

Delivered Entitled



Offered at \$2,795,000

3556 & 3562 Chesapeake Ave.
Los Angeles, CA 90016

61 Unit 100% Affordable Housing Development
Near the Expo Metro Station in West Adams

PARTNERSCRE
SVIDLER | PETITO



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3556 & 3562 Chesapeake Ave.



West Adams

Property Overview

PartnersCRE is proud to present for sale an Entitled 61 Unit 100% Affordable Housing Project in the quickly evolving West Adams / Jefferson Park neighborhood, a sought-after submarket of Los Angeles.

The property on offer is a double lot located at 3556 & 3562 Chesapeake Ave. (a quiet, residential tree-lined street), in a neighborhood quickly undergoing a transformation, full of **new construction!**

Sitting on a **12,814 SF R3-1 lot**, the site offers a well-positioned infill development opportunity with immediate access to the Metro E Line, the West Adams retail core, and the Exposition business corridor.

The offered development is a **5-story Residential Building** comprised of 61 units (**55 one-bedrooms, 4 two-bedrooms and 2 three-bedrooms**), totaling approximately **26,071 SF of Rentable Square Footage** and 35,781 SF of Gross Floor Area. The project is Entitled as a 100% privately funded **Affordable Housing Community** under Executive Directive 1 (ED1), leveraging the incentives available through AB 1763, AB 2345, and AB 2334, including unlimited residential density and a zero on-site parking requirement given its **proximity to a major transit stop**. The property sits on the edge of a vast single family-zoned neighborhood where street parking is easier to come by.

The property would be delivered with the **61 Unit Project fully Entitled**. The Project has not been and will not be submitted to Plan Check by the Seller, allowing the incoming Developer to finalize construction documents to their own specifications.

The Architect has stated that the Project is **scalable to 79 units and 6 floors**, without impacting the approval timeline.

There is also the **possibility of rehabbing the existing units on site** (delivered vacant), in order to have cash flow while awaiting the right time to build.

The property is a stone's throw to the Rancho Cienega Recreation Center and Dorsey Senior High School. Take the **Metro to USC or Culver City, continue on to Downtown LA or Santa Monica!**

The area features **tons of new restaurants, cafes, markets and much more!** It is hard to keep track of the local developments, with so much happening, with what has opened and what is in the planning to open in the near future!

\$2,795,000

Price

61

Units in Current Project

\$218

Price per SF of Land

\$45,820

Price per Door

R3-1 • TOIA 2

Zoning

26,071 SF

Project Rentable SF

35,781 SF

Total Project Gross SF

12,814 SF

Lot SF

Delivered Entitled

Status at Close of Escrow

Delivered Vacant

Existing Structures

APNs 5046-015-017 & 5046-015-019

Project Highlights

- Scalable to 79 Units and 6 Stories without Timeline Change
- Current Design with Fifty-Five 1+1s • Four 2+1s • Two 3+1s
- All Units with Washer/Dryer Closet
- Fifth Floor Communal Area Open to the Sky
- Central Courtyard Design with Spacious Lobby & Office
- No Car Parking in Design; 25 Bicycle Parking Spaces

Area & Existing Property Highlights

- Rehab the Existing Structures for quick Cash Flow & Hold
- **E** Line Metro Station just over One Block Away
- Convenient Access to USC, Culver City, DTLA, Santa Monica

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3556 & 3562 Chesapeake Ave.

Project Unit Mix

First Floor	Unit	Type	SF
1	111	2 + 1	533
2	112	1 + 1	412
3	113	1 + 1	431
4	114	1 + 1	398
5	115	1 + 1	398
6	116	2 + 1	630
7	119	1 + 1	392
8	122	1 + 1	393
9	123	1 + 1	404
First Floor Total:			3,991

Number of Units	Unit Type
55	1 + 1
4	2 + 1
2	3 + 1

Floor	Rentable SF Per Floor
First	3,991
Second	5,926
Third	5,926
Fourth	5,926
Fifth	4,302
Total:	26,071

2nd Floor	Unit	Type	SF
10	210	1 + 1	430
11	211	1 + 1	412
12	212	1 + 1	412
13	213	1 + 1	431
14	214	1 + 1	398
15	215	1 + 1	398
16	216	2 + 1	630
17	217	1 + 1	399
18	218	1 + 1	438
19	219	1 + 1	393
20	220	1 + 1	394
21	221	1 + 1	394
22	222	1 + 1	393
23	221	1 + 1	404
Second Floor Total:			5,926

4th Floor	Unit	Type	SF
38	410	1 + 1	430
39	411	1 + 1	412
40	412	1 + 1	412
41	413	1 + 1	431
42	414	1 + 1	398
43	415	1 + 1	398
44	416	2 + 1	630
45	417	1 + 1	399
46	418	1 + 1	438
47	419	1 + 1	393
48	420	1 + 1	394
49	421	1 + 1	394
50	422	1 + 1	393
51	423	1 + 1	404
Fourth Floor Total:			5,926

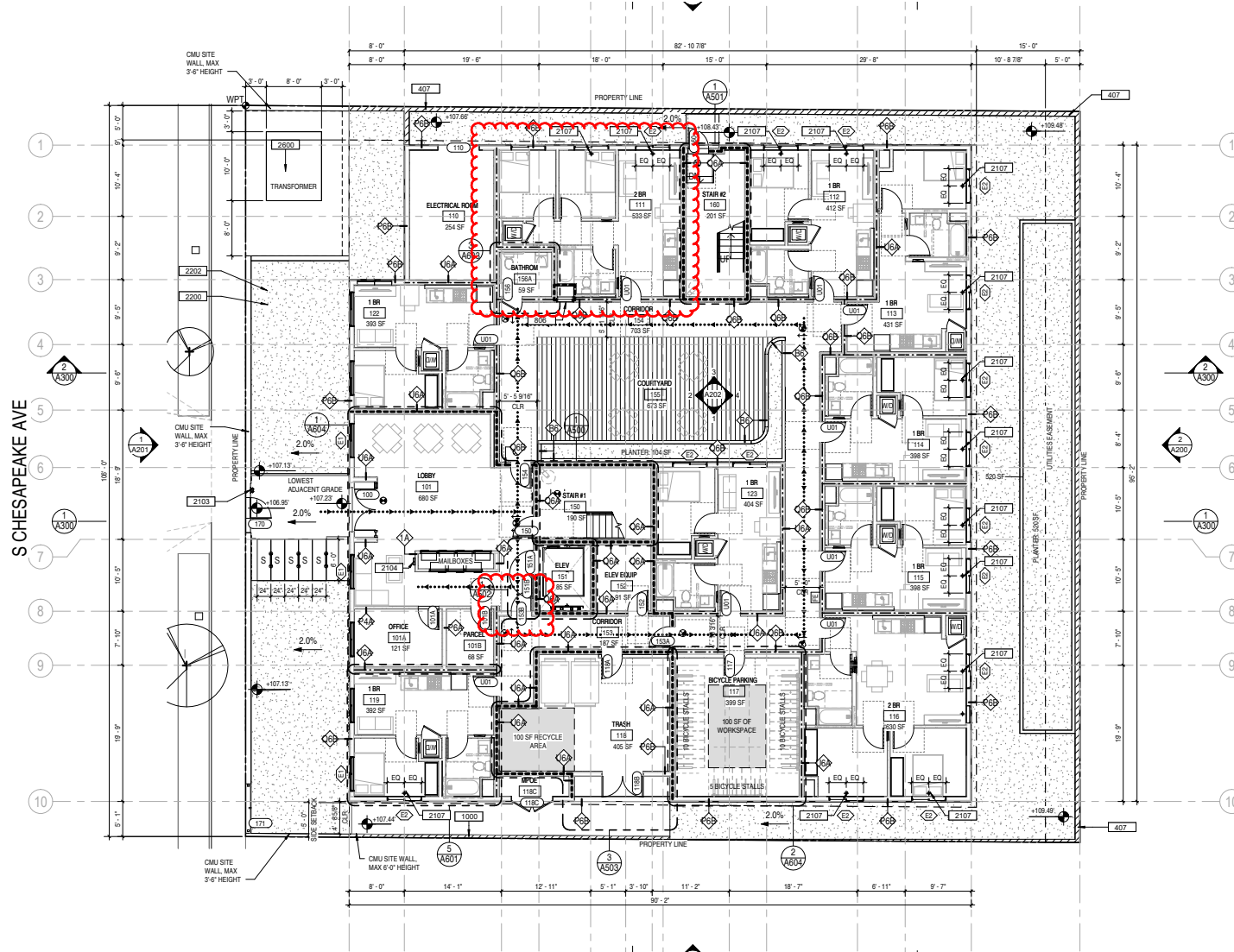
3rd Floor	Unit	Type	SF
24	310	1 + 1	430
25	311	1 + 1	412
26	312	1 + 1	412
27	313	1 + 1	431
28	314	1 + 1	398
29	315	1 + 1	398
30	316	3 + 1	630
31	317	1 + 1	399
32	318	1 + 1	438
33	319	1 + 1	393
34	320	1 + 1	394
35	321	1 + 1	394
36	322	1 + 1	393
37	323	1 + 1	404
Third Floor Total:			5,926

5th Floor	Unit	Type	SF
52	510	1 + 1	430
53	511	1 + 1	412
54	512	1 + 1	412
55	517	1 + 1	399
56	518	1 + 1	438
57	519	1 + 1	393
58	520	1 + 1	394
59	521	1 + 1	394
60	522	1 + 1	393
61	523	3 + 1	637
Fifth Floor Total:			4,302

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3556 & 3562 Chesapeake Ave.

