

**Call Broker Regarding  
New Pricing**

**INCUBATOR / SMALL BAY INDUSTRIAL UNITS WITH  
100% HVAC, PRIVATE RESTROOM & KITCHENETTE**

FOR LEASE

**2301  
E 7<sup>TH</sup> STREET**

LOS ANGELES, CA 90023

**±1,288 SF - ±6,459 SF  
IMMEDIATE OCCUPANCY!**

**RATES STARTING AT  
\$1.25 PSF/MO GROSS  
(NO CAM CHARGES)**

**ARTS DISTRICT**

- LOW COST, HIGH END CREATIVE UNITS
- OPERABLE WINDOWS/FRESH AIR IN ALL UNITS
- EASY PARKING AND ACCESS TO ALL UNITS
- PRIVATE RESTROOM & KITCHENETTE IN EACH UNIT
- OPEN FLOOR PLAN FOR TENANT TO DESIGN THEIR OWN LAYOUT
- MOVE-IN CONDITION
- FULL HVAC IN EACH UNIT



# FOR LEASE

# 2301

## E 7<sup>TH</sup> STREET

LOS ANGELES, CA 90023

### PROPERTY HIGHLIGHTS

- Ideal for E-Commerce, Light Industrial, Creative Office/Design and Showroom
- Operable Windows - Fresh Air
- Private Restroom & Kitchenette in Each Unit
- Full HVAC in Each Unit
- Exposed Ceilings and Concrete Floors
- Numerous Unit Layouts & Sizes
- Abundant Parking/Dock High Loading

### PRICING SUMMARY

- Rates Starting at \$1.25 PSF/Mo Gross
- 4% Fee to Tenant's Agent for Years 1-5
- No CAM Charges. Tenant shall not be obligated to pay CAM charges. However, tenant is responsible for paying its Pro Rata share of the increase of property taxes and property insurance costs over the base year. Tenant Shall Pay for Electricity, Utilities, and Janitorial for Their Unit

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 waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

