

PROPERTY ANALYSIS REPORT

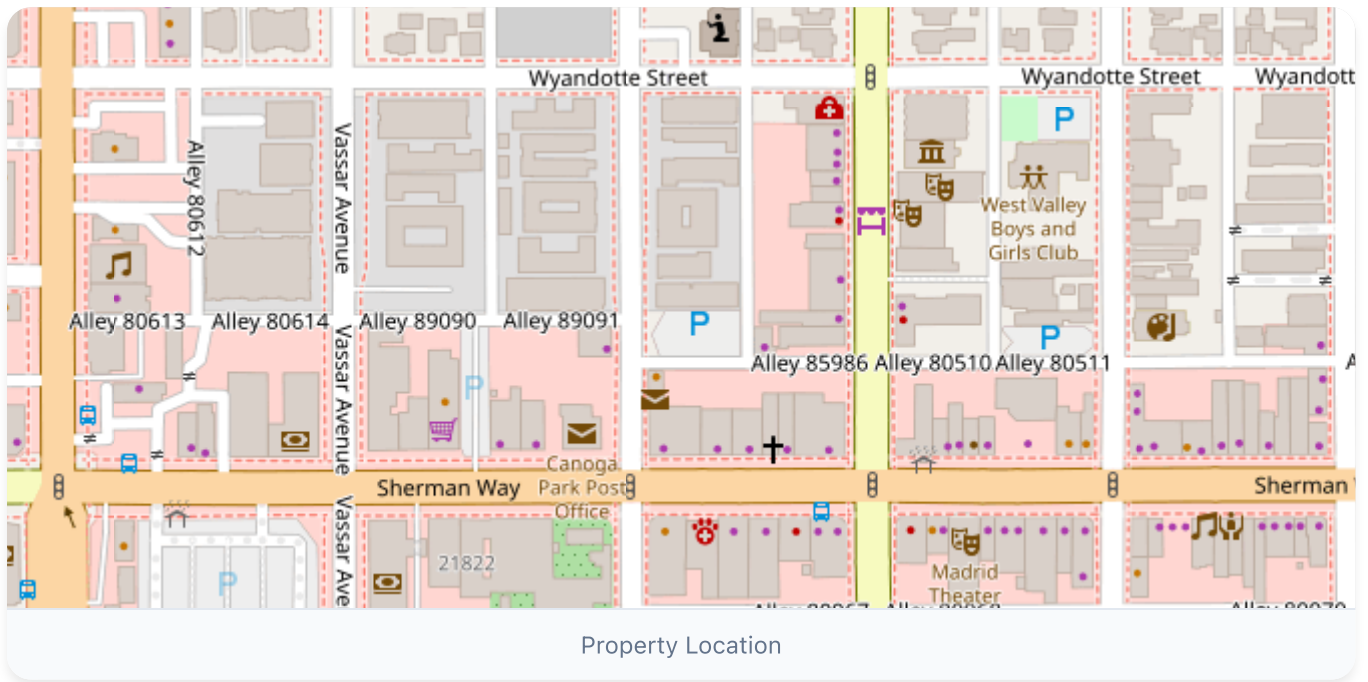
XXX Los Angeles, CA 91XXX, USA

Analysis Goal: Change Use

February 7, 2026

7XX Los Angeles, CA 91XXX, USA

Analysis Goal: Change Use



Zoning & Feasibility Report: 7XX Los Angeles, CA 91XXX

Analysis Goal: Change Use (Mixed-use/Commercial to Residential)

As-of Date: February 6, 2026

1. Decision Snapshot

Header

- **Address:** 7XX, Los Angeles, CA 91XXX, USA
- **APN:** 2XXX

- **Jurisdiction:** City of Los Angeles
- **Project Goal:** Change use from mixed-use (commercial/office/retail) to residential

Verdict:

⚠️ Conditionally Feasible

- Residential conversion is possible under C2 zoning, but subject to site-specific Q-conditions and Community Design Overlay (CDO) compliance.
- Change of use triggers full compliance with residential building, fire, and accessibility codes.
- Verification of Q-conditions/CDO overlay and compliance with all development standards is required.