Floor Plans - First Floor

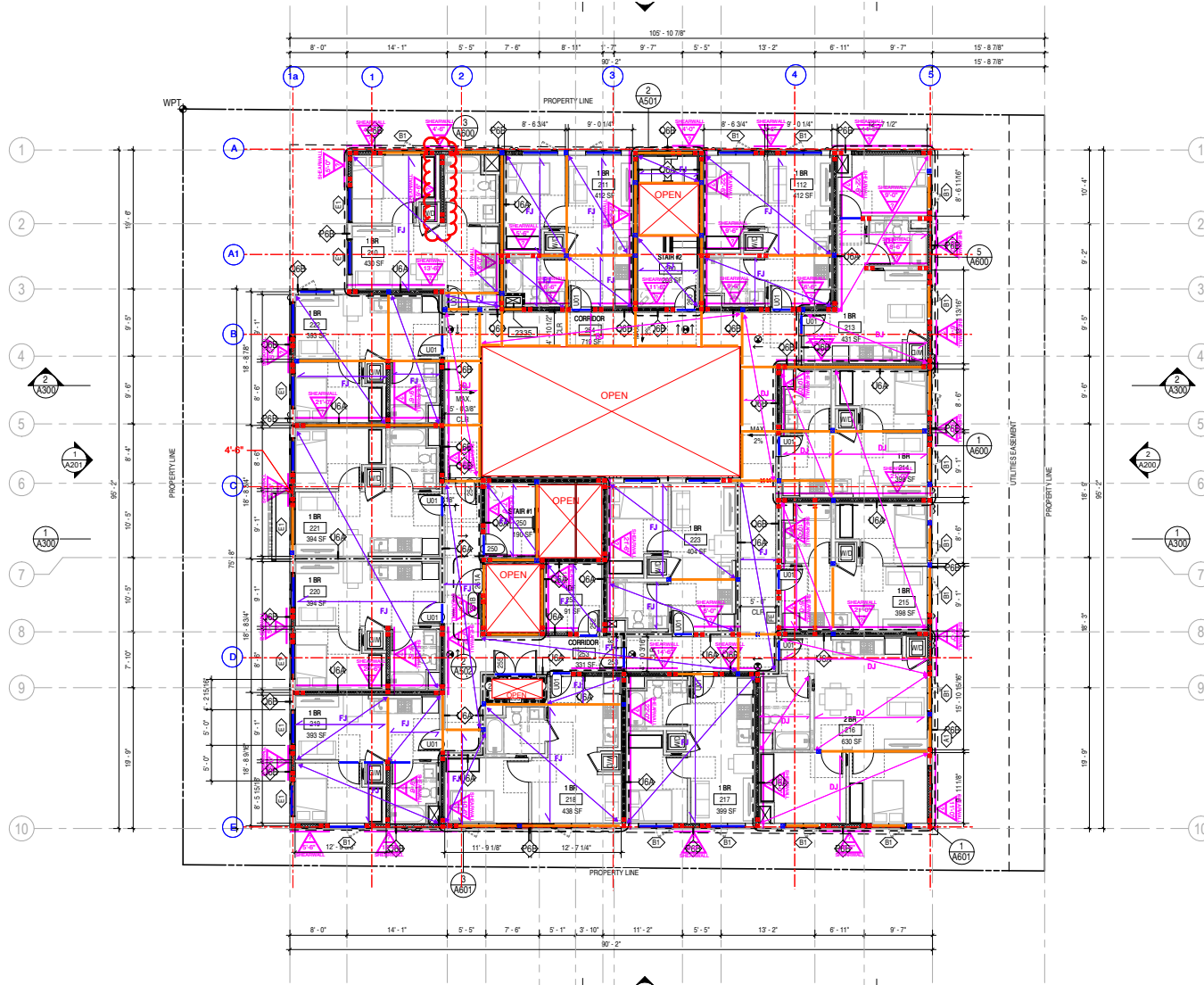


Plans have not been submitted to Plan Check.

