

**City of Los Angeles
Department of City Planning**

5/29/2015

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6707 W SUNSET BLVD
1507 N LAS PALMAS AVE
1505 N LAS PALMAS AVE
1503 N LAS PALMAS AVE
1501 N LAS PALMAS AVE
6705 W SUNSET BLVD
6703 W SUNSET BLVD
6701 W SUNSET BLVD

ZIP CODES

90028

RECENT ACTIVITY

Hollywood Signage SUD
Adaptive Reuse Incentive Spec. Pln-
Ord 175038

CASE NUMBERS

CPC-2007-5866-SN
CPC-2003-2115-CRA
CPC-2002-4173-SUD
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1986-835-GPC
ORD-181340
ORD-176172
ORD-173562
ORD-165657-SA90
ORD-129944
ENV-2003-1377-MND

Address/Legal Information

PIN Number 147A185 51
Lot/Parcel Area (Calculated) 11,249.9 (sq ft)
Thomas Brothers Grid PAGE 593 - GRID E4
Assessor Parcel No. (APN) 5547020003
Tract RANCHO LA BREA
Map Reference PAT 1-289/290
Block None
Lot PT SEC 10 T1S R14W
Arb (Lot Cut Reference) 5
Map Sheet 147A185

Jurisdictional Information

Community Plan Area Hollywood
Area Planning Commission Central
Neighborhood Council Central Hollywood
Council District CD 13 - Mitch O'Farrell
Census Tract # 1907.00
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning C4-2D-SN
Zoning Information (ZI) ZI-2331 Hollywood (CRA Area)
ZI-1352 Hollywood Redevelopment Project
ZI-1812
ZI-2277 Hollywood Redevelopment Project
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use Regional Center Commercial
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance No
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay None
NSO - Neighborhood Stabilization Overlay No
Streetscape No
Sign District Hollywood (CRA Area)
Adaptive Reuse Incentive Area Adaptive Reuse Incentive Areas
CRA - Community Redevelopment Agency Hollywood Redevelopment Project
Central City Parking No

CPC 2015 - 2025

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.

Downtown Zoning	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5547020003
Ownership (Assessor)	
Owner1	LAKRETZ, MORTON TR CROSS ROADS TRUST
Address	6671 W SUNSET BLVD NO 1575 LOS ANGELES CA 90028
Ownership (City Clerk)	
Owner	SUNSET LAS PALMAS MANAGEMENT GROUP, LLC
Address	6705 SUNSET BLVD LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.258 (ac)
Use Code	1910 - Medical / Dental Building
Assessed Land Val.	\$3,500,000
Assessed Improvement Val.	\$1,500,000
Last Owner Change	08/20/14
Last Sale Amount	\$5,000,050
Tax Rate Area	200
Deed Ref No. (City Clerk)	9-436
	761781
	708636
	3297580
	2714156
	1645580

Building 1	
Year Built	1921
Building Class	D6B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,881.0 (sq ft)

Building 2	
Year Built	1921
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,481.0 (sq ft)

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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Specifying Area (BOE Basic Grid Map A- No
13372)

Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.848049946357194
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	646

