


0220-03145-0362

T R A N S M I T T A L

TO Council	DATE 6-10-22	COUNCIL FILE NO.
FROM Proposition K – L.A. For Kids Steering Committee	COUNCIL DISTRICT 5	

At its meeting held on March 31, 2022, the L.A. for Kids Steering Committee adopted the recommendations of the attached Bureau of Engineering (BOE) report, which is hereby transmitted for Council consideration. Adoption of the report recommendations would provide the necessary finding that the acquisition component of the specified scope defined for the Poinsettia Recreation Center (Project ID No. S45) as part of the 1996 Proposition K Ballot Measure that established the program, is infeasible due to the lack of viable properties available for acquisition as determined by the performance of due diligence over multiple program years by the General Services Department and the Department of Recreation and Parks and the continued inability to identify any properties that are suitable or practical in implementing the acquisition component defined for this facility. Any potential reprogramming of remaining funding authority associated with the project would be addressed as part of a forthcoming financial reconciliation of Program Years 1-25, anticipated in the First Quarter of 2022-23.

There is no General Fund impact associated with the recommended actions. However, there is a potential operations and maintenance impact associated with the completed capital improvements associated with this project that would be addressed through a future City budget process at the time the project is completed.



for Matthew W. Szabo
City Administrative Officer
Chair, L.A. For Kids Steering Committee

MWS:MG:05220136

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE
L.A. FOR KIDS STEERING COMMITTEE MEETING, MARCH 31, 2022
AGENDA ITEM (4)
BUREAU OF ENGINEERING

Date: March 31, 2022

To: Proposition K – L.A. for Kids Steering Committee

From: Ohaji Abdallah, RA, Interim Program Manager *Ohaji K. Abdallah, RA.*
Proposition K, L.A. for Kids Program
Bureau of Engineering

Subject: **POINSETTIA RECREATION CENTER (PROPOSITION K- ID# S45)
SUPPORTING FINDINGS OF INFEASIBILITY**

RECOMMENDATIONS

That the L.A. for Kids Steering Committee recommends the City Council:

1. Find that there are no viable properties available to implement the acquisition component of the Proposition K – L.A. For Kids (Prop K) Poinsettia Recreation Center Project (S45) (Project), following the performance of due diligence by the General Services Department and the Department of Recreation and Parks to identify suitable properties in the prior program years.
2. Determine that the acquisition component of the specified scope defined for Poinsettia Recreation Center Project (S45) is infeasible due to the lack of viable properties available for acquisition, as specified under the 1996 Proposition K Ballot Measure, based on the determination by the Department of Recreation and Parks that none of the properties available for acquisition are suitable or practical in implementing the respective Proposition K specified scopes defined for this facility.

BACKGROUND

The Poinsettia Recreation Center Project (Project) is a Proposition K specified project with a project scope that entails the refurbishment of the building and landscaping, acquisition of land for a parking lot, within an acceptable radius of the park, to accommodate patrons utilizing the Poinsettia Recreation Center (Park). Prop K funds of \$2,000,000 were initially awarded to the Project per the Prop K Ballot Measure.

Phase 1 of the Project utilized \$1,782,511 of Prop K funds for design and construction of refurbishments to the existing building and landscaping, which was completed in May of 2013.

ACQUISITION FINDINGS

The City's attempts to acquire property to meet the required acquisition scope of the Project have been unsuccessful. In August 2020, the General Services Department (GSD) performed a property search utilizing the CoStar commercial real estate marketing database. The search criteria included properties that could be cost effectively developed into a parking lot within a 3-mile radius, of the Project site, and resulted in a list of 29 properties that were provided to the Department of Recreation and Parks (RAP) for analysis (Attachment No 1).

In January 2021, RAP provided an analysis of each property to determine their feasibility in meeting the Park's needs. All of the properties presented were rejected. The factors for rejection varied, but of primary importance for a finding of infeasibility for Prop K purposes, was that each of the properties were located either outside of City boundaries or at a location that exceeded practical parking distance for the Park (Attachment 2). For RAP purposes, a parking lot located 0.5 miles or more away from the Park is considered impractical. The Project team has since concurred that the sites researched for use as off-site parking are infeasible options for satisfying the acquisition component of the specified scope.