### RON S. YOUNG

Principal LIC ID 01009947

323.767.2106

rsyoung@lee-associates.com

### MIKE D. SMITH

Principal LIC ID 00978736

mdsmith@lee-associates.com

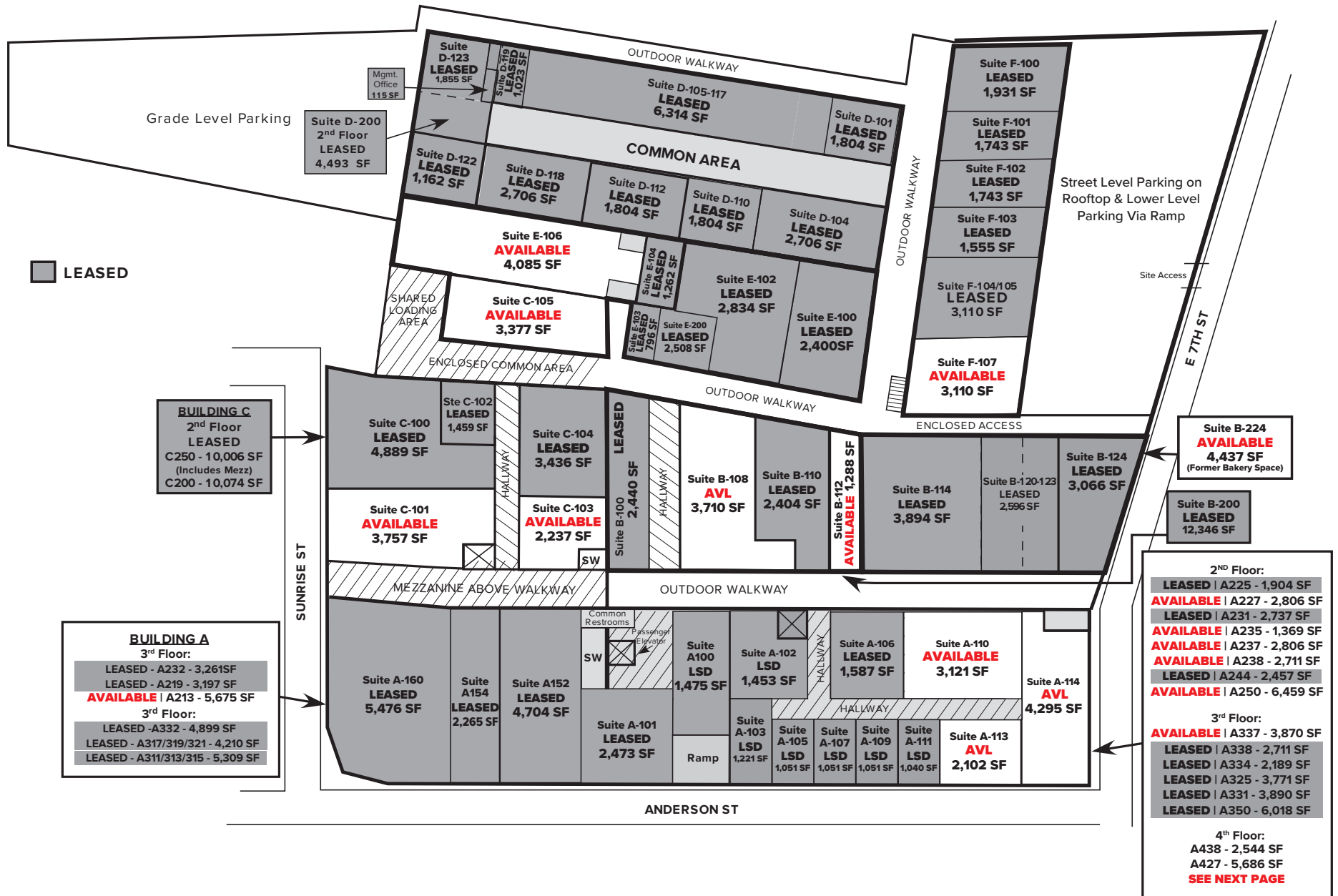


Lee & Associates - Los Angeles Central  
CORP ID 01125429  
5675 Telegraph Rd, Ste 300  
Los Angeles, CA 90040

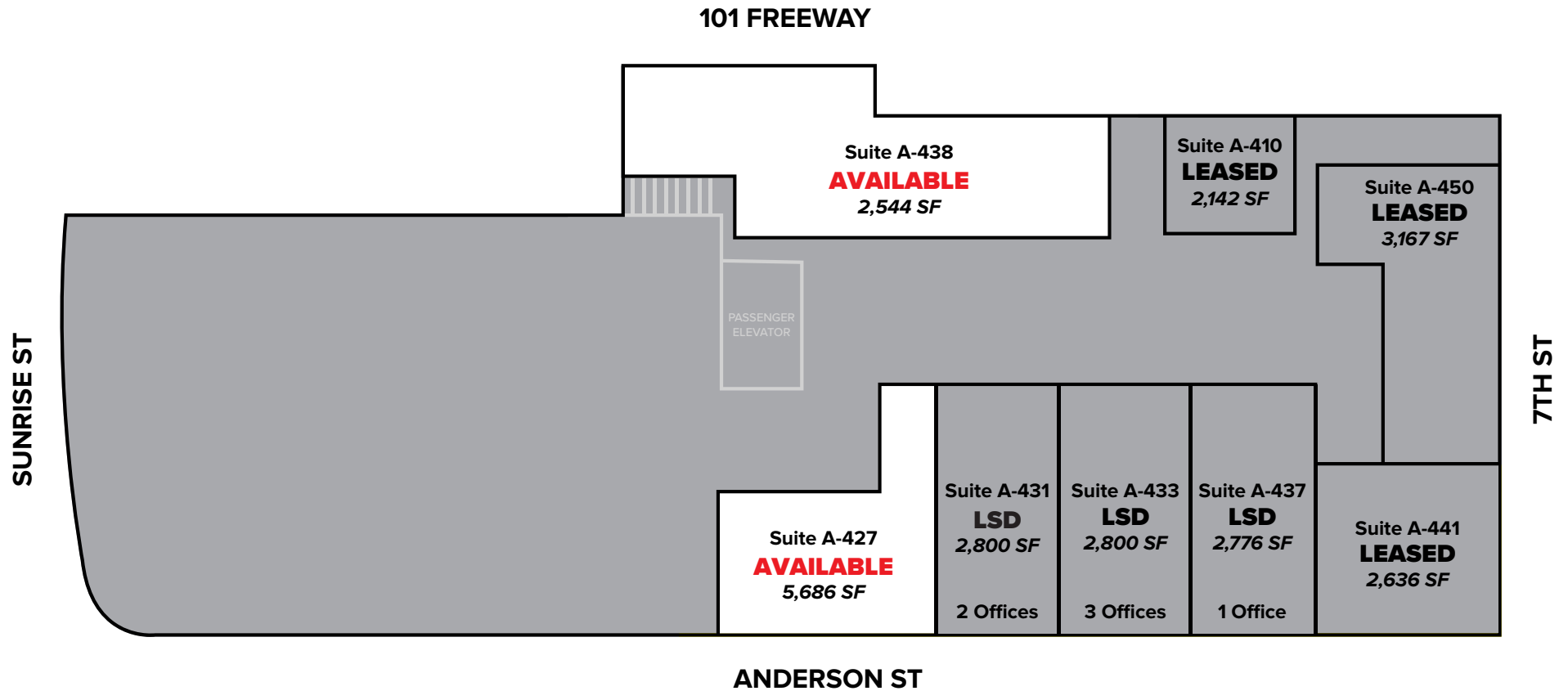
| FLOOR/SUITE | APPROXIMATE SF AVAILABLE* | RATE PSF | AVAILABILITY | COMMENTS                                                                         |
|-------------|---------------------------|----------|--------------|----------------------------------------------------------------------------------|
| <b>B112</b> | <b>±1,288 SF</b>          | \$1.70   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC - Near Loading Dock          |
| <b>A235</b> | <b>±1,369 SF</b>          | \$1.65   | Now          | 2 <sup>nd</sup> Floor / Private RR & Kitchenette / 100% HVAC                     |
| <b>A113</b> | <b>±2,102 SF</b>          | \$1.70   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC                              |
| <b>C103</b> | <b>±2,237 SF</b>          | \$1.70   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC - Near Loading Dock          |
| <b>A438</b> | <b>±2,544 SF</b>          | \$1.85   | Now          | 4 <sup>th</sup> Floor / Private RR & Kitchenette / 100% HVAC                     |
| <b>A238</b> | <b>±2,711 SF</b>          | \$1.65   | Now          | 2 <sup>nd</sup> Floor / Private RR & Kitchenette / 100% HVAC                     |
| <b>A227</b> | <b>±2,806 SF</b>          | \$1.65   | Now          | 2 <sup>nd</sup> Floor / Private RR & Kitchenette / 100% HVAC                     |
| <b>A237</b> | <b>±2,806 SF</b>          | \$1.65   | Now          | 2 <sup>nd</sup> Floor / Private RR & Kitchenette / 100% HVAC                     |
