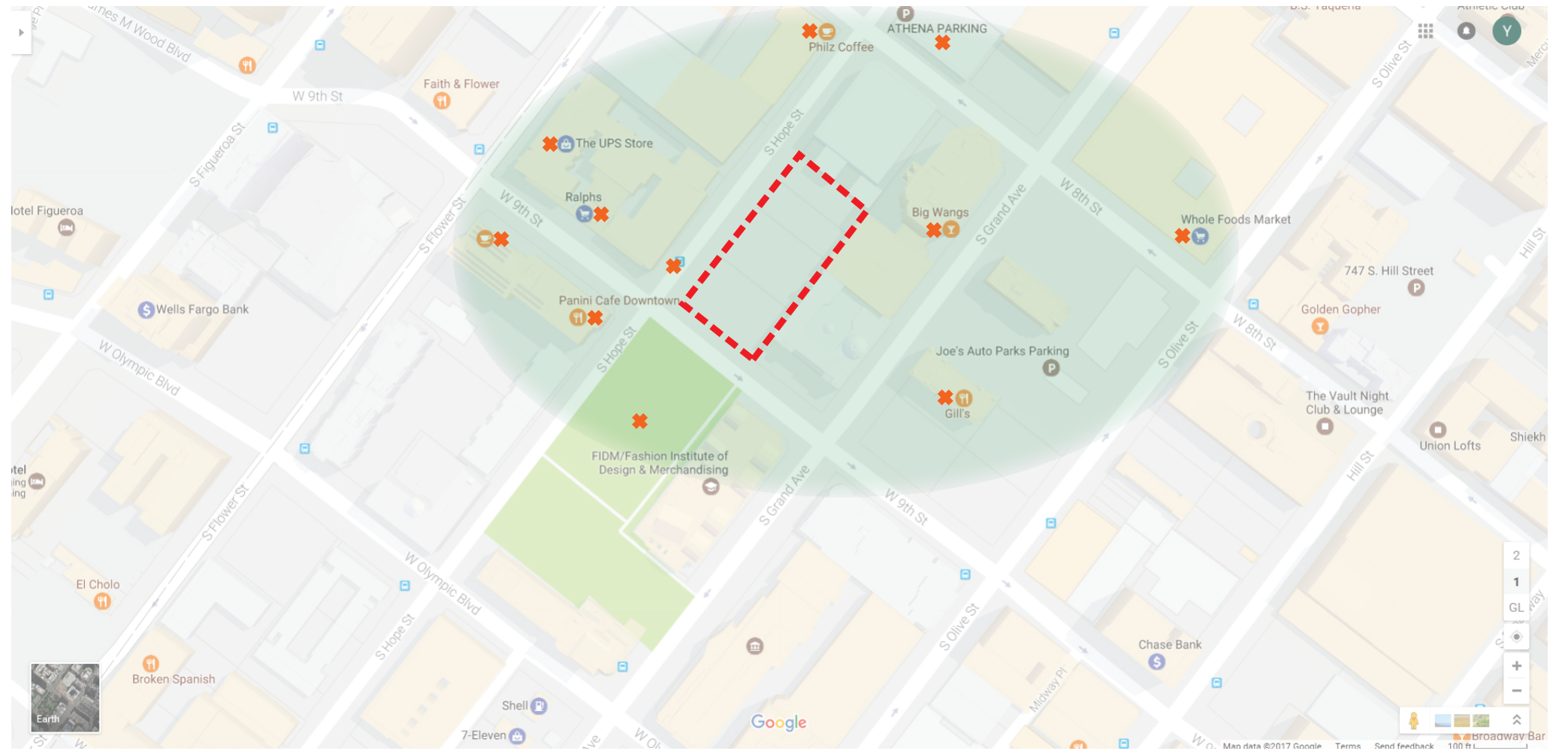


Site

This site is located in a very strategic spot within the urban environment. As a residential tower, its users would need to live in a convenient site in close proximity to multiple facilities as grocery stores, entertainment places, food and beverage places, public transportation, parking, etc.

Accordingly, with the availability of these multiple facilities the building would allow the utilization of the existing public facility and encourages sustainable means of living in a daily bases, not only through architectural means but by encouraging a greener life style for the building users.