Provisions within Section 5 of the Ballot Measure provides details on the reprogramming of Proposition K projects deemed infeasible, and states:

"Funds shall be used for purposes set forth in Attachment A hereto. Should any project become infeasible for any reason determined by the City Council or there are project savings, the City Council may reprogram the applicable funds during the process described in Section 13"

FISCAL IMPACT

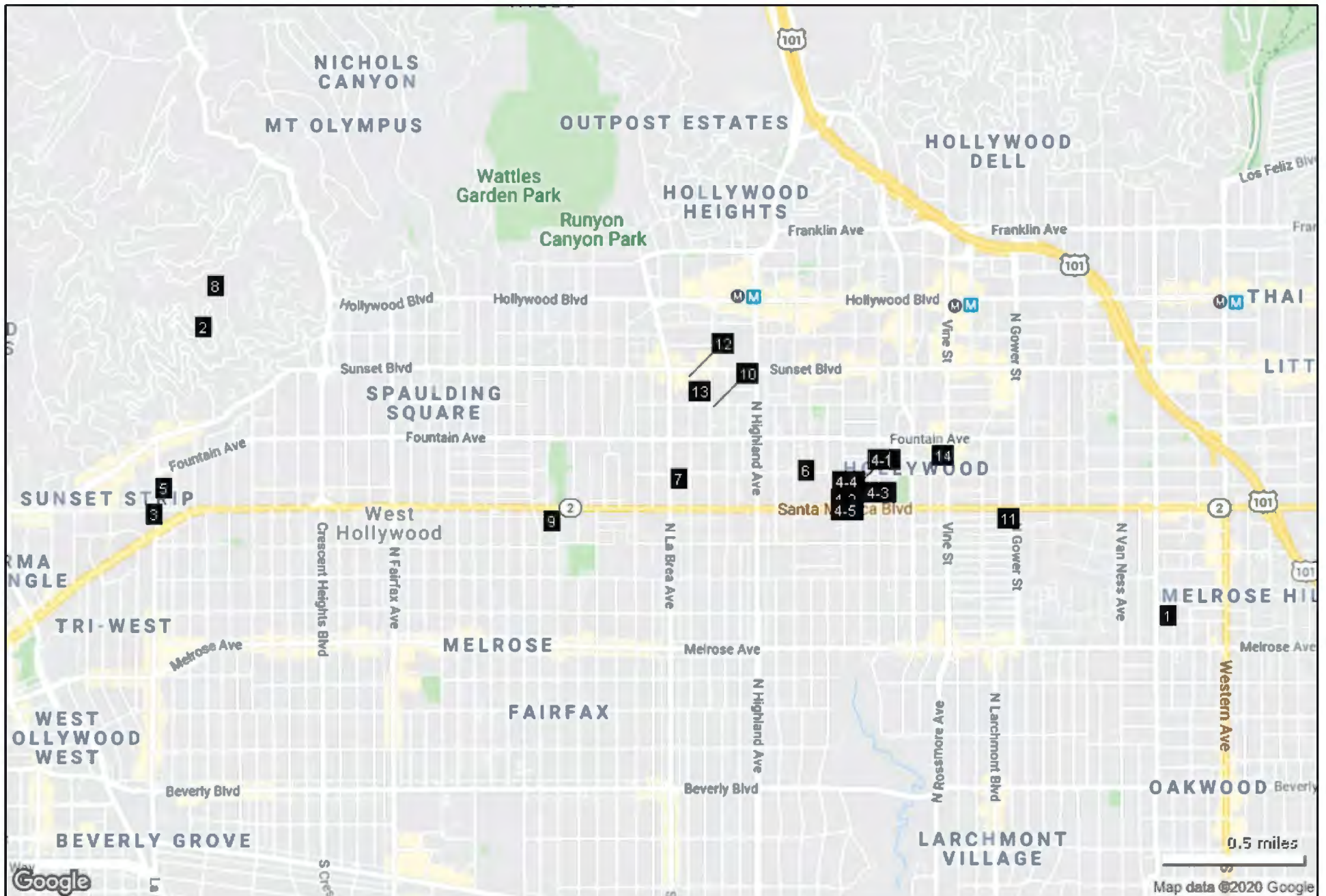
There is no impact on the General Fund at this time.

Staff will report back to the Steering Committee on the proposed reprogramming of the unused funding capacity as part of the financial reconciliation of the overall program anticipated during the first quarter of 2022-23.