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Floor Plans - Second Floor

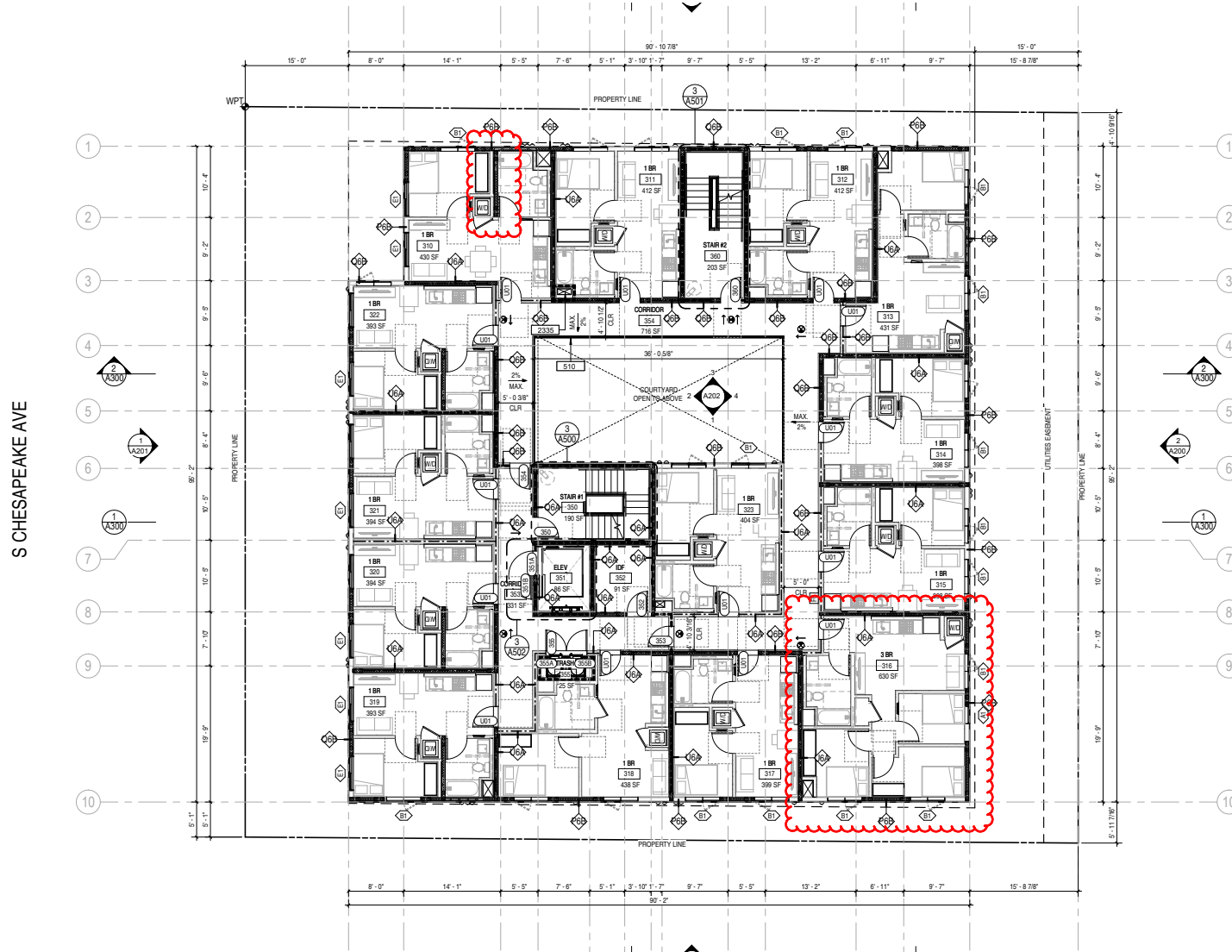


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Floor Plans - Third Floor

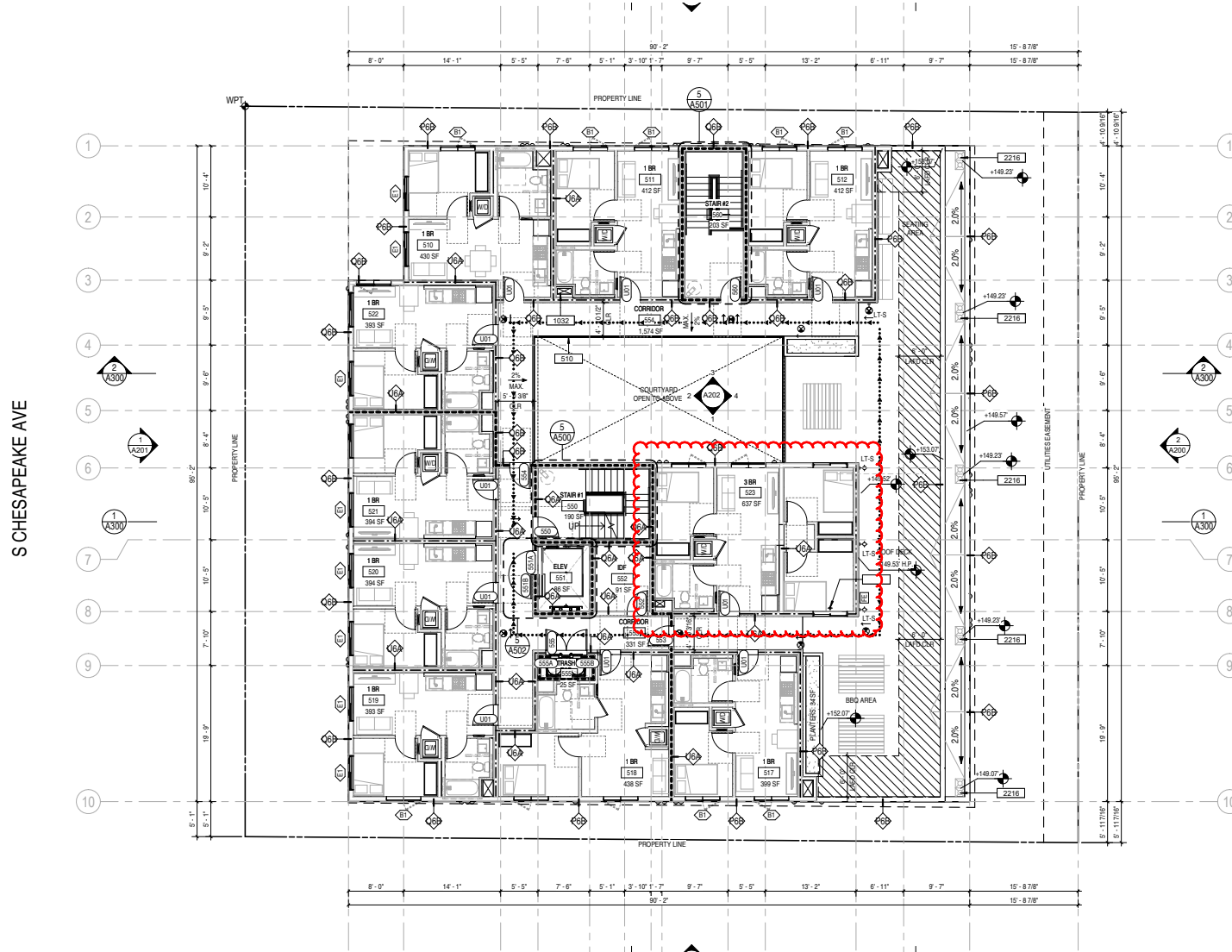


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Floor Plans - Fifth Floor

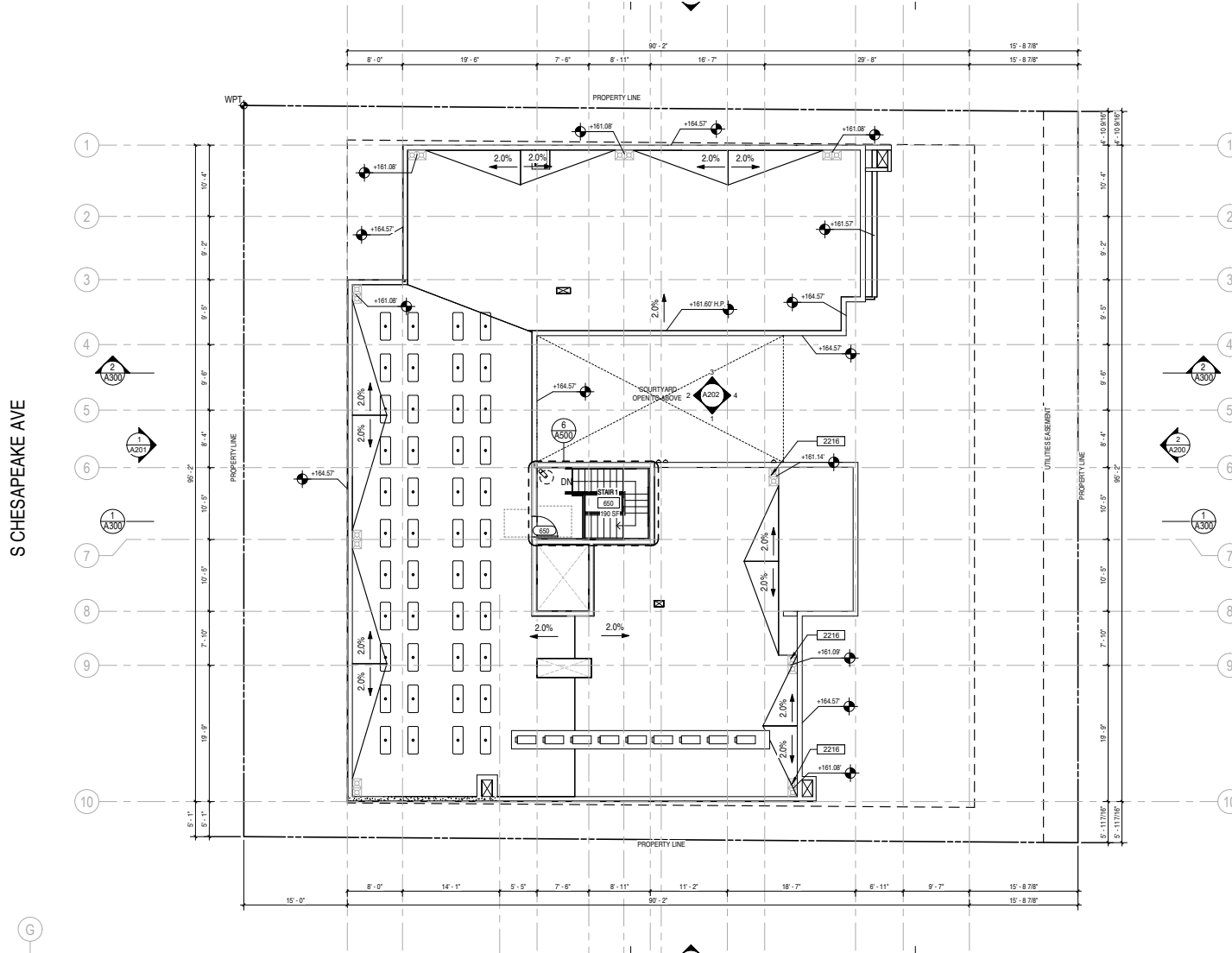


