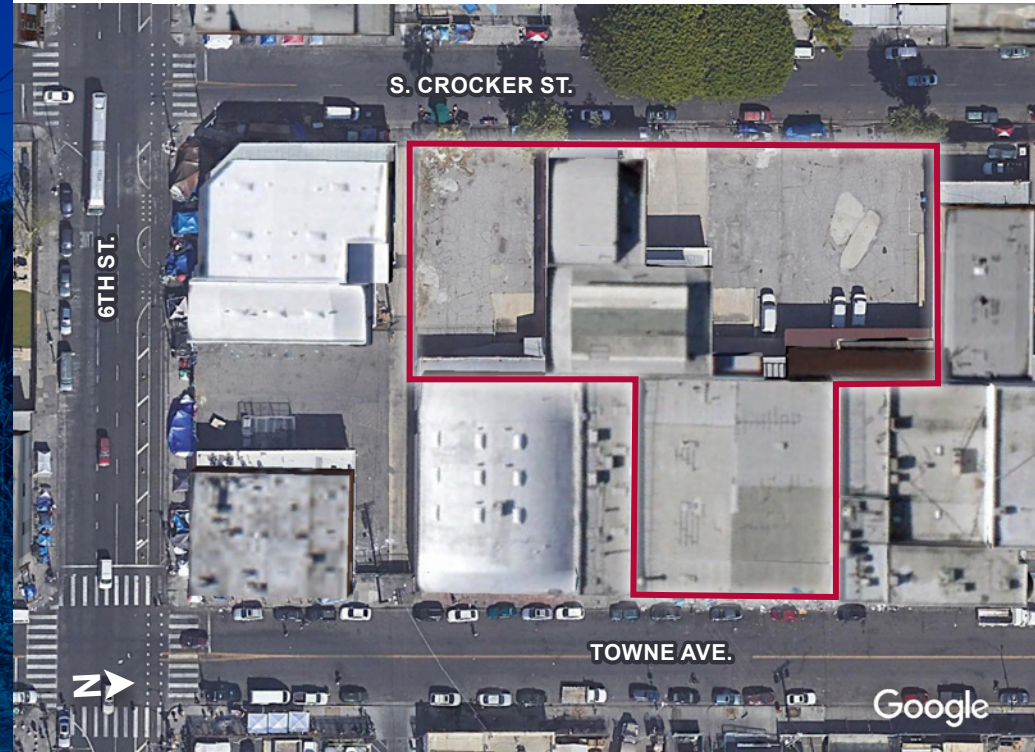
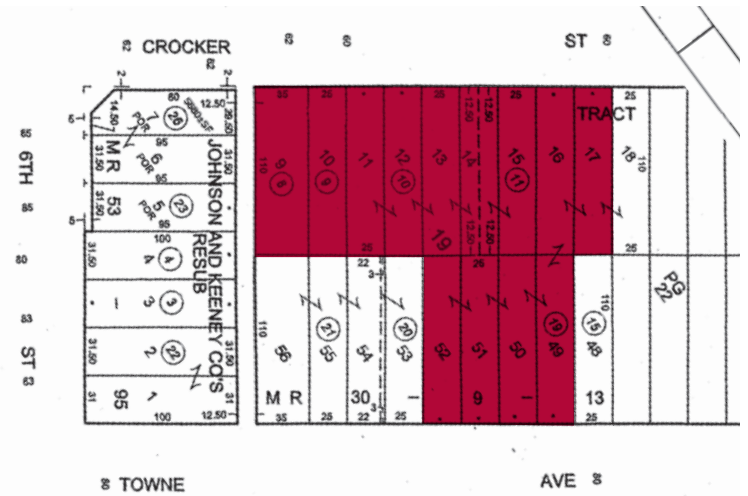


REDEVELOPMENT  
OPPORTUNITY



IN THE HEART OF  
DOWNTOWN

- Asking Price: \$10,000,00.00
- Sale Price/SF: \$252.35 PSF
- Property Lot Size: 39,627 SF / 0.91 Acres
- Greater Downtown Housing Incentive Area
- Redevelopment Opportunity
- No Density Limitations
- Supportive Housing Potential
- Potential for 100% Affordable Housing Project



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# NEARBY DEVELOPMENTS



- 1. 609-623 E 5th St - The Alvidrez
- 2. 401 E 6th St - 6th Street Place
- 3. 222 E 7th St - Fashion District Residences
- 4. 401 E 7th St - Flor 401 Lofts
- 5. 519 E 7th St - SP7 Apartments