SUMMARY

The program management team recommends Council approval to:

- Determine that the acquisition component of the specified scope defined for the Poinsettia Recreation Center project is infeasible due to the lack of viable properties available for acquisition, despite due diligence on the part of the City conducted in preceding program years.



1201 S. Mateo St Market Analysis - Past two years
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8/17/2020

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1 Prime Hollywood Development Site

Combination Portfolio Portfolio of 5 properties in Los Angeles, CA for sale at \$23,000,000 (\$859.11/SF)

Sale Price:	\$23,000,000	Total Size:	26,772 SF
Cap Rate:	-	Total Land Area:	1.31 AC
Sale Status:	Active	Days On Market:	202
Sale Conditions:	-		
Sale Type:	Investment		

Portfolio Properties: 1122-1130 Seward St (not for sale individually)
1110 Seward St (not for sale individually)
1148 Seward St (not for sale individually)
1146 Seward St (not for sale individually)
1127-1157 N Hudson Ave (not for sale individually)



2 755-757 N Gramercy Pl

Los Angeles, CA 90038 Sale Price: \$3,190,000 Parcel Size (AC): 0.28 AC
Price/AC: \$11,478,949.29 Parcel Size (SF): 12,105 SF

Property Type:	Residential	Zoning:	LARD1.5
Sale Status:	Active	Proposed Use:	Hold for Development
Days on Market:	909		
Sale Conditions:	-		



3 8561 Hillside Ave

Los Angeles, CA 90069 Sale Price: \$3,995,000 Parcel Size (AC): 0.37 AC
Price/AC: \$10,939,211.35 Parcel Size (SF): 15,908 SF

Property Type:	Residential	Zoning:	R1-1-H-CR
Sale Status:	Active	Proposed Use:	Hold for Development, Hold for Investment, Single Family Development
Days on Market:	182		
Sale Conditions:	-		



4 8500 Holloway Dr - 8500-8510 Holloway development opportunity

West Hollywood, CA 90069 Sale Price: \$16,000,000 Parcel Size (AC): 0.36 AC
8500-8510 Holloway development opportunity Price/AC: \$44,717,719.44 Parcel Size (SF): 15,586 SF

Property Type:	Commercial	Zoning:	WDC2A*
Sale Status:	Active	Proposed Use:	-
Days on Market:	53		
Sale Conditions:	-		



5 1136 N La Cienega Blvd - Shovel Ready 23 Unit Condo Project WEHO

West Hollywood, CA 90069
Shovel Ready 23 Unit
Condo Project WEHO

Sale Price: For Sale
Price/AC: -
Parcel Size (AC): 0.37 AC
Parcel Size (SF): 16,117 SF
Property Type: Residential
Sale Status: Active
Days on Market: 133
Zoning: WDR4B
Proposed Use: MultiFamily
Sale Conditions: -

**6 6673 Lexington Ave**

Los Angeles, CA 90038

Sale Price: \$5,176,000
Price/AC: \$14,547,498.59
Parcel Size (AC): 0.36 AC
Parcel Size (SF): 15,499 SF
Property Type: Residential
Sale Status: Active
Days on Market: 251
Zoning: LARD1.5-1XL
Proposed Use: MultiFamily
Sale Conditions: Redevelopment Project

**7 7068 Lexington Ave**

West Hollywood, CA 90038

Sale Price: For Sale
Price/AC: -
Parcel Size (AC): 0.31 AC
Parcel Size (SF): 13,504 SF
Property Type: Commercial
Sale Status: Active
Days on Market: 621
Zoning: WDC2
Proposed Use: Commercial, MultiFamily, Apartment Units, Apartment Units - Condo, Apartment Units - Senior
Sale Conditions: Redevelopment Project

**8 1697 Marmont Ave**

Los Angeles, CA 90069

Sale Price: \$1,250,000
Price/AC: \$4,978,096.38
Parcel Size (AC): 0.25 AC
Parcel Size (SF): 10,938 SF
Property Type: Residential
Sale Status: Active
Days on Market: 285
Zoning: LAR1
Proposed Use: -
Sale Conditions: -



9 1041-1049 N Martel Ave

West Hollywood, CA 90046

Sale Price: \$6,550,000 Parcel Size (AC): 0.48 AC
Price/AC: \$13,637,310.00 Parcel Size (SF): 20,922 SF