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Floor Plans - Roof



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Floor Plans - Elevations



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Floor Plans - Sections

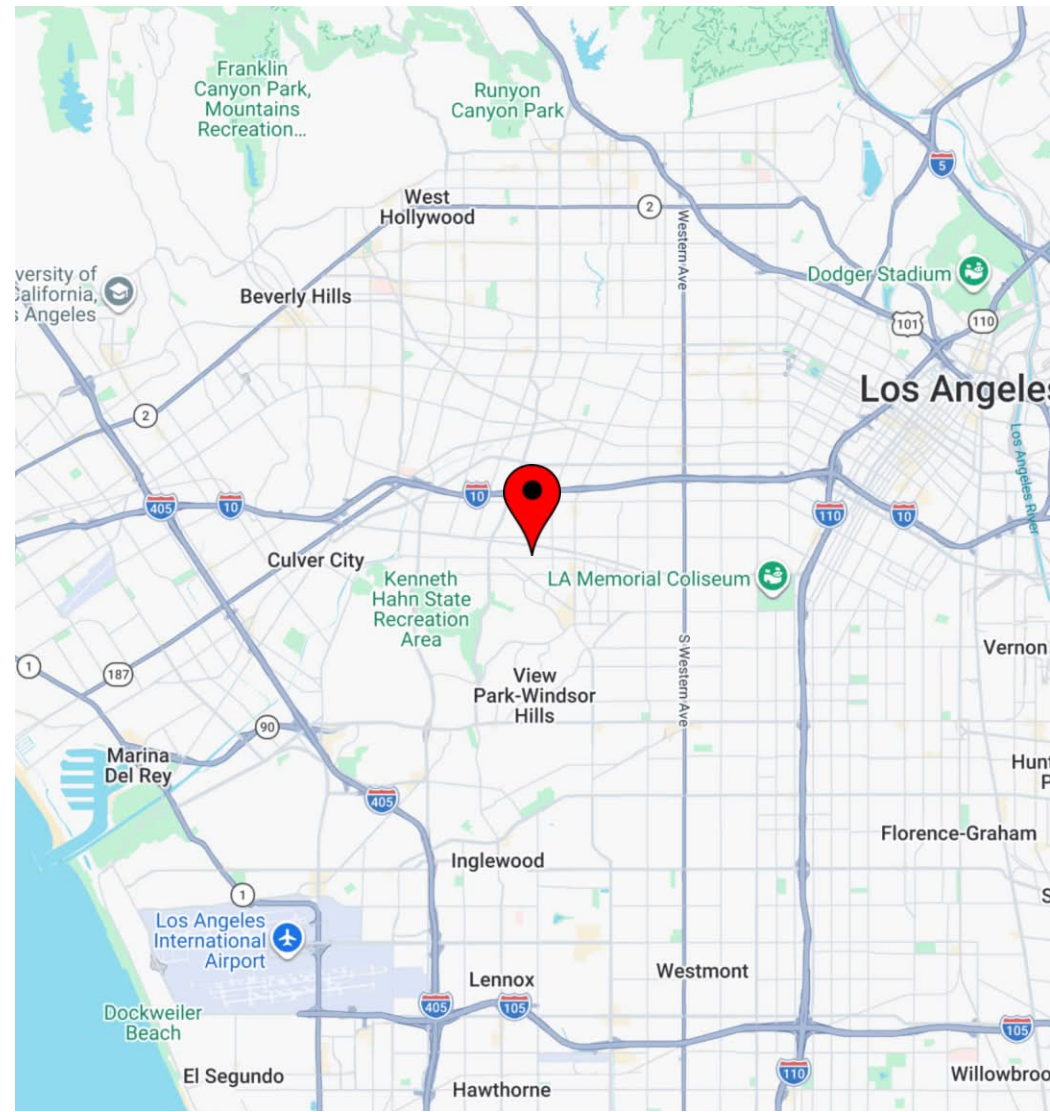
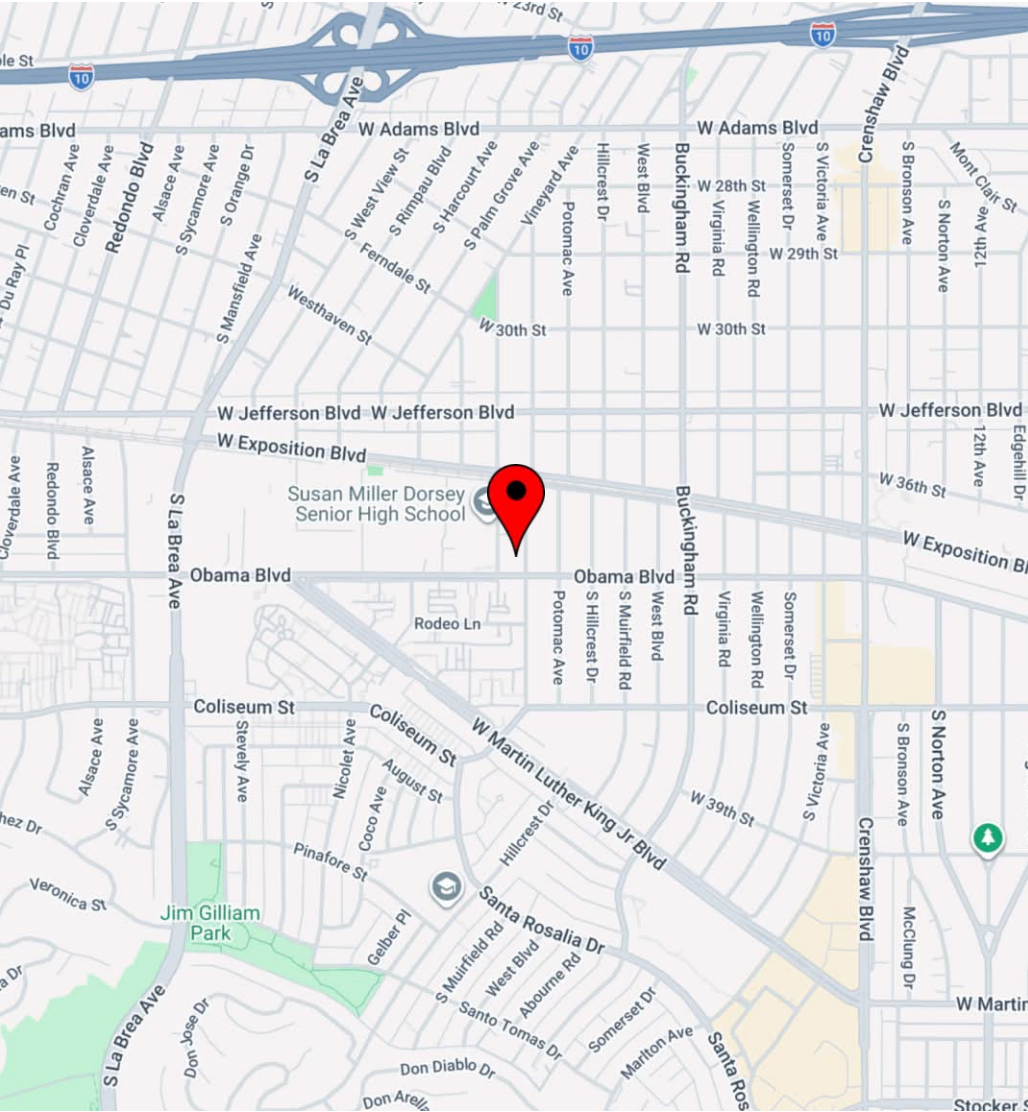


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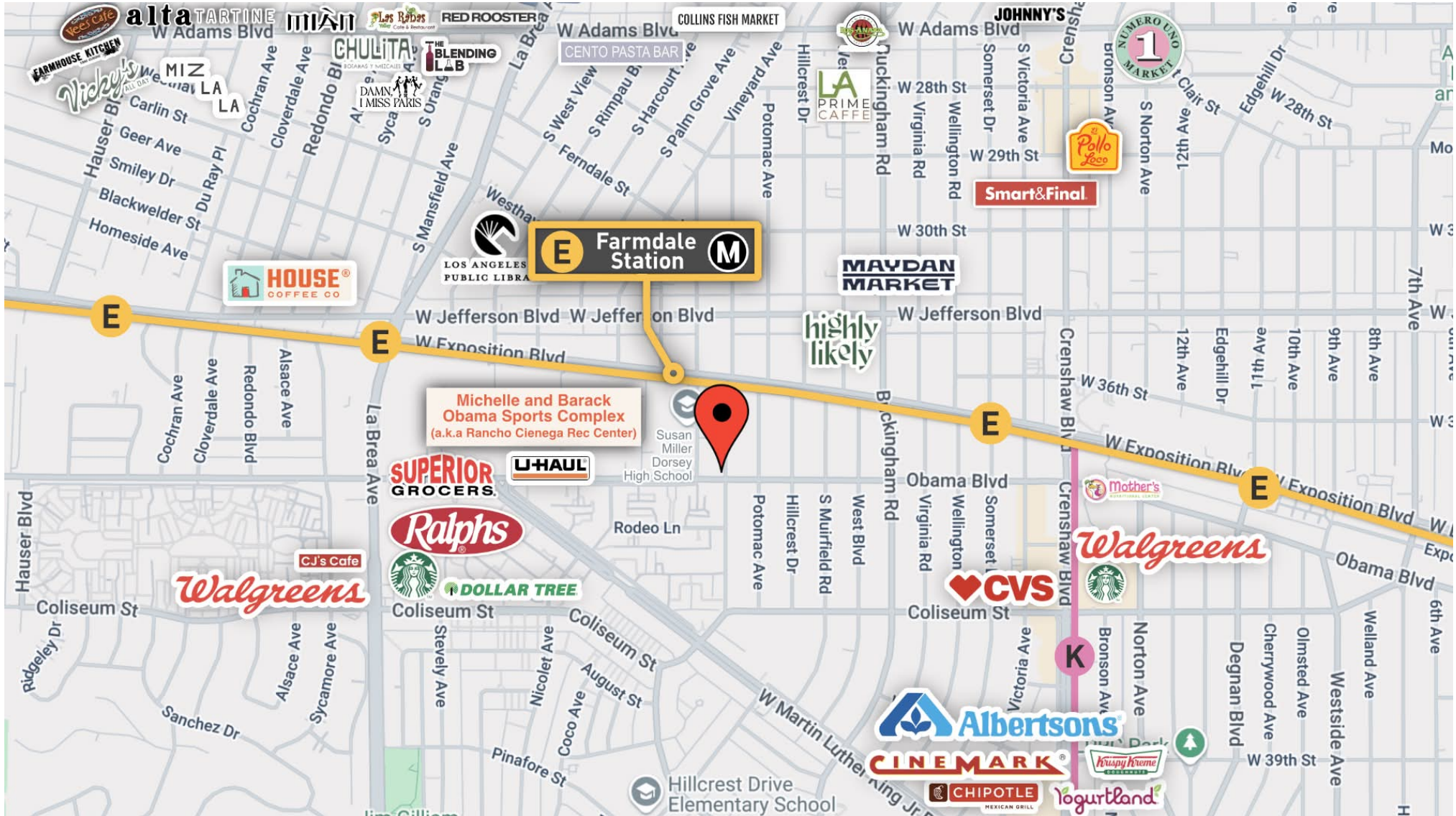
Maps