| <b>F107</b> | <b>±3,110 SF</b>          | \$1.70   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC                              |
| <b>A110</b> | <b>±3,121 SF</b>          | \$1.70   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC                              |
| <b>C105</b> | <b>±3,377 SF</b>          | \$1.65   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC - Adjacent to Loading Dock   |
| <b>B108</b> | <b>±3,710 SF</b>          | \$1.60   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC / 2 Offices                  |
| <b>C101</b> | <b>±3,757 SF</b>          | \$1.60   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC - Near Loading Dock          |
| <b>A337</b> | <b>±3,870 SF</b>          | \$1.75   | Now          | 3 <sup>rd</sup> Floor / Private RR & Kitchenette / 100% HVAC / 4 Private Offices |
| <b>E106</b> | <b>±4,085 SF</b>          | \$1.60   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC / Adjacent to Loading Dock   |
| <b>A114</b> | <b>±4,295 SF</b>          | \$1.50   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC                              |
| <b>B224</b> | <b>±4,437 SF</b>          | \$1.60   | Now          | Ground Floor / Private RR & Kitchenette / 100% HVAC                              |
| <b>A213</b> | <b>±5,675 SF</b>          | \$1.25   | Now          | 2 <sup>nd</sup> Floor / Private RR & Kitchenette / 100% HVAC                     |
| <b>A427</b> | <b>±5,686 SF</b>          | \$1.80   | Now          | 4 <sup>th</sup> Floor / Private RR & Kitchenette / 100% HVAC                     |
| <b>A250</b> | <b>±6,459 SF</b>          | \$1.50   | Now          | 2 <sup>nd</sup> Floor / Private RR & Kitchenette / 100% HVAC / 1 Private Office  |