Property Type: Residential Zoning: WDR3C*
Sale Status: Active Proposed Use: Apartment Units,
Days on Market: 192 Apartment Units -
Condo
Sale Conditions: Redevelopment Project

**10 1356 N Orange Dr - Small Lot or CO-Living | Development Site**Los Angeles, CA 90028
Small Lot or CO-Living |
Development Site

Sale Price: \$3,600,000 Parcel Size (AC): 0.34 AC
Price/AC: \$10,588,235.29 Parcel Size (SF): 14,810 SF

Property Type: Commercial Zoning: RD1.5-1XL
Sale Status: Active Proposed Use: MultiFamily
Days on Market: 245
Sale Conditions: -

**11 6104-6118 Santa Monica Blvd**

Los Angeles, CA 90038

Sale Price: For Sale Parcel Size (AC): 0.71 AC
Price/AC: - Parcel Size (SF): 30,949 SF

Property Type: Commercial Zoning: (Q)C2-IVL & C2-1D
Sale Status: Active Proposed Use: -
Days on Market: 363
Sale Conditions: -

**12 7038 W Sunset Blvd**

Los Angeles, CA 90028

Sale Price: \$18,900,000 Parcel Size (AC): 0.77 AC
Price/AC: \$24,561,403.51 Parcel Size (SF): 33,519 SF

Property Type: Commercial Zoning: C4-2D-SN & P-2D
Sale Status: Active Proposed Use: Hold for
Days on Market: 503 Development
Sale Conditions: Redevelopment Project



13 1422 N Sycamore Ave - 1422 & 1426 N Sycamore Ave - 7 Home Small Lot

Los Angeles, CA 90028
1422 & 1426 N Sycamore
Ave - 7 Home Small Lot

Sale Price: \$2,999,000 Parcel Size (AC): 0.28 AC
Price/AC: \$10,842,371.67 Parcel Size (SF): 12,049 SF

Property Type: Residential Zoning: LARD1.5
Sale Status: Active Proposed Use: Single Family
Days on Market: 343 Development

Sale Conditions: Redevelopment Project

**14 1235 N Vine St - West Vine Development**

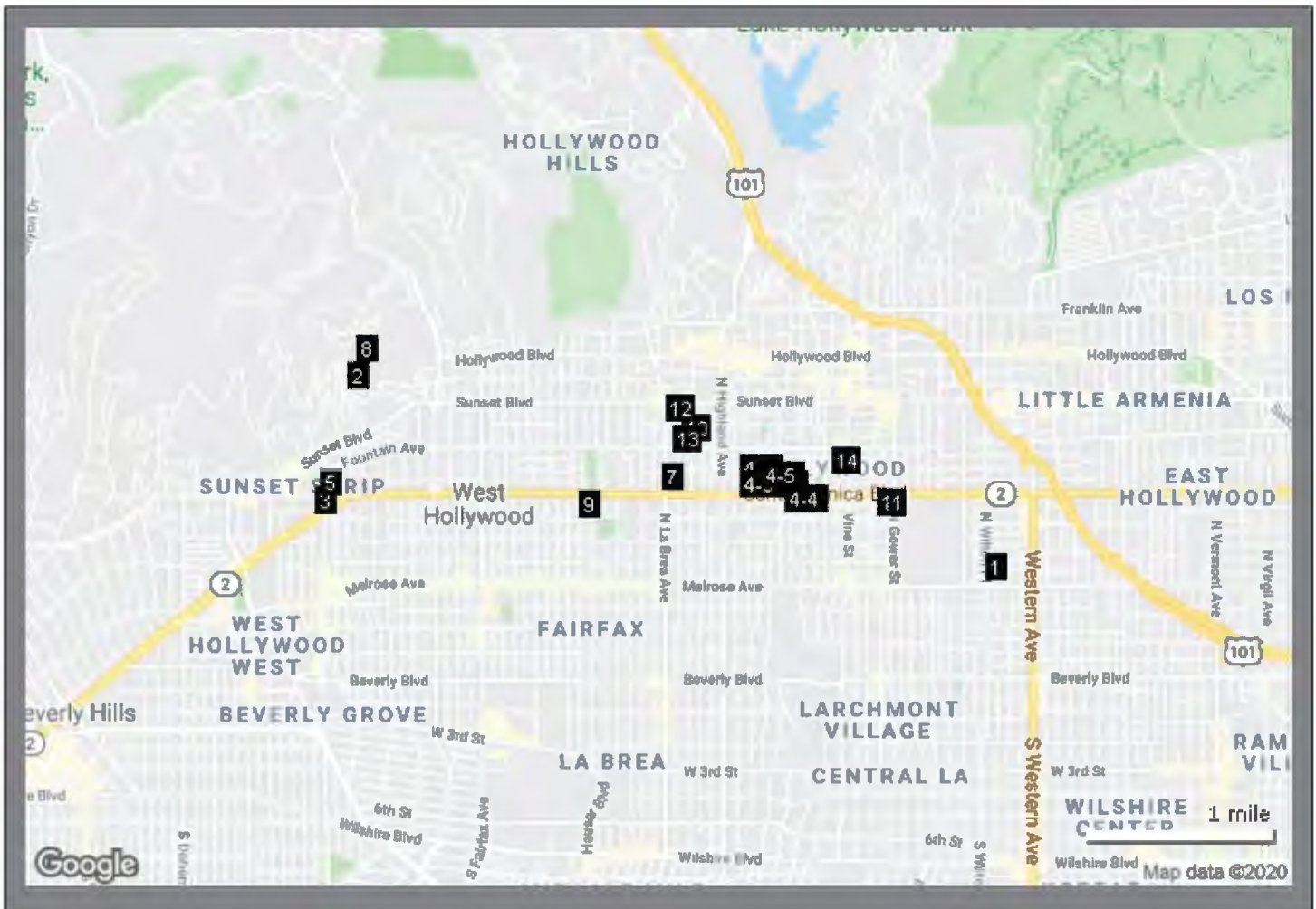
Los Angeles, CA 90038
West Vine Development