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Area Map



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3556 & 3562 Chesapeake Ave.

Area Development

5035 Coliseum — + Housing Development

Currently in development is a mixed-use complex called "5035 Coliseum" at the corner of Coliseum Street and La Brea Avenue in Baldwin Village.

Located less than a mile from 3556 Chesapeake, this project will be **the first development of its kind in the country**, with a Costco serving as the anchor retail tenant on the ground floor and 800 apartment units above it.

The Housing:

Of the 800 apartments, 184 units (23%) will be dedicated to low-income households, and the remaining units are earmarked as non-subsidized affordable and workforce housing for seniors and families, including those with Section 8 vouchers. (FOX 11 Los Angeles)



Amenities:

Plans call for five courtyards, a landscaped walking path, a rooftop pool, basketball courts, play structures, and a fitness area, as well as outdoor spaces for movie nights, community gardens, and classes. (Urbanize LA)

The Costco:

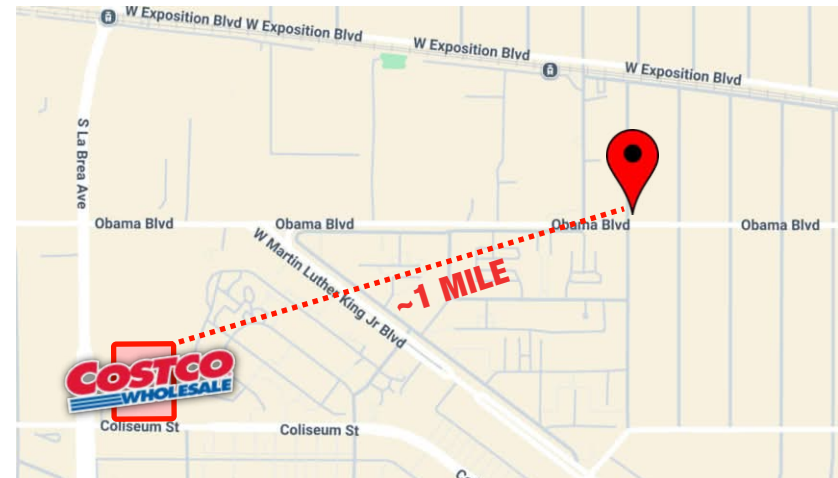
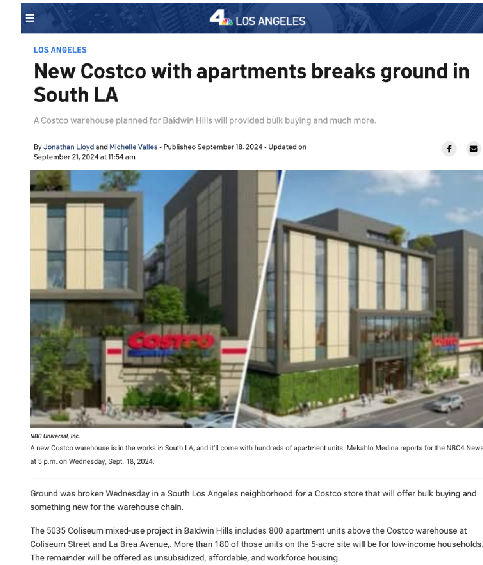
The Costco will be the first located in South Los Angeles and will offer produce, healthy food options, optical services, a pharmacy, and delivery services. It's estimated to create around 400 new local jobs. (NBC Los Angeles)



Timeline:

The project officially broke ground in January 2026 and construction is expected to take about two and a half years, with an anticipated opening in 2027. (FOX 11 Los Angeles)

**OPENING
IN 2027**



<https://www.foxla.com/news/costco-new-warehouse-affordable-housing-development-south-la>

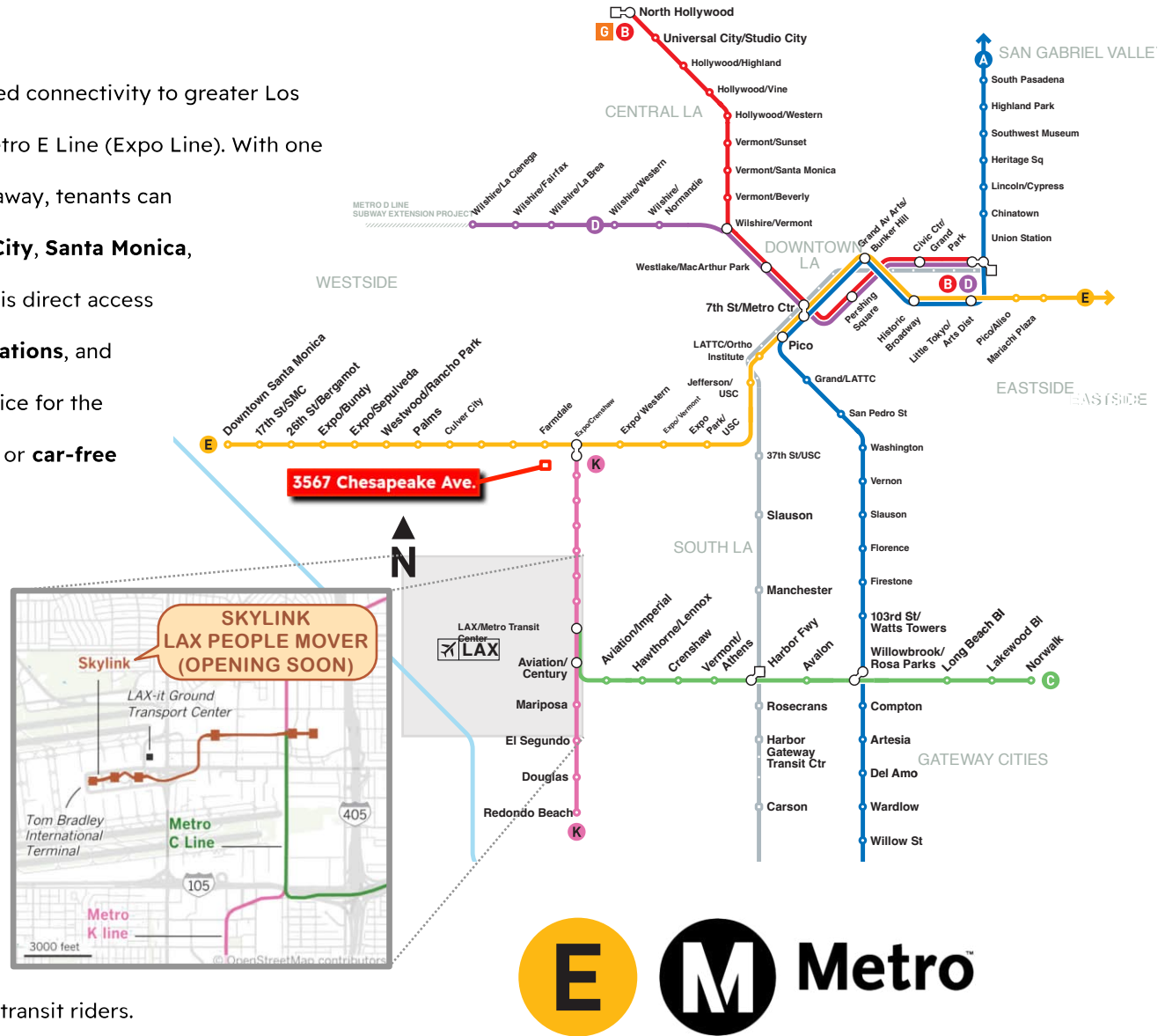
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Metro E (Expo) Line