\* The sizes are calculated using Building Owners and Managers Association International (BOMA) standards and include a percentage of the common area of the project.

101 FREEWAY



**NOTE:** Drawing not to Scale. All sizes are approximate and were provided by the ownership or other reliable sources and must be verified by the Tenants prior to signing a lease. Broker does not guarantee accuracy of the units sizes.



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# PROPERTY PHOTO

2301 E 7TH ST • LOS ANGELES



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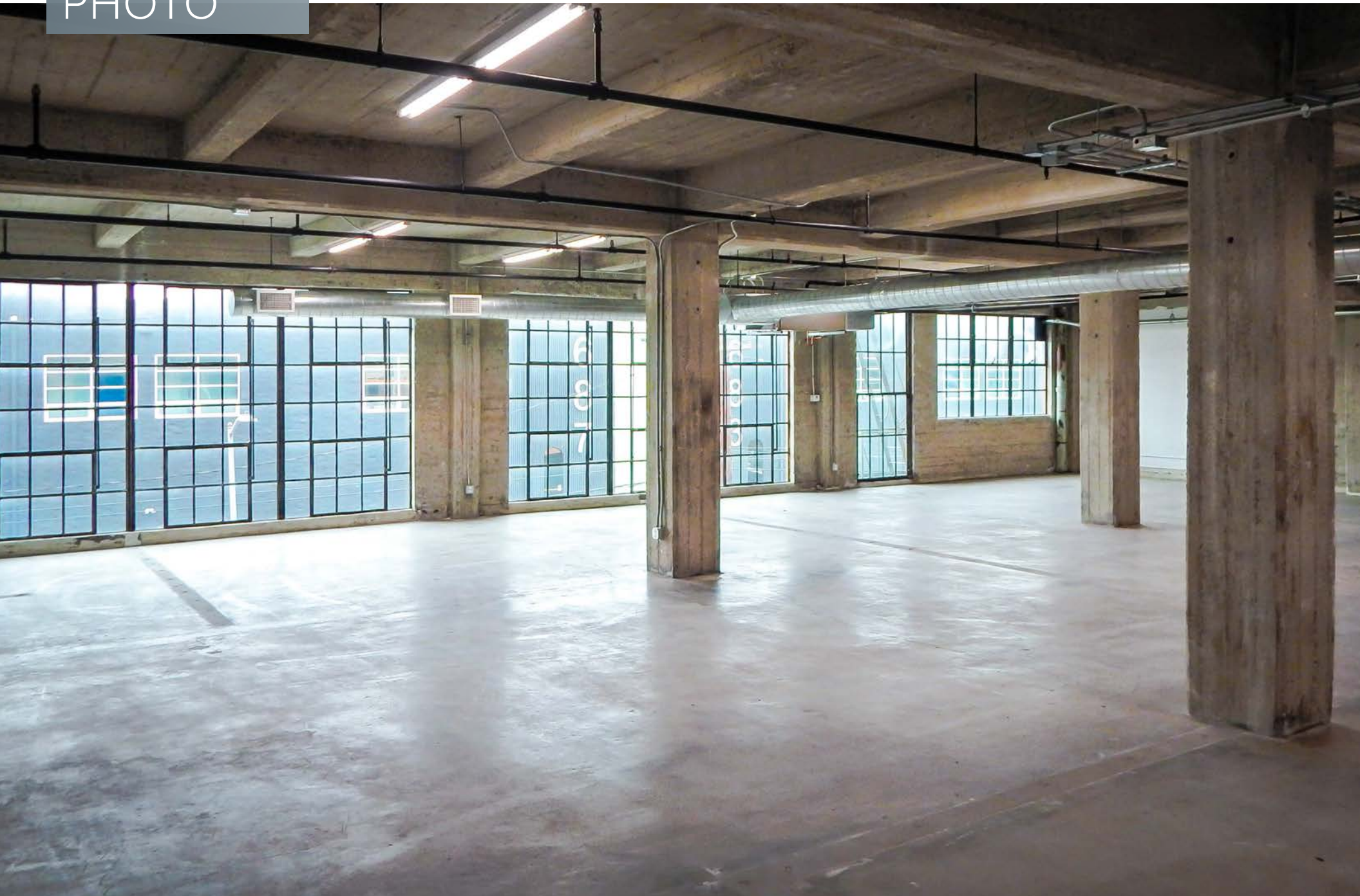
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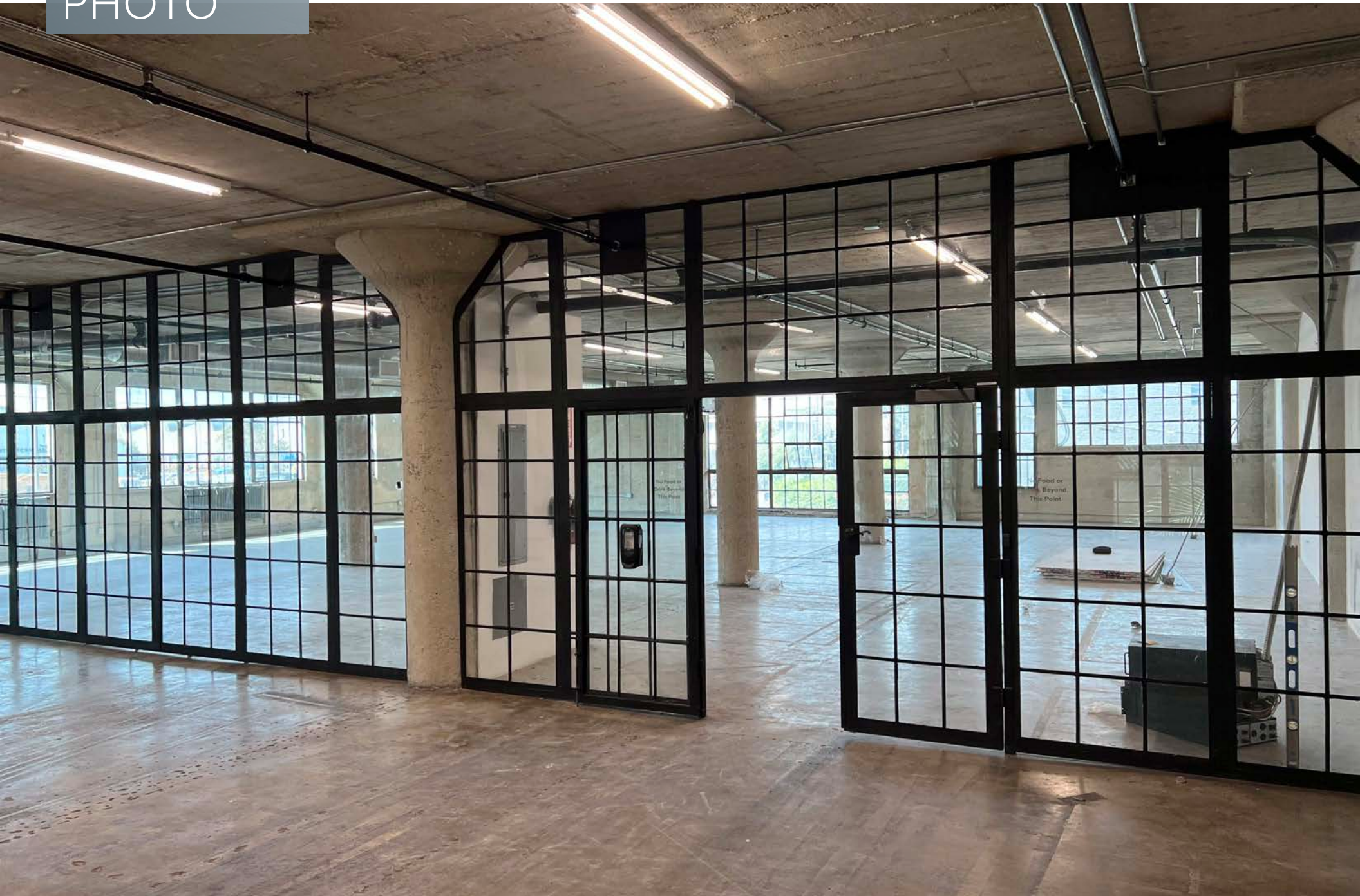
