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September 05, 2025

BMC CUB LLC
BRETT CYPRUS
15740 Paramount Blvd
LOS ANGELES CA, 90011

**RE: 415 E VERNON AVE, LOS ANGELES, CA 90011
415 1/2 E VERNON AVE, LOS ANGELES, CA 90011**

APN: 5113-016-004

Restoration of a legal, nonconforming building, nonconforming with respect to any current zoning code requirements such as use, parking and/or density, that is damaged to the extent of up to 100 percent under specified provisions, may be restored as per Los Angeles Municipal Code (L.A.M.C.) Section 12.23 A5, which states as follows:

A. *Buildings with Nonconforming Area, Height, Encroachment Plane, Yards or Lot Coverage Regulations. (Amended by Ord. No. 184,802, Eff. 3/17/17.)*

5. *Restoration of Damaged Nonconforming Buildings.*

(a) *A nonconforming building or structure, which is damaged or partially destroyed by any fire, flood, wind, earthquake or other calamity or the public enemy, may be restored and the occupancy or use of the building, structure or part of the building or structure, which existed at the time of the damage or destruction, may be continued or resumed, provided that the total cost of restoration does not exceed 75 percent of the replacement value of the building or structure at the time of the damage or destruction. A permit for restoration shall be obtained within a period of two years from the date of the damage or destruction. Except as set forth in Paragraph (b) below, if the damage or destruction exceeds 75 percent of the replacement value of the nonconforming building or structure at the time of the damage or destruction, no repairs or restoration shall be made unless every portion of the building or structure is made to conform to all regulations for new buildings in the zone in which it is located, and other applicable current land use regulations.*

(b) *If the damage or destruction of a nonconforming single-family or two-family dwelling, multiple dwelling or apartment house in the OS, A, R, P, PB, C, M, or PF Zones exceeds 75 percent of its replacement value at the time of the damage or destruction, the building or structure may be reconstructed provided:*

(i) *that each side yard is no less than one-half the required side yard for new buildings in the zone in which it is located, or in other applicable current land use regulations, but in no event less than three feet; and*

(ii) *that the front and rear yards are at least one-half the required front and rear yards for*

new buildings in the zone in which it is located, or in other applicable current land use regulations; and

- (iii) that neither the footing, nor the building or structure projects into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer; and*
- (iv) that the height shall not exceed the allowable height for new buildings or structures in the zone in which it is located, or in other applicable current land use regulations; and*
- (v) that a building permit for the reconstruction be obtained within two years of the damage or destruction from fire, flood, wind, earthquake, or other calamity or the public enemy.*

- 6. Replacement of Earthquake Hazardous Buildings.** *Notwithstanding any other provision of this article to the contrary, a building nonconforming as to height, number of stories, lot area, loading space or parking, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance (Article 1, Chapter IX of this Code), may be reconstructed with the same nonconforming height, number of stories, lot area, loading space or parking as the original building, provided, however, that reconstruction shall be commenced within two years of obtaining a permit for demolition and completed within two years of obtaining a permit for reconstruction. Provided further, that neither the footing, nor any portion of the replacement building may encroach into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer.*

Additionally, a building nonconforming as to use or yards, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance, may be reconstructed with the same nonconforming use or yards provided that the approval of a Zoning Administrator is obtained pursuant to Section 12.24 X.16. of this Code.

Furthermore, pursuant to Section 12.23 B.1&2 of the L.A.M.C., a nonconforming commercial or industrial use located in an A or R zones must be discontinued as follows:

B. Nonconforming Use of Buildings. (Amended by Ord. No. 178,599, Eff. 5/26/07.)

- 1. Discontinuance of Manufacturing Use in A and R Zones. In the A and R Zones, any nonconforming use of a building first permitted in the MRI or less restrictive zone shall be discontinued within five years from June 1, 1946, or five years from the date the use becomes nonconforming, whichever date is later.*
- 2. Discontinuance of Commercial Use in A and R Zones. In the A and R Zones, any nonconforming commercial use of a building shall be discontinued within five years from June 1, 1946, or five years from the date the use becomes nonconforming, whichever date is later. However, the Zoning Administrator may permit its continuation pursuant to the procedures set forth in Section 12.24 X.27. of this Code.*

Secondly, pursuant to Section 12.23 B.9 of the L.A.M.C., as shown below, a nonconforming building, which remains vacant for a continuous period of one year, can not be occupied except by a use which conforms to the use regulations of the zone in which it is located.

Section 12.23 B.9 of the Los Angeles Municipal Code:

- 9. Discontinuance of Use. A building or structure or portion of a building or structure, which contains a nonconforming use which is discontinued for a continuous period of one year, shall only be occupied by a use that conforms to the current use regulations of the zone and other applicable current land use regulations.*

Please note that the property owner or lessee has the responsibility of demonstrating that the property has been continuously occupied (with the nonconforming use) and has not become vacant or remained unoccupied for a continuous period of one year or longer.

Note also that for existing buildings, a valid certificate of occupancy certifies that the building described on it is the legal use and that it conformed with the building and zoning code in effect at the time of its issuance. Furthermore, requirements of other applicable codes and regulations (e.g, Building Code, Title 24, etc.) are applicable and must be complied with.

Should you need further assistance pertaining to this matter regarding restoration of damaged buildings or other code related inquiries, please contact the Code Engineer at (213) 473-3231 or 3-1-1. If you wish to obtain copies of affidavits, certificates of occupancy, building permits, and/or outstanding code violations, filed with LADBS, visit our website at <https://ladbsdoc.lacity.org> to view the video tutorial on how to obtain your records online. Records not available from the Search Online Building Records system may be requested by attaching a Records Research Request Form (available at <https://dbs.lacity.gov> and search "Records Research Request Form") and email it to records.ladbs@lacity.org. You may also make an appointment at dbs.lacity.gov for records not accessible online.

For your convenience, our website, <https://dbs.lacity.gov> provides a lot of other information including parcel related information pertaining to this property and can be accessed via the Parcel Profile Report. You can also obtain more detailed zoning information online from the ZIMAS System (<http://zimas.lacity.org/>) which is managed by the Department of City Planning and the Department of Public Works. Per the Parcel Profile Report, this parcel is zoned **C2-1-CPIO**. This report is accessible by clicking on the "Online Services" tab and then selecting Parcel Profile Report from within the drop down menu.

Note that a Rebuild Letter is also available online and can be generated instantly from our website. You may request this letter by selecting the "Online Services" tab and then choosing the "Rebuild Letter item from the drop down menu.

Information on any recent outstanding orders for violations is also available. This information may be obtained by selecting the "Online Services" tab and then choosing the "Permit & Inspection Report item from the drop down menu.

This information is provided as of **September 05, 2025**, and the zone is as shown on the Zoning Map. Should you need any further assistance pertaining to this matter, please feel free to contact ladbs.zoning@lacity.org.

DEPARTMENT OF BUILDING AND SAFETY