Residents at 3556 Chesapeake Ave. enjoy unparalleled connectivity to greater Los Angeles via the nearby **Farmdale Station** on the Metro E Line (Expo Line). With one of the city's most vital light rail corridors just steps away, tenants can effortlessly reach **Downtown Los Angeles, Culver City, Santa Monica, and USC** without ever touching a steering wheel. This direct access to **major employment hubs, entertainment destinations,** and cultural **landmarks** makes the property an ideal choice for the growing segment of Angelenos embracing car-light or **car-free living.**

Beyond daily commuting convenience, proximity to Farmdale Station positions residents within minutes of some of LA's most vibrant neighborhoods, including **Exposition Park, the Crenshaw District,** and the **Westside.** Looking ahead, the forthcoming **LAX Automated People Mover** will connect directly to the Metro system, making trips to and from **Los Angeles International Airport** more seamless than ever for transit riders.



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3556 & 3562 Chesapeake Ave.

Walk Score

Walk Score
76
Very Walkable
Most errands can be accomplished on foot.

Transit Score
61
Good Transit
Many nearby public transportation options.

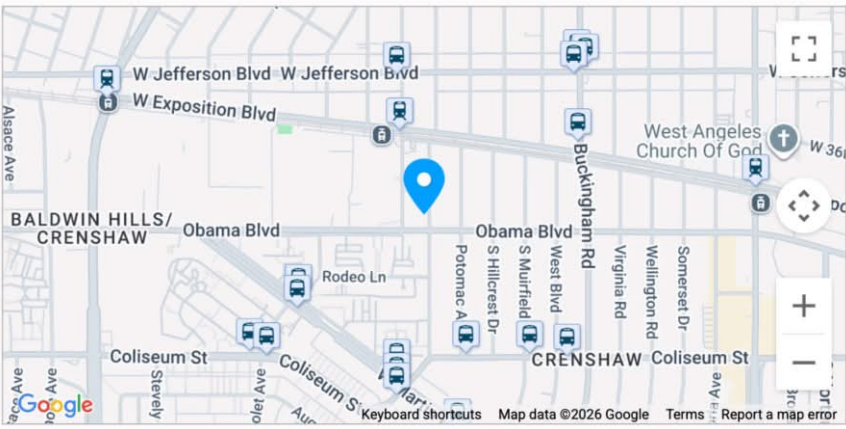
Bike Score
80
Very Bikeable
Biking is convenient for most trips.

About this Location

3562 Chesapeake Avenue has a **Walk Score of 76 out of 100**. This location is Very Walkable so most errands can be accomplished on foot.

3562 Chesapeake Avenue is a **four minute walk from the Metro E Line (Expo)** at the Farmdale Station stop.

Nearby parks include Rancho Cienega Recreation Center, Vineyard Recreation Center and Jim Gilliam Recreation Center.



Rail lines:

Metro E Line (Expo)	0.1 mi
---------------------	--------

Bus lines:

35/38 Metro Local Line	0.2 mi	Crenshaw Counterclockwise...	0.3 mi
Crenshaw Clockwise DASH ...	0.3 mi	105 Metro Local Line	0.3 mi
Midtown DASH Midtown	0.3 mi		

Walk Score®

<https://www.walkscore.com/score/3562-chesapeake-ave-los-angeles-ca-90016>

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3556 & 3562 Chesapeake Ave.

Demographics

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Population:						
2030 Projection	48,586		348,365		1,172,729	
2025 Estimate	48,271		350,485		1,175,725	
2020 Census	46,721		358,206		1,183,918	
Growth 2025-2030	0.65%		-0.60%		-0.25%	
Growth 2020-2025	3.32%		-2.16%		-0.69%	
2025 Population	48,271		350,485		1,175,725	
Households:						
2030 Projection	18,470		128,933		454,585	
2025 Estimate	18,402		130,015		456,019	
2020 Census	18,031		134,096		460,209	
Growth 2025-2030	0.37%		-0.83%		-0.31%	
Growth 2020-2025	2.06%		-3.04%		-0.91%	
Owner Occupied	4,667	25.36%	42,623	32.78%	115,317	25.29%
Renter Occupied	13,735	74.64%	87,392	67.22%	340,702	74.71%
2025 Average Household Income	\$84,550		\$106,772		\$105,145	
2025 Median Household Income	\$58,834		\$75,196		\$73,379	

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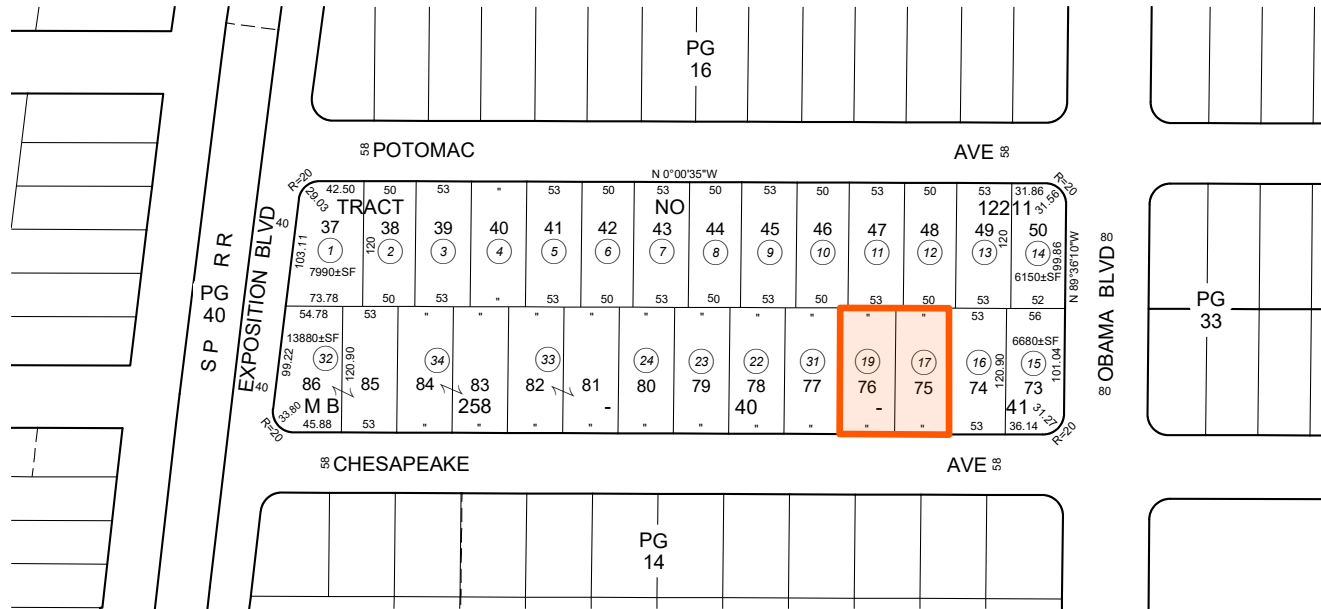
Parcel Map

5046	15 SHEET	P. A. 1059-15	TRA 67	REVISED 12-27-62 2-22-65	2018073008005001-09 2018102328002001-09 2018122619-09	2024030679011001-09		SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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2024



MAPPING AND GIS SERVICES
SCALE 1" = 100'



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3556 & 3562 Chesapeake Ave.