- 6. 531 San Julian St - Renato Apartments
- 7. 554 S San Pedro St - Weingart Center Towers
- 8. 755 Wall St - Flower Market

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# LOCATION HIGHLIGHTS



Located in an Opportunity Zone

## OPPORTUNITY ZONE

### BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years

### COMMUTER RAIL

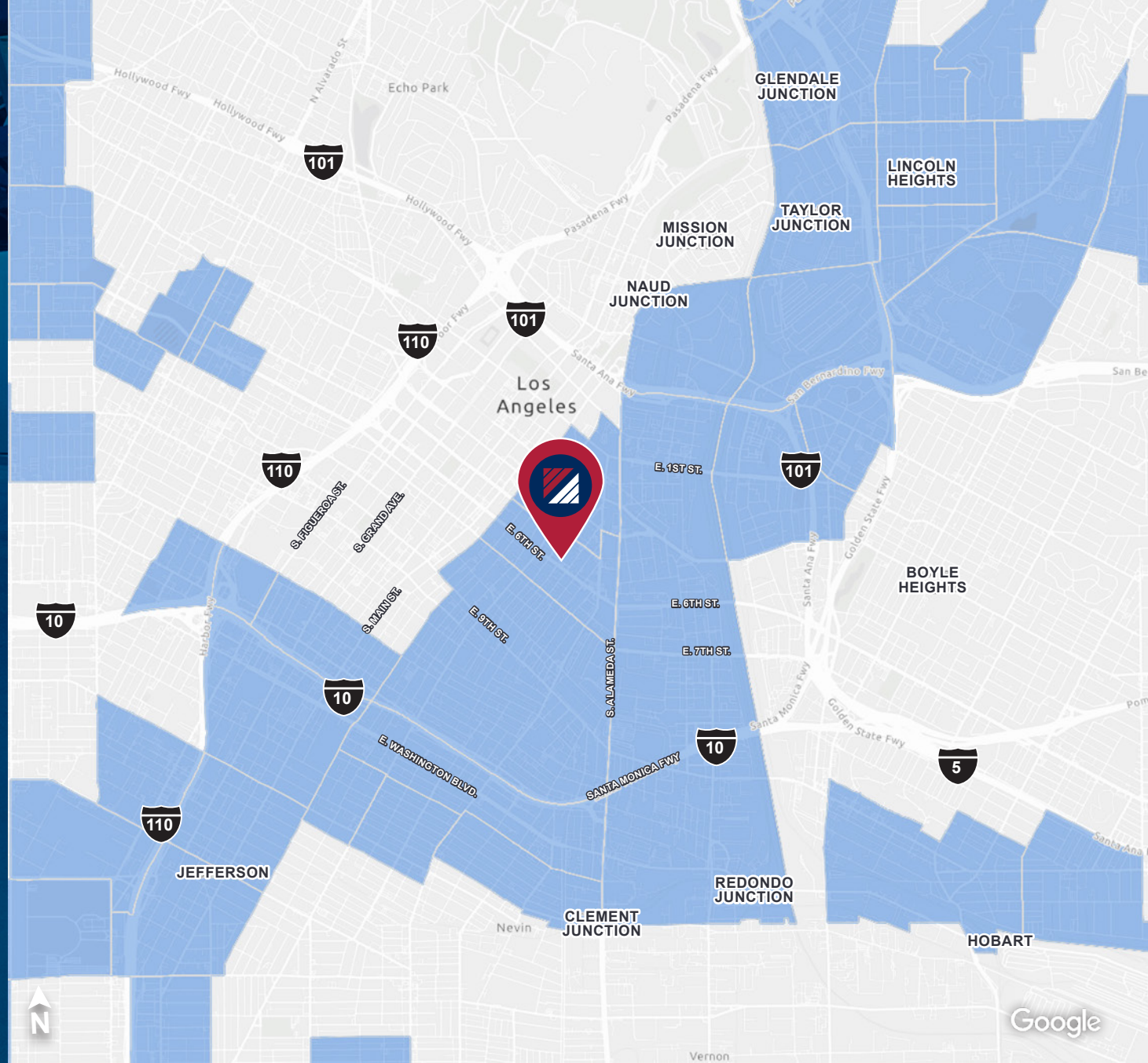


Union Station Commuter Rail  
(Ventura County, Antelope Valley,  
San Bernardino, Riverside, Orange  
County, 91 Lines)  
5 min | 1.6 mi  
Cal State LA Commuter Rail  
(San Bernardino Line)  
8 min | 5.5 mi