Los Angeles County Office of the Assessor
Valuing People and Property

Property Assessment Information System

Parcel Details

- Property records are kept at the Headquarters Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No: 5144-020-196
Address: 834 S HOPE ST LOS ANGELES CA 90017

Property Type: Multi-Family Residential

Region / Cluster: 28 / 28408
Tax Rate Area (TRA): 00211

[View Assessor Map](#)
[View Index map](#)

Recent Sales Information

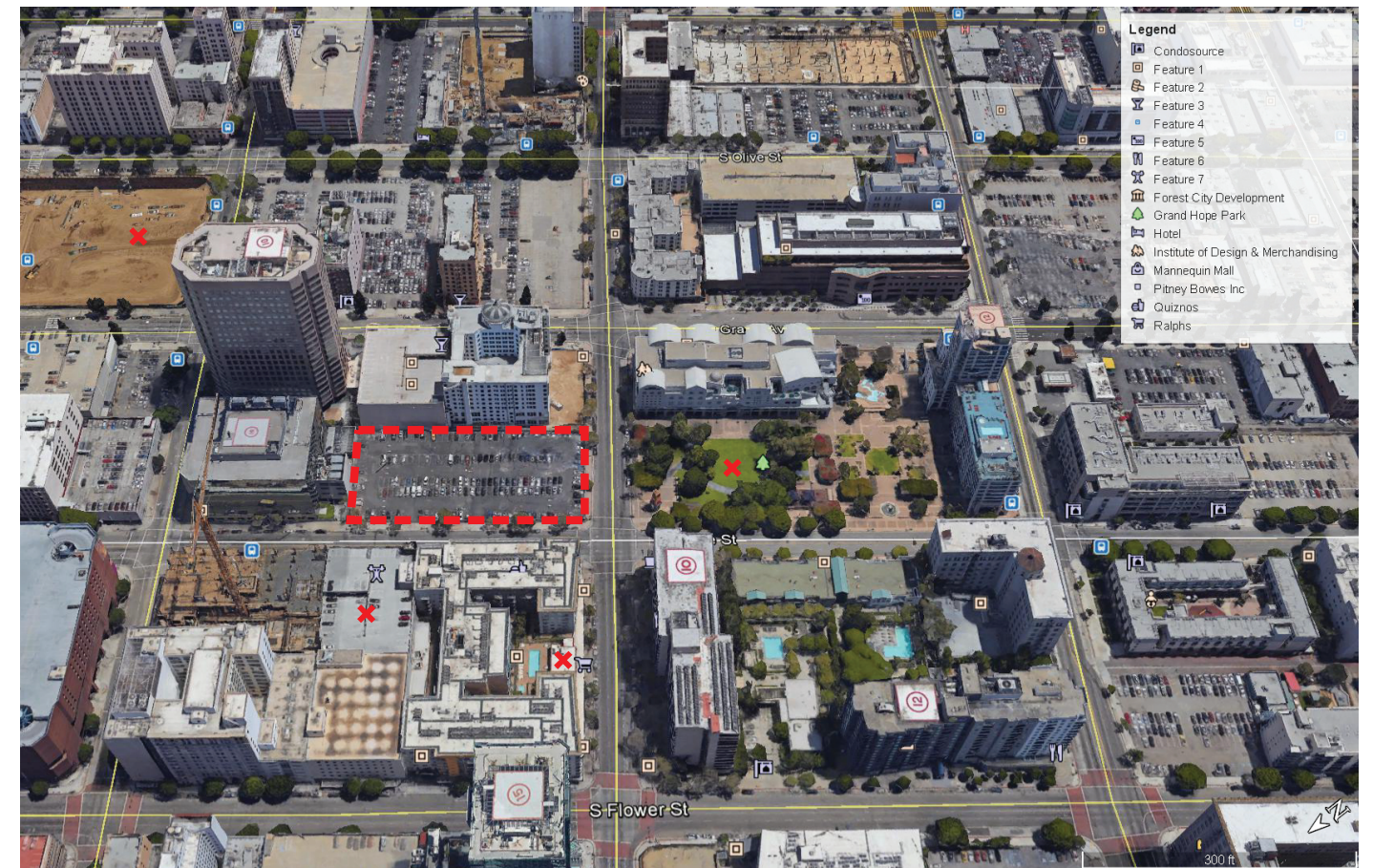
Latest Sale Date:
Indicated Sale Price:

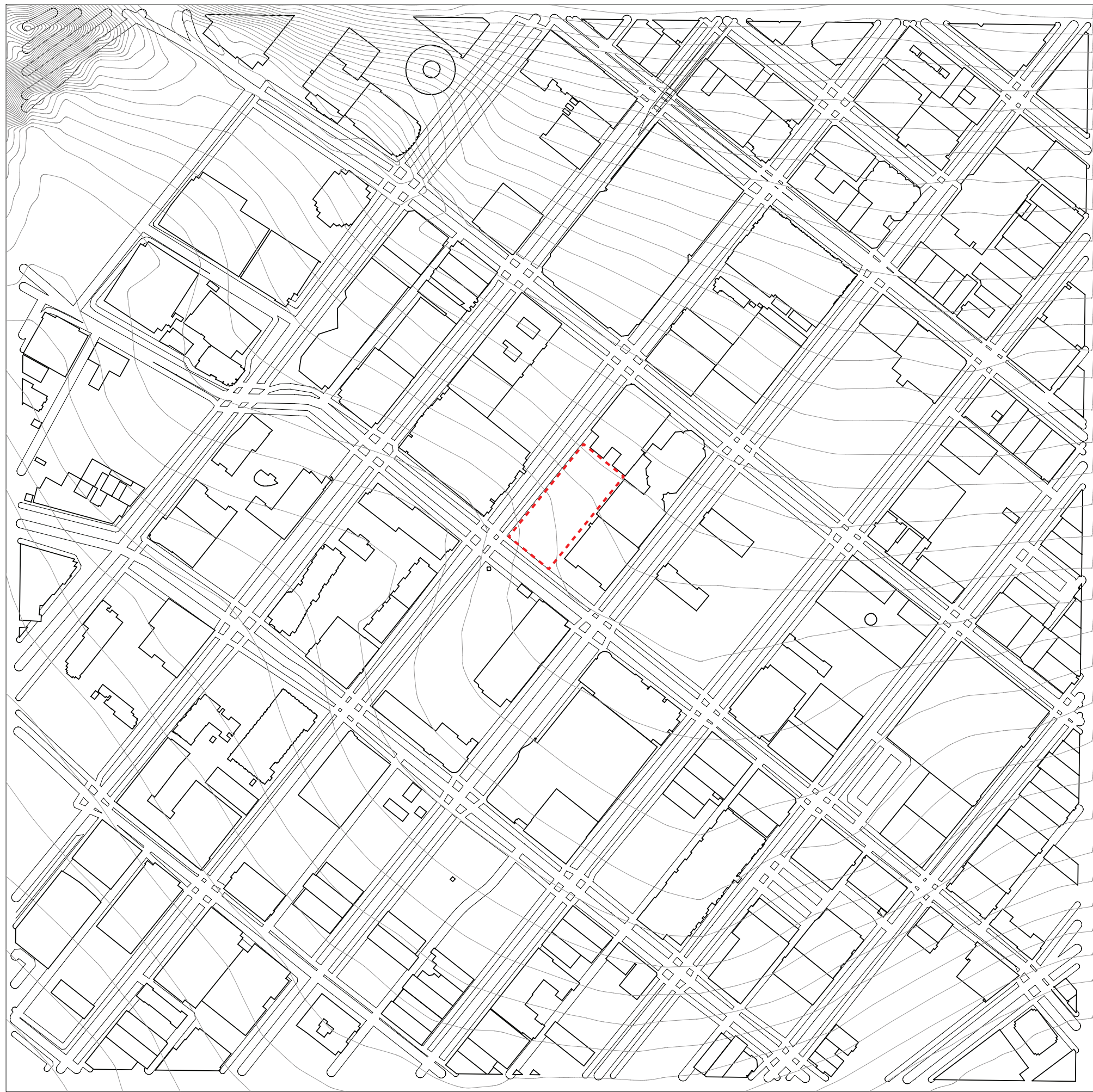
[Search for Recent Sales](#)