Key Numbers

- **Units:** Dependent on Q-conditions, FAR, and density allowances (see Constraints section)
- **Scale:** Lot size 14,XXX sq ft; max building size subject to FAR, height, and lot coverage (see below)
- **Timeline:** 9–18 months (subject to discretionary approvals and tenant impacts)

Top 5 Conflict Blocks

Trigger	Why it Matters	What Must Be Verified
Q-Conditions/Overlay	May restrict residential use, density, height, or FAR	Obtain and review [Q] conditions and CDO overlay ordinance for this site
Change of Use Permit	Triggers all current residential code standards	Building must comply with residential fire, life safety, egress, and accessibility codes
Parking & Open Space	Residential standards may require more/less parking or open space	Confirm parking minimums for new use and overlay standards
Tenant Protections	Existing tenants may require relocation/eviction compliance	Review tenant status, lease terms, and City tenant protection rules
Discretionary Approval	CUP or other entitlement may be needed if residential is not "by right"	Confirm with Planning if full residential use is permitted or requires discretionary review

Next 7 Days Actions

1. Request/obtain official [Q] conditions and CDO overlay text for this site.
 2. Submit a zoning information request to LA Planning for confirmation of permitted uses.
 3. Confirm whether residential conversion (full or partial) is allowed by right or needs a CUP.
 4. Review all lease agreements and determine tenant relocation/eviction requirements.
 5. Engage an architect to review code triggers for change of use (CEBC, fire, accessibility).
 6. Calculate as-built FAR and compare against maximum allowed for residential.
 7. Analyze parking and open space compliance against residential standards.
 8. Prepare a preliminary project description and site plan for planning consultation.
 9. Identify if affordable housing linkage fees or incentives apply.
 10. Contact LADBS for clarification on building permit and change of use submittal requirements.
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2. Property & Parcel Analysis

Parcel Information

- **Jurisdiction stack:** City of Los Angeles / [Q]C2-1VL-CDO / Community Design Overlay (CDO)
- **Lot size:** 14,XXX sq ft (0.3XX acres)
- **Lot width:** 98.95 ft
- **Lot depth:** 150.08 ft
- **Parcel ID / APN:**XXX
- **Lot shape:** MultiPolygon (complex, but essentially rectangular per provided coordinates)
- **Topography & access:** Not specified; assumed level with direct street frontage

Lot Boundary Analysis

- Lot boundary map will be included; overall shape is regular, rectangular, with frontage on Owensmouth Ave.
- Dimensions support efficient site planning for residential conversion, with no evident access constraints.

Parcel Constraints

- Setback, height, and lot coverage requirements are governed by the C2 base zone, Q-conditions, and CDO overlay.
 - No evidence of special flood, slope, or access restrictions from provided data.
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3. Execution Plan

Timeline Table

Phase	Duration	Responsible Party	Prerequisites
Zoning Verification	2–3 weeks	Owner/Consultant	Submit info request to Planning, obtain Q/CDO
Preliminary Design	4–8 weeks	Architect/Planner	Zoning verified
Permit Pre-Application	2–4 weeks	Owner/Architect	Preliminary design, zoning path clear
Entitlement/CUP (if req'd)	3–6 months	Owner/Planning Consultant	Pre-app, submit application
Construction Docs & Permits	2–4 months	Architect/Engineers	Entitlement or by-right path clear
Tenant Relocation Process	2–6 months	Owner/Legal	Lease review, notification/relocation plan
Plan Check & Approval	2–4 months	LADBS, Owner/Architect	Construction docs ready
Construction	Project-specific	Contractor	Permits issued, site cleared

Required Deliverables

- Zoning and use verification letter
- Q-condition and CDO overlay documentation
- Architectural site and floor plans
- Code compliance summary (fire, accessibility, egress, etc.)

- Parking and open space calculations
 - Permit applications (building/change of use)
 - Tenant relocation/eviction plan and notifications (if required)
 - CEQA/environmental screening documents (if triggered)
 - Fee payment receipts
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4. Constraints That Matter

Applicable Rule Buckets

- Zoning (base C2, Q-conditions, CDO overlay)
- Planning overlays (CDO)
- Building code (change of use triggers full residential compliance)
- Tenant/lease regulation (if commercial tenants present)
- Parking and open space requirements

Key Constraints Ranked

1. Q-Conditions & CDO Overlay

"If 'Q' or 'D' limitations have been imposed on a lot, then the most restrictive requirement shall prevail."