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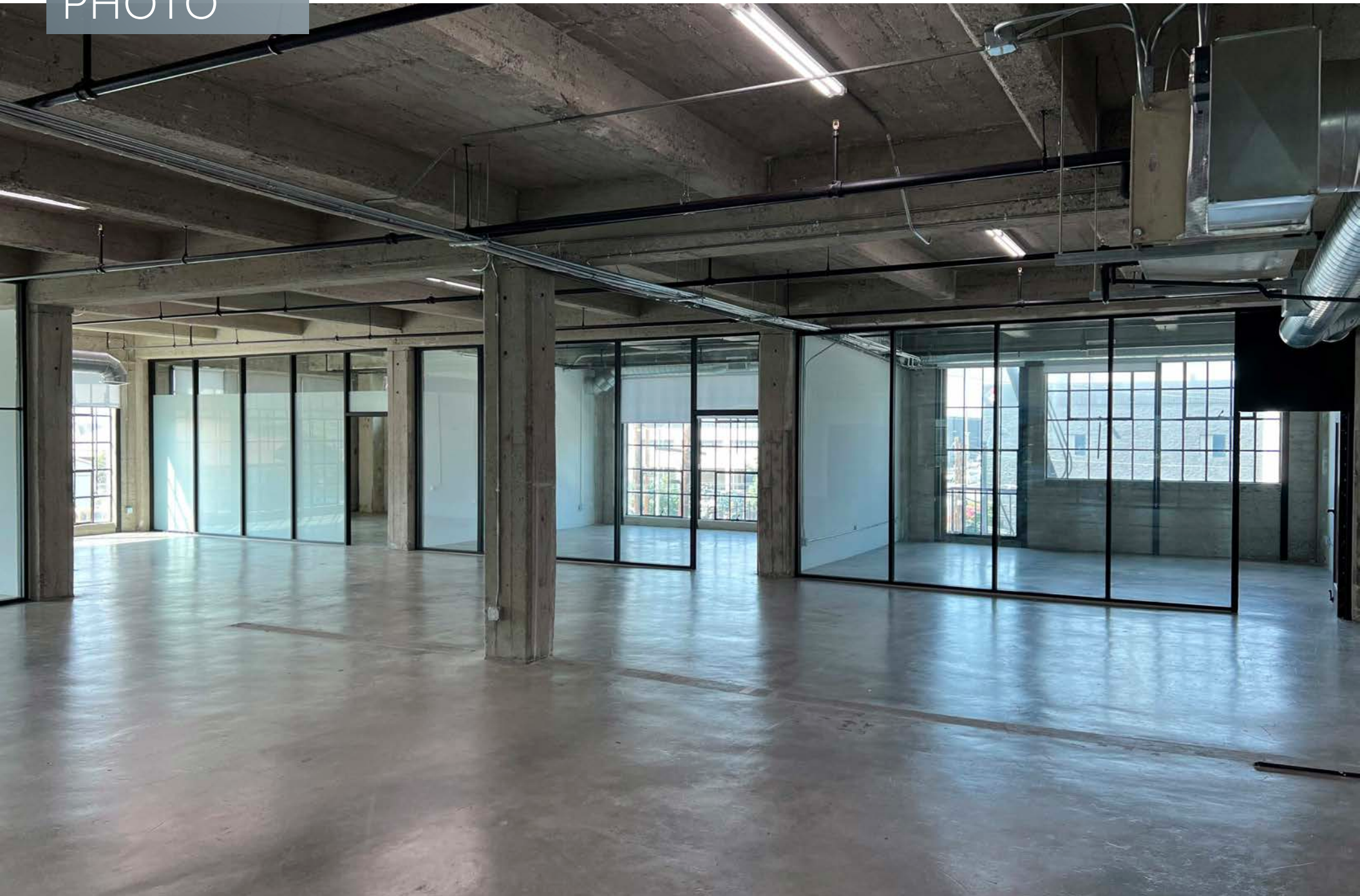
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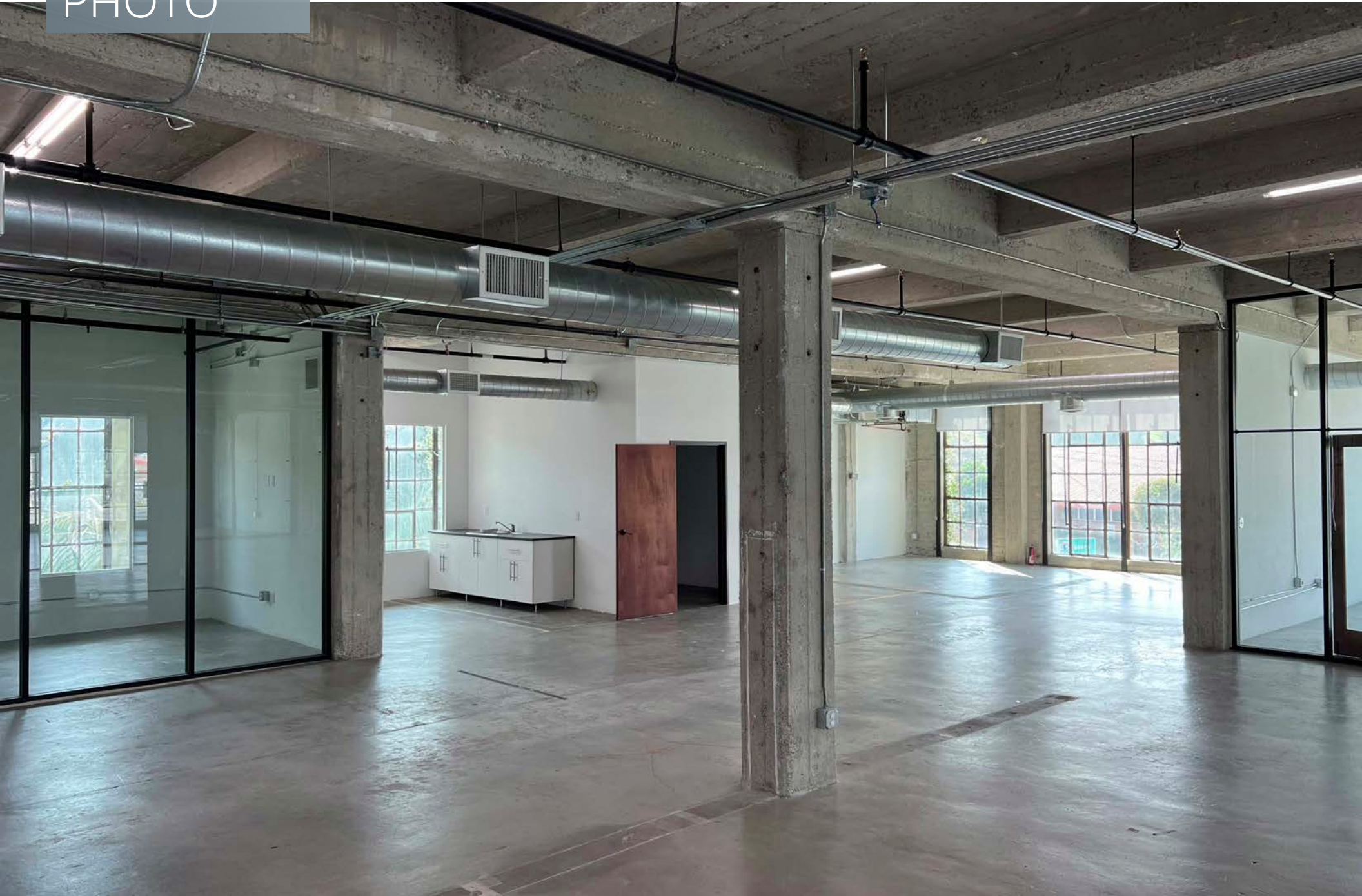
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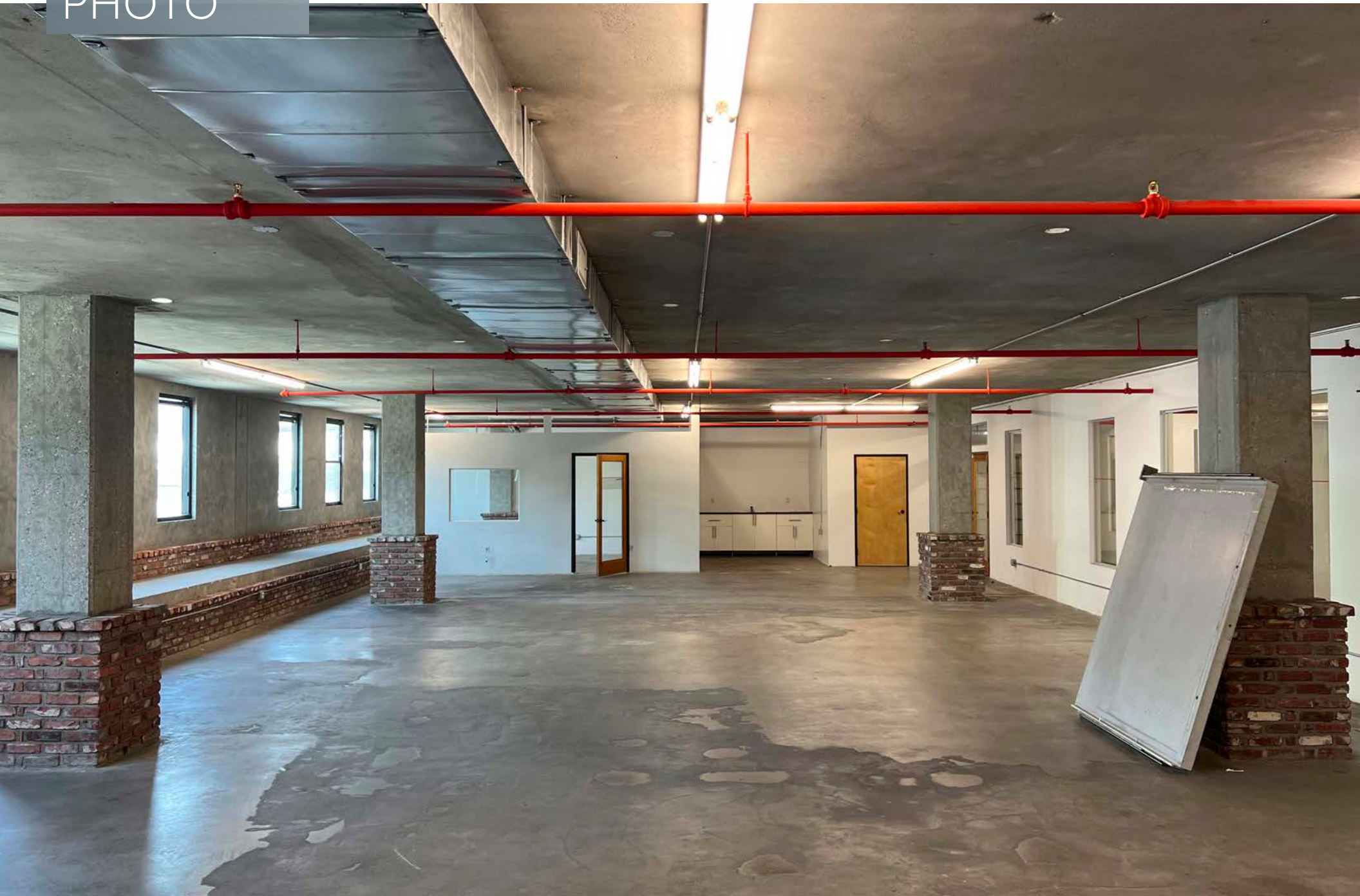
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## LOCATOR MAP