2016 Roll Values

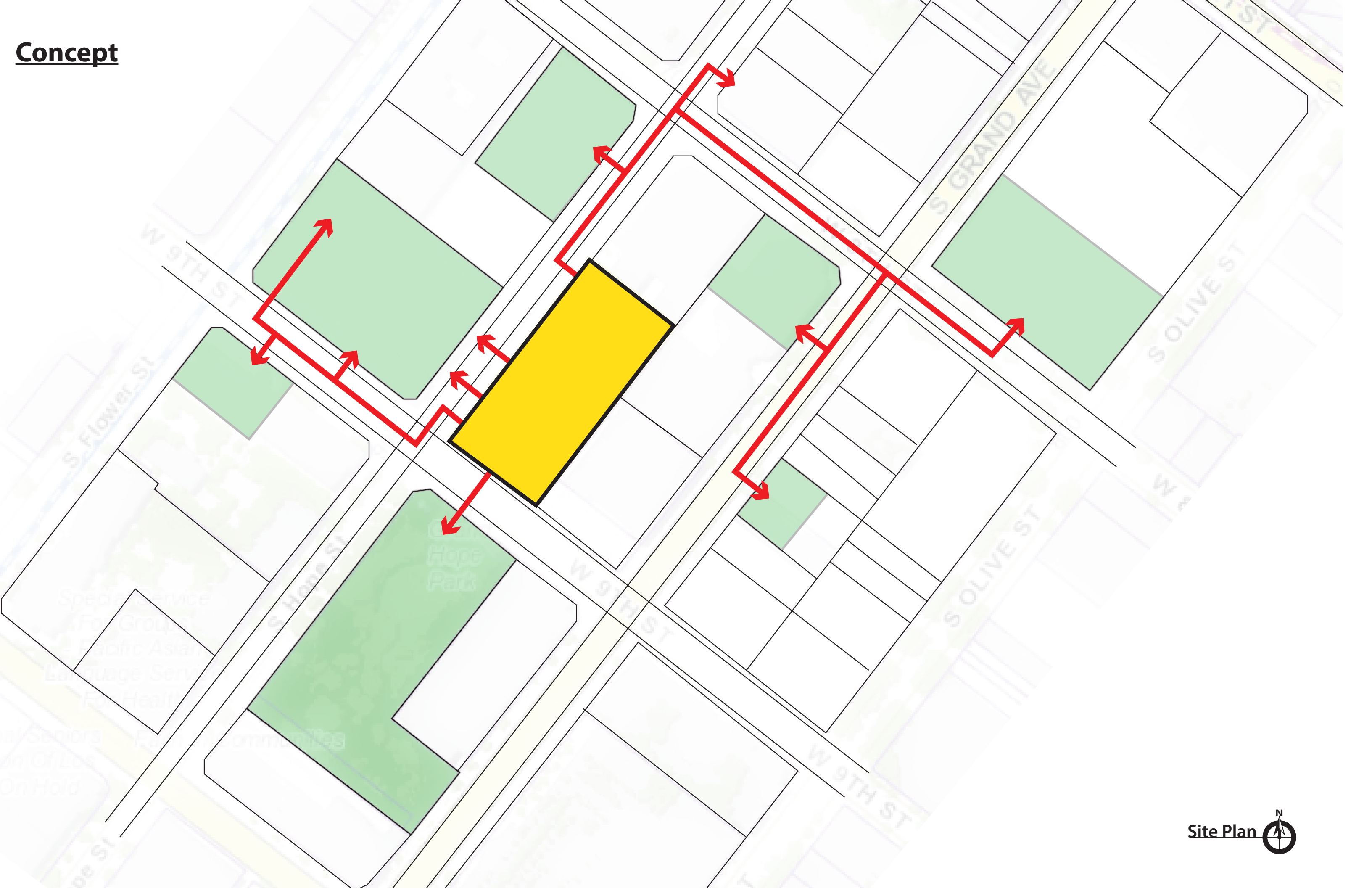
Recording Date:	12/31/2002
Land:	\$6,577,876
Improvements:	\$6,400,000
Personal Property:	\$0
Fixtures:	\$0
Homeowners' Exemption:	\$0
Real Estate Exemption:	\$0
Personal Property Exemption:	\$0
Fixture Exemptions:	\$0