Fire Information

Division	3
Battalion	5
District / Fire Station	27
Red Flag Restricted Parking	No

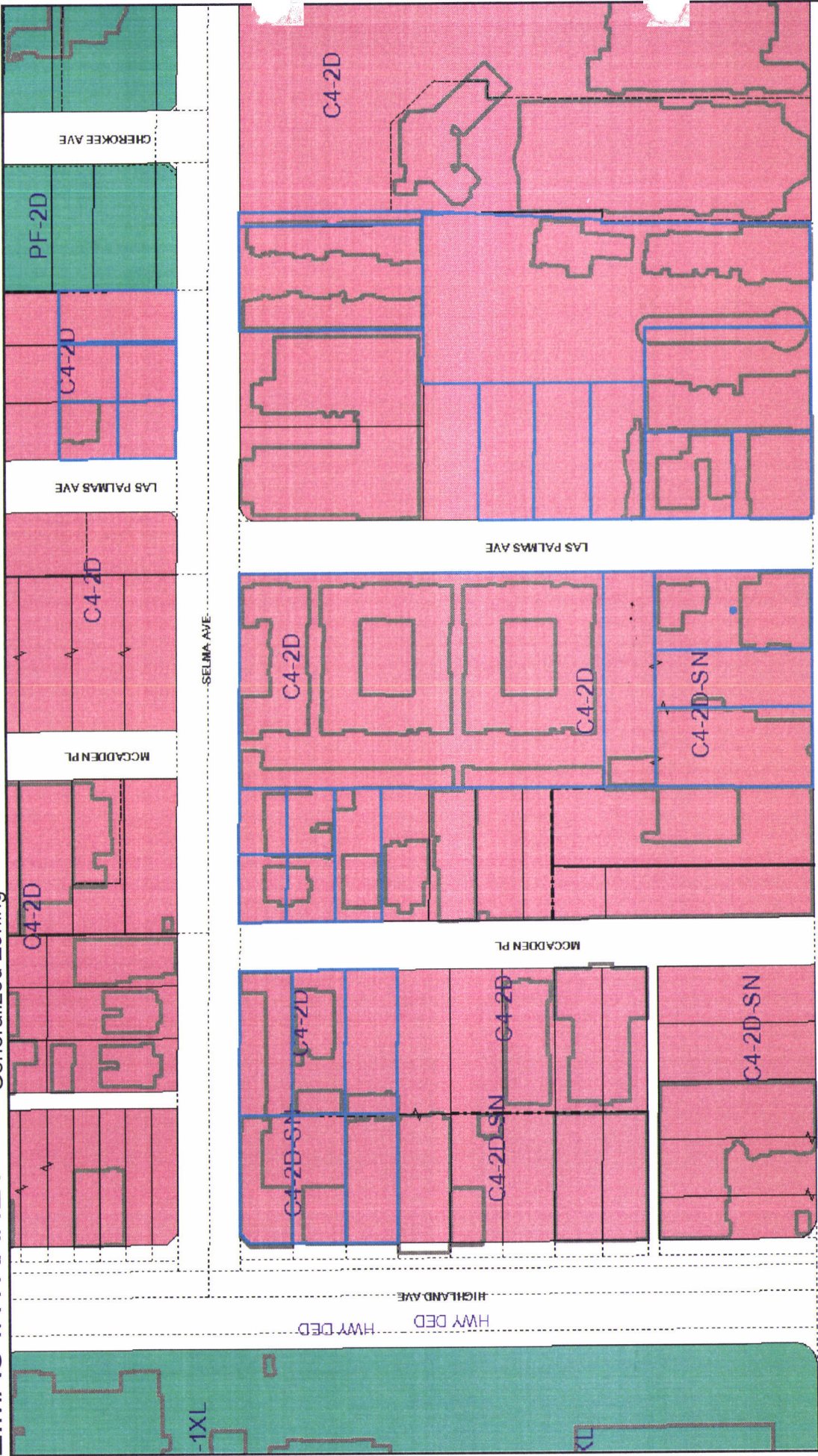
CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	GPC-2007-5866-SN
Required Action(s):	SN-SIGN DISTRICT
Project Descriptions(s):	HOLLYWOOD SIGN SUD AMENDMENT
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	GPC-2002-4173-SUD
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
Project Descriptions(s):	Data Not Available
Case Number:	ICO-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	GPC-1999-2293-ICG
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	GPC-1986-335-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	ENV-2003-1377-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Approval of a proposed Sign Supplemental Use District pursuant to Section 13.11 of the LAMC for the Hollywood Redevelopment Project Area

DATA NOT AVAILABLE

ORD-181340
ORD-176172
ORD-173562
ORD-165657-SA90
ORD-129944



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APN: 5547020003
PIN #: 147A185 51