### AIRPORT



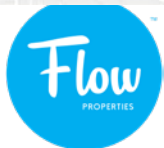
Los Angeles International Airport  
25 Min. | 15.5 Miles  
Bob Hope Airport  
26 Min. | 15.9 Miles  
Long Beach-Daugherty Field Airport  
32 Min. | 21 Miles



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## City of Los Angeles Department of City Planning

### 2/2/2023 PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

550 S CROCKER ST

#### ZIP CODES

90013

#### RECENT ACTIVITY

None

#### CASE NUMBERS

CPC-2018-6005-CA  
CPC-2017-432-CPU  
CPC-2017-2107-MSA  
CPC-2013-3169  
CPC-2005-361-CA  
CPC-2005-1124-CA  
CPC-2005-1122-CA  
CPC-2002-1128-CA  
CPC-2001-4642-CRA  
CPC-1986-606-GPC  
ORD-175038  
ORD-164307-SA1285  
ORD-137036  
ORD-135901  
ORD-129944  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2017-433-EIR  
ENV-2017-2108-CE  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2005-362-CE  
ENV-2005-1125-CE  
ENV-2005-1123-CE  
ENV-2002-1131-ND  
ENV-2002-1130-ND  
AFF-30109

#### Address/Legal Information

PIN Number 127-5A213 483  
Lot/Parcel Area (Calculated) 2,753.1 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID G5  
Assessor Parcel No. (APN) 5147023010  
Tract WOLFSKILL ORCHARD TRACT  
Map Reference M R 30-9/13  
Block 19  
Lot 12  
Arb (Lot Cut Reference) None  
Map Sheet 127-5A213

#### Jurisdictional Information

Community Plan Area Central City  
Area Planning Commission Central  
Neighborhood Council Downtown Los Angeles  
Council District CD 14 - Kevin de León  
Census Tract # 2063.03  
LADBS District Office Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review None

#### Planning and Zoning Information

Special Notes None  
Zoning M2-2D  
Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2385 Greater Downtown Housing Incentive Area  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2488 Redevelopment Project Area: Central Industrial  
ZI-2374 State Enterprise Zone: 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  
Other Historic Survey Information 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  
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 No  
AB 2097: Reduced Parking Areas Yes  
Streetscape No  
Adaptive Reuse Incentive Area Adaptive Reuse Incentive Area  
Affordable Housing Linkage Fee  
Residential Market Area Medium-High  
Non-Residential Market Area High  
Transit Oriented Communities (TOC) Tier 2  
RPA: Redevelopment Project Area Central Industrial  
Central City Parking Yes  
Downtown Parking Yes  
Building Line None  
500 Ft School Zone No  
500 Ft Park Zone No

#### Assessor Information

Assessor Parcel No. (APN) 5147023010  
APN Area (Co. Public Works)\* 0.222 (ac)  
Use Code 3100 - Industrial - Light Manufacturing - One Story  
Assessed Land Val. \$442,171  
Assessed Improvement Val. \$356,146  
Last Owner Change 10/21/2011  
Last Sale Amount \$2,275,022  
Tax Rate Area 13259  
Deed Ref No. (City Clerk) 934938  
882414-5  
8-489  
756005  
2-378  
144808  
1075184

Building 1  
Year Built 1947  
Building Class CX  
Number of Units 0  
Number of Bedrooms 0  
Number of Bathrooms 0  
Building Square Footage 8,195.0 (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  
Rent Stabilization Ordinance (RSO) No [APN: 5147023010]

#### Additional Information

Airport Hazard None  
Coastal Zone None  
Santa Monica Mountains Zone No  
Farmland Area Not Mapped  
Urban Agriculture Incentive Zone YES  
Very High Fire Hazard Severity Zone No  
Fire District No. 1 Yes

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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

### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.22450352
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	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

### Economic Development Areas

Business Improvement District	DOWNTOWN INDUSTRIAL DISTRICT
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
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: 5147023010]
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	12.0 Units, Above Moderate

### Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	157
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	9

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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-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MS
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
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-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-2001-4642-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
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-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE

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# ZIMAS REPORT

Case Number:	ENV-2017-2108-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
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-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

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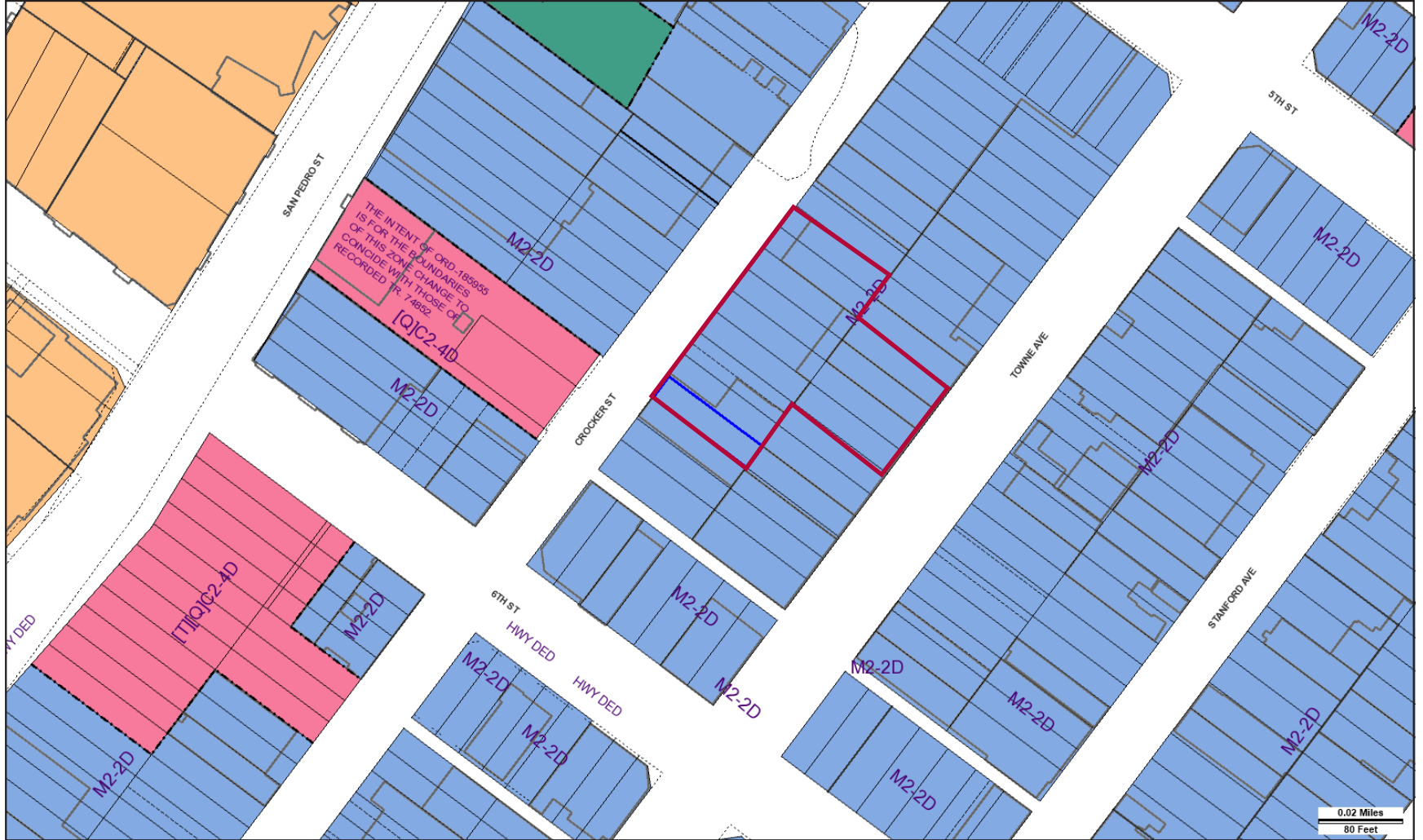
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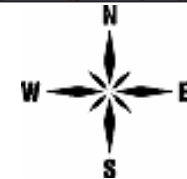
# ZIMAS REPORT



Address: 550 S CROCKER ST  
APN: 5147023010  
PIN #: 127-5A213 483

Tract: WOLFSKILL ORCHARD TRACT  
Block: 19  
Lot: 12  
Arb: None

Zoning: M2-2D  
General Plan: Light Manufacturing



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