LA County | County of Los Angeles

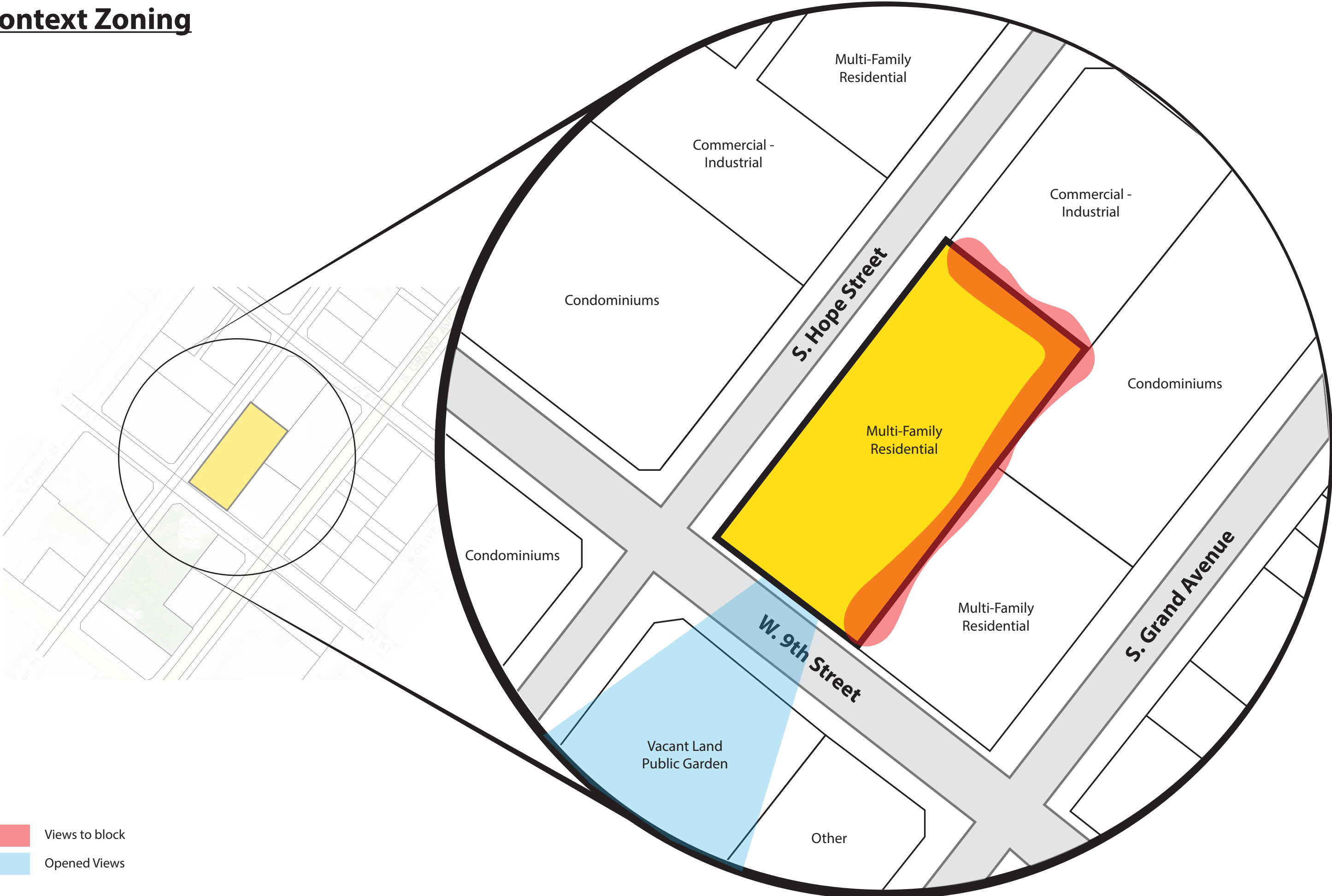




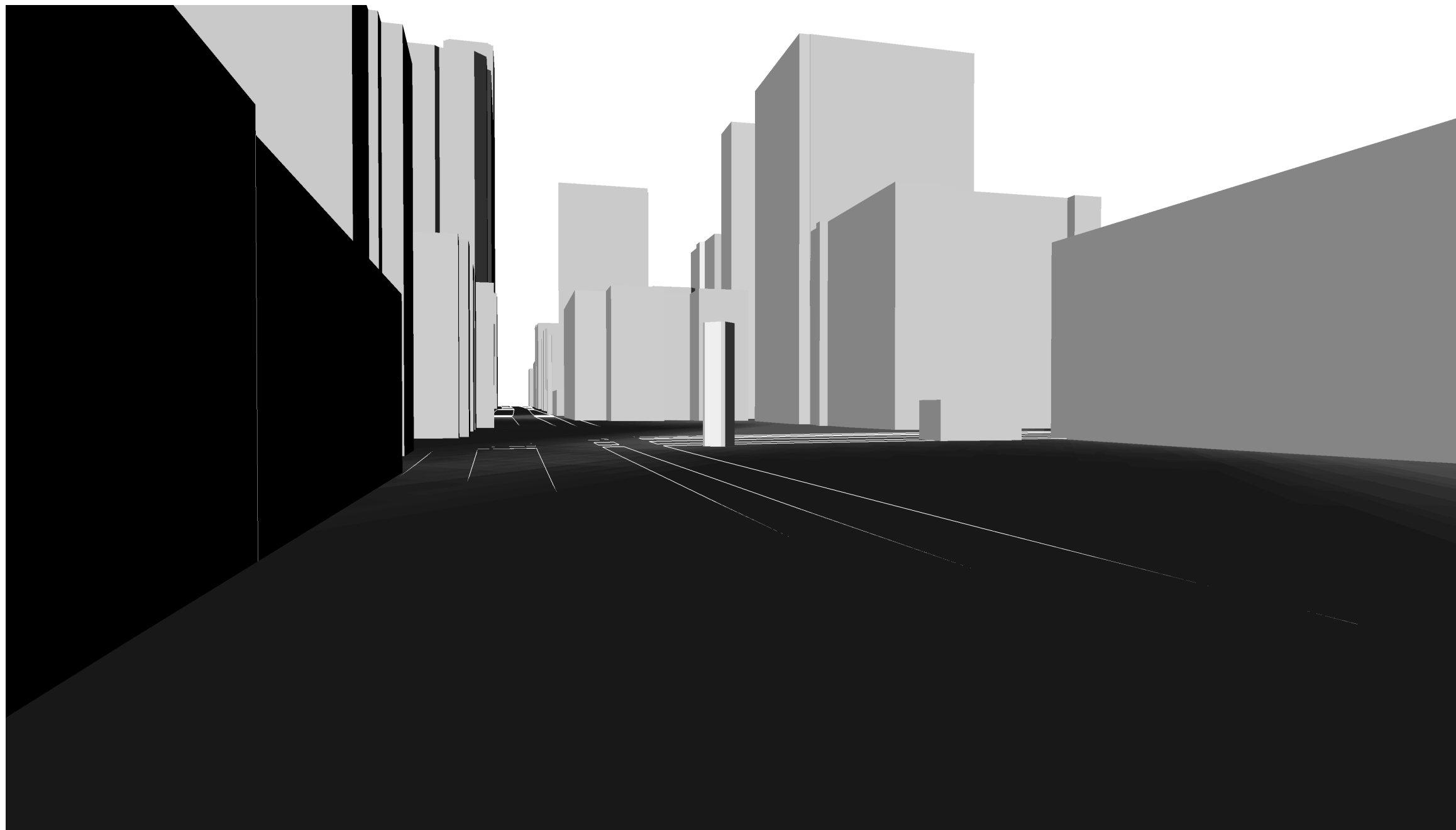
Concept



Context Zoning



- Views to block
- Opened Views



Zoning Requirements for Building Type

Zone	Use	Maximum Height		Maximum Height			Maximum Area		Min. Lot Width	Req'd. Parking
		Stories	Feet	Front	Side	Rear	Per Lot	Per DU		
R5	Multiple Dwelling	Unlimited 3:1 Floor Area Ratio 3:1 Floor Area Ratio		15'	10% lot width < 50 ft; 3' Min. + 1ft for each story over 2nd; Max 16 ft.	15' + 1' each story over 3rd; 65' Max.	5,000 sq. ft.	200 sq. ft.	50 ft	1 space per unit < 3 rooms; 1.5 spaces per unit = 3 rooms; 2 spaces per unit > 3 rooms