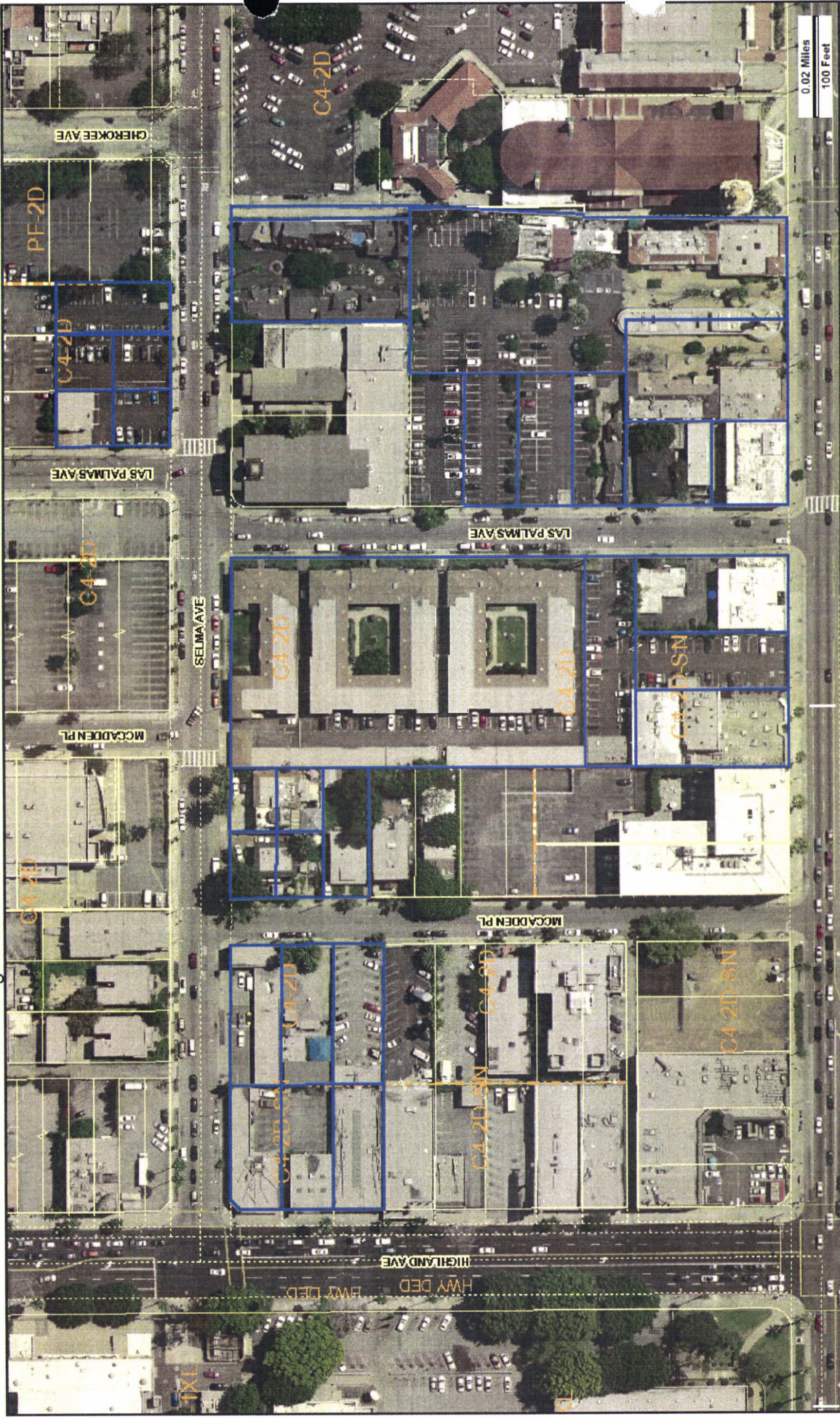
Tract: RANCHO LA BREA
Block: None
Lot: PT SEC 10 T1S R14W
Arb: 5

Zoning: C4-2D-SN
General Plan: Regional Center Commercial

05/29/2015

2011 Digital Color-Ortho

ZIMAS INTRANET



Zoning: C4-2D-SN
General Plan: Regional Center Commercial

Tract: RANCHO LA BREA
Block: None
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