ZIMAS Report

APN 1: 5046-015-019



City of Los Angeles
Department of City Planning

7/6/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3556 S CHESAPEAKE AVE
3558 S CHESAPEAKE AVE

ZIP CODES

90016

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2025-409-DB-VHCA-RED1
CPC-2006-5567-CPU
CPC-1990-346-CA
CPC-1983-506
ORD-171682
ORD-171681
ORD-162128
ENV-2008-478-EIR

Address/Legal Information

PIN Number 120B181 1131
Lot/Parcel Area (Calculated) 6,406.2 (sq ft)
Thomas Brothers Grid PAGE 673 - GRID D1
Assessor Parcel No. (APN) 5046015019
Tract TR 12211
Map Reference M B 258-40/41
Block None
Lot 76
Arb (Lot Cut Reference) None
Map Sheet 120B181

Jurisdictional Information

Community Plan Area West Adams - Baldwin Hills - Leimert
Area Planning Commission South Los Angeles APC
Neighborhood Council WEST ADAMS NC
Council District CD 10 - Heather Hutt
Census Tract # 2195.00000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2025-409-DB-VHCA-RED1

Planning and Zoning Information

Special Notes None
Zoning R3-1
Zoning Information (ZI) ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2512 Housing Element Sites
ZI-2374 State Enterprise Zone: Los Angeles
Medium Residential
General Plan Land Use Yes
General Plan Note(s) Yes (Citywide)
Minimum Density Requirement No
Hillside Area (Zoning Code) No
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA 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
CPIO Historic Preservation Review No
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
ASP: Alcohol Sales Program No
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low Vehicle Travel Area Yes
AB 2097: Within a half mile of a Major Transit Stop Yes
Streetscape No
Adaptive Reuse Subareas No
Adaptive Reuse Program Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee
Neighborhood Baldwin Hills/Crenshaw
Residential Market Area Medium / High
Commercial Market Area Medium
Inclusionary Housing No
Local Affordable Housing Incentive No
Targeted Planting No
Special Lot Line No
Transit Oriented Communities (TOC) Tier 3
Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) 2
Opportunity Corridors Incentive Area Not Eligible
Corridor Transition Incentive Area Not Eligible
TCAC Opportunity Area Moderate
High Quality Transit Corridor (within 1/2 mile) Yes
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone Active: Susan Miller Dorsey Senior High
Active: Susan Miller Dorsey Senior High (Law and Government Magnet)
Active: Susan Miller Dorsey Senior High (Math, Science, and Technology Magnet)
Active: Susan Miller Dorsey Senior High Firefighter/EMS Magnet
500 Ft Park Zone None
Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 5046015019
APN Area (Co. Public Works)* 0.146 (ac)
Use Code 0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val. \$44,371
Assessed Improvement Val. \$228,003
Last Owner Change 05/29/2024
Last Sale Amount \$1,119,150
Tax Rate Area 67
Deed Ref No. (City Clerk) 9-571
1744400
0349839

Building 1
Year Built 1944
Building Class D55
Number of Units 2
Number of Bedrooms 6

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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3556 & 3562 Chesapeake Ave.

ZIMAS Report

APN 1: 5046-015-019

Number of Bathrooms	3
Building Square Footage	2,338.0 (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)	Yes [APN: 5046015019]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
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
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.93770504
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

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Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	Yes [APN: 5046015019]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.53 Rezoning Sites 7
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	353
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	94
Red Flag Restricted Parking	No

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3556 & 3562 Chesapeake Ave.

ZIMAS Report

APN 2: 5046-015-017



City of Los Angeles
Department of City Planning

7/6/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3562 S CHESAPEAKE AVE
3564 S CHESAPEAKE AVE

ZIP CODES

90016

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2025-409-DB-VHCA-RED1
CPC-2006-5567-CPU
CPC-1990-346-CA
CPC-1983-506
ORD-171682
ORD-171681
ORD-162128
ENV-2008-478-EIR

Address/Legal Information

PIN Number 120B181 1144
Lot/Parcel Area (Calculated) 6,406.6 (sq ft)
Thomas Brothers Grid PAGE 673 - GRID D1
Assessor Parcel No. (APN) 5046015017
Tract TR 12211
Map Reference M B 258-40/41
Block None
Lot 75
Arb (Lot Cut Reference) None
Map Sheet 120B181

Jurisdictional Information

Community Plan Area West Adams - Baldwin Hills - Leimert
Area Planning Commission South Los Angeles APC
Neighborhood Council WEST ADAMS NC
Council District CD 10 - Heather Hutt
Census Tract # 2195.00000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2025-409-DB-VHCA-RED1

Planning and Zoning Information

Special Notes None
Zoning R3-1
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2374 State Enterprise Zone: Los Angeles
ZI-2512 Housing Element Sites
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
Medium Residential
General Plan Land Use Yes
General Plan Note(s) Yes (Citywide)
Minimum Density Requirement No
Hillside Area (Zoning Code) No
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA 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
CPIO Historic Preservation Review No
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
ASP: Alcohol Sales Program No
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low Vehicle Travel Area Yes
AB 2097: Within a half mile of a Major Transit Stop Yes
Streetscape No
Adaptive Reuse Subareas No
Adaptive Reuse Program Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee
Neighborhood Baldwin Hills/Crenshaw
Residential Market Area Medium / High
Commercial Market Area Medium
Inclusionary Housing No
Local Affordable Housing Incentive No
Targeted Planting No
Special Lot Line No
Transit Oriented Communities (TOC) Tier 3
Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) 2
Opportunity Corridors Incentive Area Not Eligible
Corridor Transition Incentive Area Not Eligible
TCAC Opportunity Area Moderate
High Quality Transit Corridor (within 1/2 mile) Yes
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone Active: Susan Miller Dorsey Senior High
Active: Susan Miller Dorsey Senior High (Law and Government Magnet)
Active: Susan Miller Dorsey Senior High (Math, Science, and Technology Magnet)
Active: Susan Miller Dorsey Senior High Firefighter/EMS Magnet
500 Ft Park Zone None
Zanja System 1 Mile Buffer No

Assessor Information
Assessor Parcel No. (APN) 5046015017
APN Area (Co. Public Works)* 0.146 (ac)
Use Code 0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val. \$37,184
Assessed Improvement Val. \$208,080
Last Owner Change 05/21/2024
Last Sale Amount \$1,071,000
Tax Rate Area 67
Deed Ref No. (City Clerk) 5-955
1485938
1459591-92
1427179
0420537
0333166
0159989
0159988

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3556 & 3562 Chesapeake Ave.

ZIMAS Report

APN 2: 5046-015-017

RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Baldwin Hills/Crenshaw
Residential Market Area	Medium / High
Commercial Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Moderate
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Susan Miller Dorsey Senior High Active: Susan Miller Dorsey Senior High (Law and Government Magnet) Active: Susan Miller Dorsey Senior High (Math, Science, and Technology Magnet) Active: Susan Miller Dorsey Senior High Firefighter/EMS Magnet
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	5046015017
APN Area (Co. Public Works)*	0.146 (ac)
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val.	\$37,184
Assessed Improvement Val.	\$208,080
Last Owner Change	05/21/2024
Last Sale Amount	\$1,071,000
Tax Rate Area	67
Deed Ref No. (City Clerk)	5-955 1485938 1459591-92 1427179 0420537 0333166 0159989 0159988

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Building 1	
Year Built	1944
Building Class	D55
Number of Units	2
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	1,821.0 (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)	Yes [APN: 5046015017]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
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
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.9298412
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000

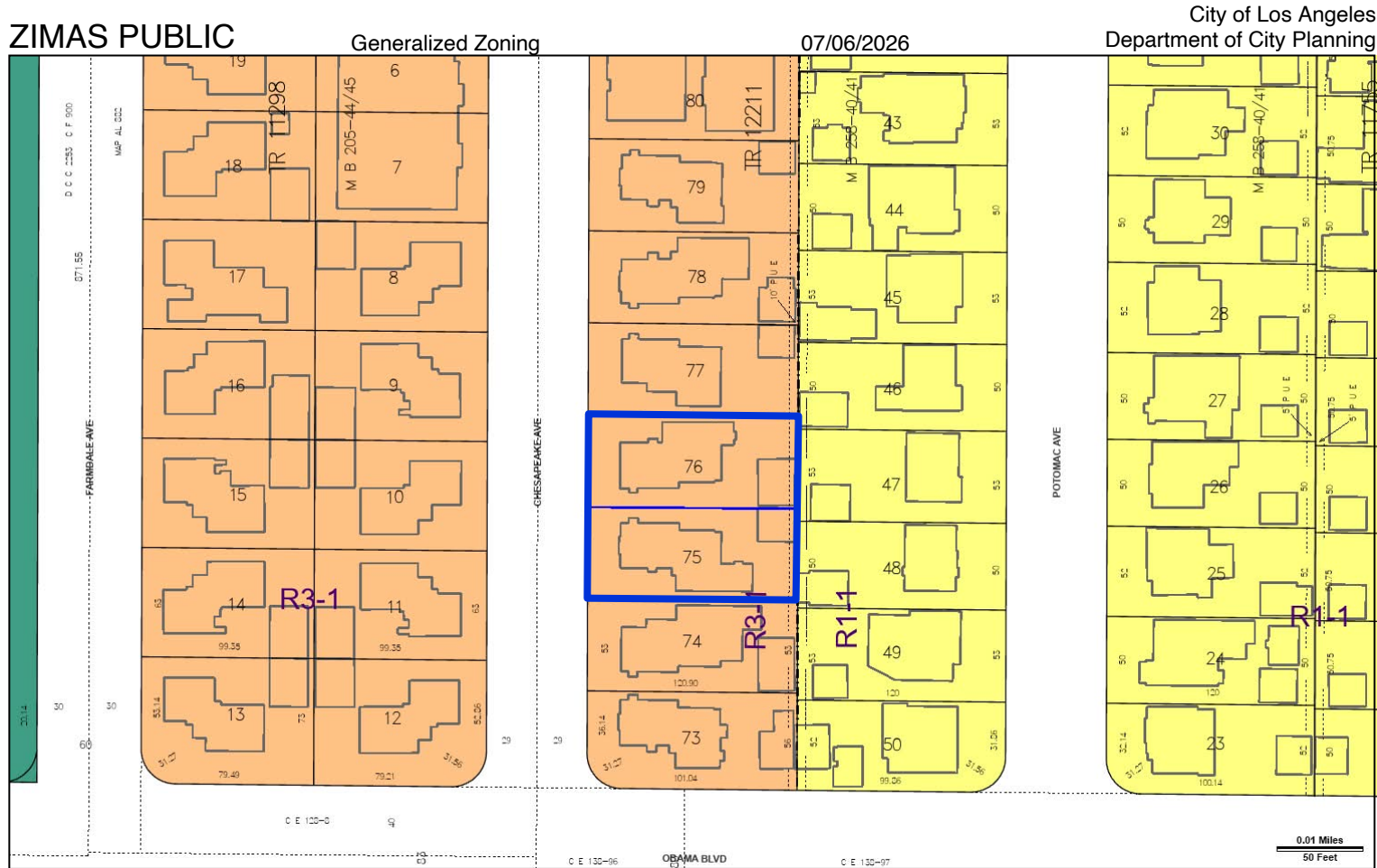
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3556 & 3562 Chesapeake Ave.