— Los Angeles Municipal Code (Mixed Use Districts)

2. Permitted Use & Entitlement Path

"While property remains in a Q Qualified classification... it may be used for any of the uses permitted in the zone applicable to the property prior to its Q Qualified classification..."

— Los Angeles Municipal Code (Q Classification)

3. FAR, Height, Lot Coverage

"The first two-digit number before the diagonal line shall indicate the maximum height permitted. The first number after the diagonal line... the maximum permitted floor area ratio (FAR)..."

— Los Angeles Municipal Code (Mixed Use Districts)

4. Change of Use: Building Code

"Change of use requires full compliance with applicable residential fire, life safety, structural, accessibility, and energy code requirements."

*— California Existing Building Code (summarized in conversation context)
(No direct file_search citation found; confirm with LADBS)*

5. Parking and Open Space

"The Department of Building and Safety shall not issue a building permit... unless the Project conforms to all of the following development regulations..."

— Los Angeles Municipal Code (Pedestrian Oriented Districts)

5. Forms & Portals Bundle

Forms & Portals Table

Form / Portal Name	Agency / Department	When Required	Link
Zoning Information/Verification	Los Angeles City Planning	Project initiation	TBD
Change of Use/Occupancy	LA Department of Building & Safety	Prior to construction	TBD

Form / Portal Name	Agency / Department	When Required	Link
Permit			
Building Permit Application	LA Department of Building & Safety	Before construction	TBD
Tenant Relocation Plan Submission	Los Angeles Housing Department	Before tenant notice	TBD
Community Design Overlay Review	LA City Planning	With entitlement/submittal	TBD

Agency Touchpoints

- **Los Angeles City Planning:** Zoning/use verification, overlay review, entitlements.
- **LA Department of Building & Safety (LADBS):** Plan check, code compliance, building permits, change of use permits.
- **Los Angeles Housing Department:** Tenant relocation/eviction compliance (if applicable).

6. Evidence & Assumptions

Evidence Table

Claim	Supporting Evidence	Source	Link
Q/CDO overlays may restrict use/density	"If 'Q' or 'D' limitations have been imposed on a lot, then the most restrictive requirement shall prevail."	Los Angeles Municipal Code (Mixed Use Districts)	
Q-classification controls permitted use	"While property remains in a Q Qualified classification... it may be used for any of the uses permitted in the zone applicable to the property prior to its Q..."	Los Angeles Municipal Code (Q Classification)	
Height/FAR limits for mixed use	"The first two-digit number before the diagonal line shall indicate the maximum height permitted. The first number after the diagonal line...the maximum permitted FAR."	Los Angeles Municipal Code (Mixed Use Districts)	

Claim	Supporting Evidence	Source	Link
Change of use triggers full compliance	"Change of use requires full compliance with applicable residential fire, life safety, structural, accessibility, and energy code requirements."	California Existing Building Code (see conversation)	
Permit withheld unless standards met	"The Department of Building and Safety shall not issue a building permit for a Project within a Pedestrian Oriented District unless the Project conforms..."	Los Angeles Municipal Code (Pedestrian Oriented Districts)	

Assumptions & Unknowns

- **Assumption:** Residential use is permitted in C2 with Q-conditions/CDO overlay; must be confirmed with official overlay documents.
 - *Impact if incorrect:* Project may require discretionary entitlement or may not be allowed.
- **Unknown:** Exact text of Q-conditions and CDO overlay for this parcel.
 - *Impact:* Could restrict unit count, use type, or require additional design standards.
- **Assumption:** Tenant relocation/eviction is governed by City of LA rules if tenants are displaced.
 - *Impact if incorrect:* Unexpected delays, legal or compliance risk.
- **Unknown:** Whether affordable housing linkage fees or incentives apply.
 - *Impact:* Project cost and feasibility may shift.

Note:

All claims are based on provided property data and direct regulatory citations from official Los Angeles zoning and planning code. No URLs for forms or portals were found in the available file_search results; contact the relevant city departments for application materials.

End of Report

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