City of Los Angeles  
Department of City Planning11/6/2024  
PARCEL PROFILE REPORT**PROPERTY ADDRESSES**2301 E 7TH ST  
2307 E 7TH ST  
2309 E 7TH 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-1995-336-CRA  
CPC-1986-445-GPC  
ORD-188333  
ORD-184246  
ORD-183145  
ORD-183144  
ORD-166585-SA3760A  
ORD-129279  
ZA-2014-4580-CUB  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2016-2906-EIR  
ENV-2015-1463-ND  
ENV-2014-4581-MND  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2008-3103-CE  
ENV-2007-5600-EIR  
ENV-2007-3037-ND  
ND-83-384-ZC-HD**Address/Legal Information**PIN Number 124-5A219 190  
Lot/Parcel Area (Calculated) 26,094.1 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID J6  
Assessor Parcel No. (APN) 5171019007  
Tract TR 7650  
Map Reference M B 105-19  
Block None  
Lot FR LT A  
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

**Planning and Zoning Information**Special Notes None  
Zoning M2-1-RIO-CUGU  
Zoning Information (ZI) 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-2488 Redevelopment Project Area: Adelante Eastside  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2518 Boyle Heights Interim Control Ordinance  
ZI-2358 River Implementation Overlay District (RIO)  
ZI-2129 State Enterprise Zone: East Los Angeles  
ZI-2458 Clean Up Green Up (CUGU): Boyle Heights  
Light Manufacturing  
General Plan Land Use Yes  
General Plan Note(s) No  
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 NoThis 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](https://zimas.lacity.org)  
(\*) - 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              | 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 2            |
| ED 1 Eligibility                               | Not Eligible      |
| RPA: Redevelopment Project Area                | Adelante Eastside |
| Central City Parking                           | No                |
| Downtown Parking                               | No                |
| Building Line                                  | None              |
| 500 Ft School Zone                             | None              |
| 500 Ft Park Zone                               | None              |