ZIMAS Report



Address: 3556 S CHESAPEAKE AVE
 APN: 5046015019
 PIN #: 120B181 1131

Tract: TR 12211
 Block: None
 Lot: 76
 Arb: None

Zoning: R3-1
 General Plan: Medium Residential



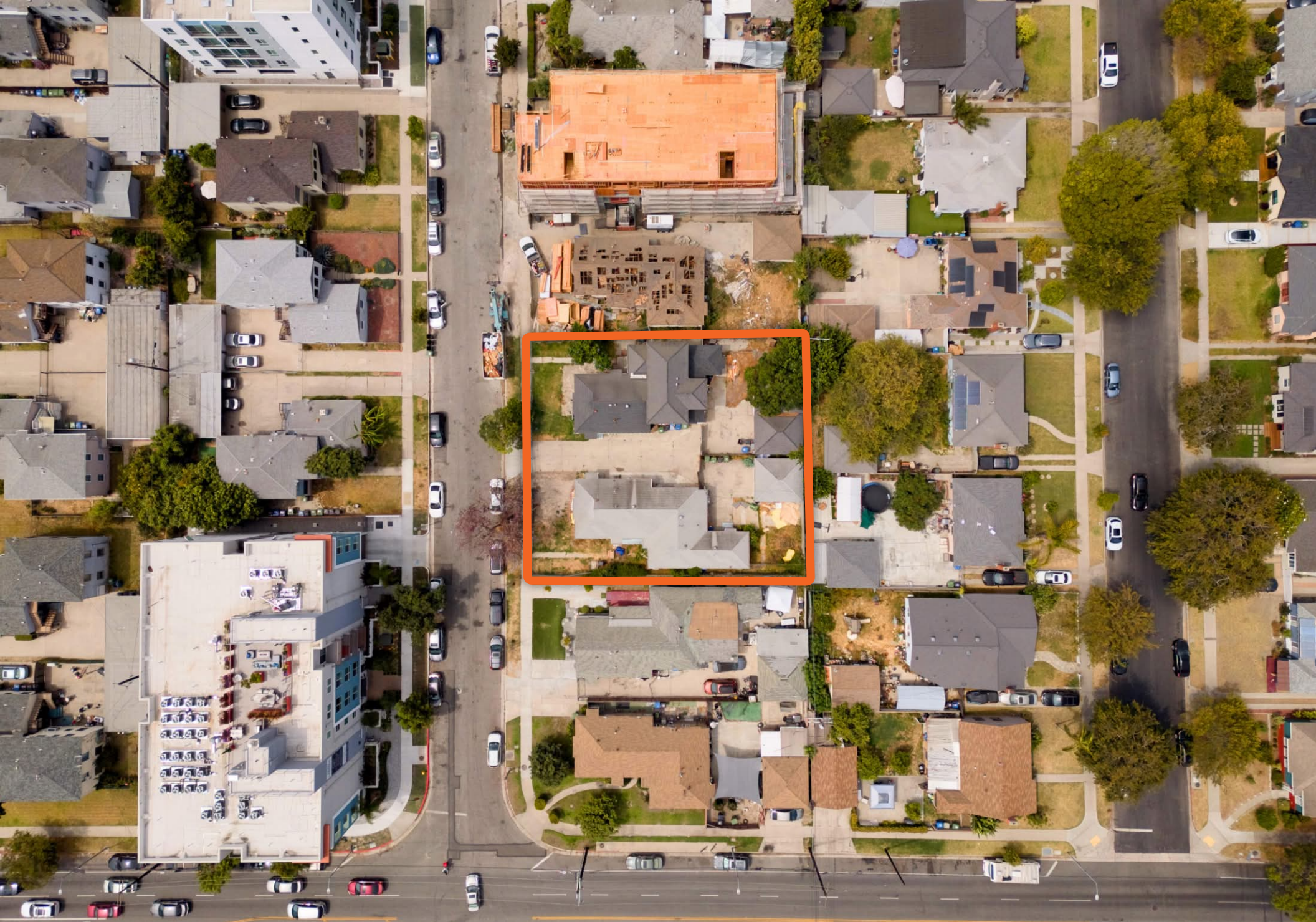
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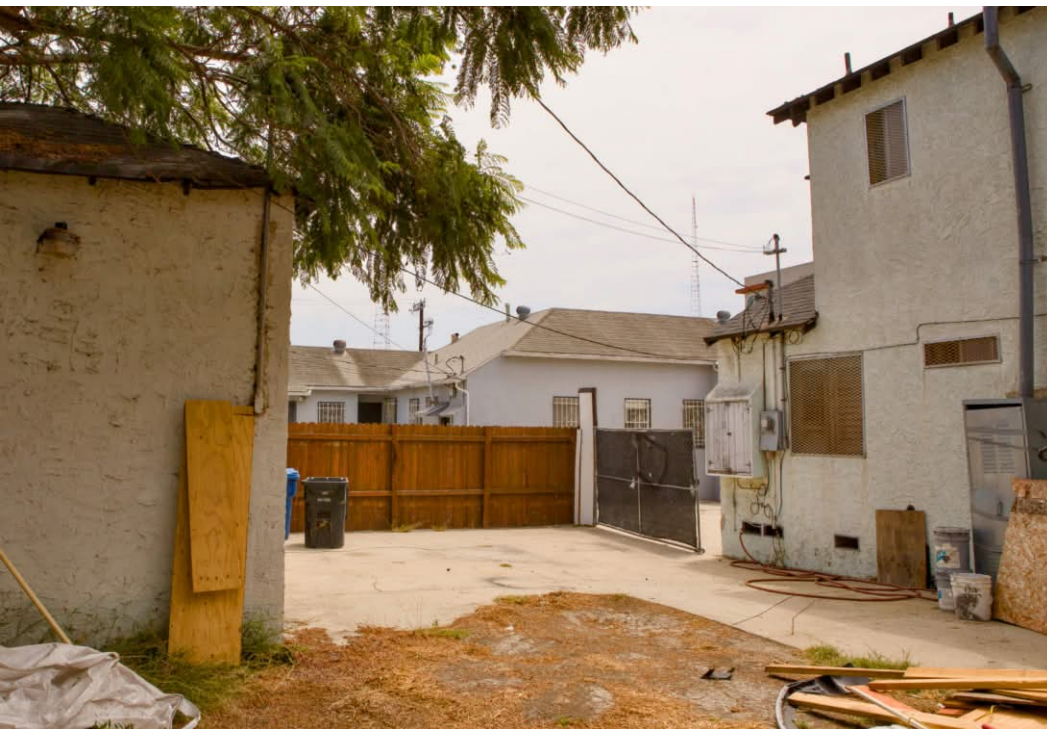






Existing Structures













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Senior Vice President

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partnerscrela.com
DRE 02023714

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kw
BEVERLY HILLS