**Assessor Information**

|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| Assessor Parcel No. (APN)    | 5171019007                                          |
| APN Area (Co. Public Works)* | 3.810 (ac)                                          |
| Use Code                     | 3100 - Industrial - Light Manufacturing - One Story |
| Assessed Land Val.           | \$4,099,060                                         |
| Assessed Improvement Val.    | \$8,136,941                                         |
| Last Owner Change            | 07/31/2003                                          |
| Last Sale Amount             | \$6,575,065                                         |
| Tax Rate Area                | 12703                                               |
| Deed Ref No. (City Clerk)    | 756                                                 |
|                              | 6-496                                               |
|                              | 521                                                 |
|                              | 2195710                                             |
|                              | 2141207                                             |
|                              | 182482                                              |
|                              | 1016                                                |
|                              | 1000                                                |
| Building 1                   |                                                     |
| Year Built                   | 1924                                                |
| Building Class               | AXB                                                 |
| Number of Units              | 0                                                   |
| Number of Bedrooms           | 0                                                   |
| Number of Bathrooms          | 0                                                   |
| Building Square Footage      | 88,920.0 (sq ft)                                    |
| Building 2                   |                                                     |
| Year Built                   | 1940                                                |
| Building Class               | C5B                                                 |
| Number of Units              | 0                                                   |
| Number of Bedrooms           | 0                                                   |
| Number of Bathrooms          | 0                                                   |
| Building Square Footage      | 39,856.0 (sq ft)                                    |
| Building 3                   |                                                     |
| Year Built                   | 1953                                                |
| Building Class               | AXA                                                 |

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|                                                   |                                 |
|---------------------------------------------------|---------------------------------|
| Number of Units                                   | 0                               |
| Number of Bedrooms                                | 0                               |
| Number of Bathrooms                               | 0                               |
| Building Square Footage                           | 27,967.0 (sq ft)                |
| Building 4                                        |                                 |
| Year Built                                        | 1938                            |
| Building Class                                    | CXA                             |
| Number of Units                                   | 0                               |
| Number of Bedrooms                                | 0                               |
| Number of Bathrooms                               | 0                               |
| Building 5                                        |                                 |
| Year Built                                        | 1964                            |
| Building Class                                    | AXA                             |
| Number of Units                                   | 0                               |
| Number of Bedrooms                                | 0                               |
| Number of Bathrooms                               | 0                               |
| Building Square Footage                           | 64,238.0 (sq ft)                |
| Rent Stabilization Ordinance (RSO)                | No [APN: 5171019007]            |
| 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)                    | 1.77856896                      |
| 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              | None                            |

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|                                                     |                                                                     |
|-----------------------------------------------------|---------------------------------------------------------------------|
| Tsunami Hazard Area                                 | No                                                                  |
| <b>Economic Development Areas</b>                   |                                                                     |
| 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                              |
| <b>Housing</b>                                      |                                                                     |
| Direct all Inquiries to                             | Los Angeles Housing Department                                      |
| Telephone                                           | (866) 557-7368                                                      |
| Website                                             | <a href="https://housing.lacity.org">https://housing.lacity.org</a> |
| Rent Stabilization Ordinance (RSO)                  | No [APN: 5171019007]                                                |
| 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                                                                  |
| <b>Public Safety</b>                                |                                                                     |
| 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-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:             | ZA-2014-4580-CUB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Project Descriptions(s): | CONDITIONAL USE TO PERMIT ON- AND OFF-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A NEW 6,379 SQUARE FOOT BREWERY AND TASTING ROOM WITH 120 SEATS. THE PROPOSED HOURS OF OPERATION ARE FROM 6 A.M. TO 10 P.M. DAILY WITH ALCOHOL SALES FROM 4 P.M. TO 10 P.M. TUESDAY THROUGH FRIDAY AND 11 A.M. TO 10 P.M. SATURDAY AND SUNDAY.                                                                                                                                                                                                                |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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-2014-4581-MND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Required Action(s):      | MND-MITIGATED NEGATIVE DECLARATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Project Descriptions(s): | CONDITIONAL USE TO PERMIT ON- AND OFF-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A NEW 6,379 SQUARE FOOT BREWERY AND TASTING ROOM WITH 120 SEATS. THE PROPOSED HOURS OF OPERATION ARE FROM 6 A.M. TO 10 P.M. DAILY WITH ALCOHOL SALES FROM 4 P.M. TO 10 P.M. TUESDAY THROUGH FRIDAY AND 11 A.M. TO 10 P.M. SATURDAY AND SUNDAY.                                                                                                                                                                                                                |
| 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:             | ND-83-384-ZC-HD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Required Action(s):      | ZC-ZONE CHANGE<br>HD-HEIGHT DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Project Descriptions(s): | Data Not Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

DATA NOT AVAILABLE

ORD-188333  
ORD-184246  
ORD-183145  
ORD-183144  
ORD-166585-SA3760A  
ORD-129279

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FOR  
LEASE

2301 E 7<sup>TH</sup> ST • LOS ANGELES  
±1,288 SF - ±6,459 SF

ZIMAS REPORT (CONT)

ZIMAS PUBLIC

Generalized Zoning

11/06/2024

City of Los Angeles  
Department of City Planning



Address: 2301 E 7TH ST  
APN: 5171019007  
PIN #: 124-5A219 190

Tract: TR 7650  
Block: None  
Lot: FR LT A  
Arb: None

Zoning: M2-1-RIO-CUGU  
General Plan: Light Manufacturing



FOR LEASE  
**2301**  
**E 7<sup>TH</sup> STREET**  
**LOS ANGELES, CA 90023**

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