Sale Price: For Sale Parcel Size (AC): 0.90 AC
Price/AC: - Parcel Size (SF): 39,126 SF

Property Type: Commercial Zoning: LAC2
Sale Status: Active Proposed Use: -
Days on Market: 171

Sale Conditions: -





1


755-757 N Gramercy Pl

Los Angeles, CA 90038

Los Angeles County

East Hollywood/Silver Lak Submarket

This property is represented by RE/MAX MEGA GROUP - John Lee, (661) 713-6645

This property is for sale individually

Zoning: LARD1.5

Parcel Size: 0.28 AC

Lot Dimensions: -


of Lots: 2

Sale Price: \$3,190,000

Price/AC: \$11,478,949.26

Sale Status: Active

Days On Market: 909

2


8561 Hillside Ave

Los Angeles, CA 90069

Los Angeles County

West Hollywood Submarket

This property is represented by Rodeo Realty - Dan Drantch, (818) 290-5001

This property is for sale individually

Zoning: R1-1-H-CR

Parcel Size: 0.37 AC

Lot Dimensions: -






of Lots: -






Sale Price: \$3,995,000






Price/AC: \$10,939,211.39

Sale Status: Active

Days On Market: 182

3		8500 Holloway Dr 8500-8510 Holloway development opportunity West Hollywood, CA 90069	Zoning: WDC2A* Parcel Size: 0.36 AC Lot Dimensions: - # of Lots: - Proposed Use: -	Sale Price: \$16,000,000 Price/AC: \$44,717,719.40 Sale Status: Active Days On Market: 53
Los Angeles County This property is represented by WERE Group Inc - Travis Jackson, (310) 606-0918 This property is for sale individually				
4-1		1127-1157 N Hudson Ave Los Angeles, CA 90038 Los Angeles County Hollywood Submarket	Zoning: LAR3 Parcel Size: 0.42 AC Lot Dimensions: - # of Lots: 4 Proposed Use: -	Sale Price: \$23,000,000 Price/AC: \$17,541,183.65 Sale Status: Active Days On Market: 202
This property is represented by Major Properties - Jeff Luster, (213) 747-4152 This property is part of a portfolio only sale				
5		1136 N La Cienega Blvd Shovel Ready 23 Unit Condo Project WEHO West Hollywood, CA 90069	Zoning: WDR4B Parcel Size: 0.37 AC Lot Dimensions: - # of Lots: 2 Proposed Use: MultiFamily	Sale Price: For Sale Price/AC: - Sale Status: Active Days On Market: 133
Los Angeles County This property is represented by RE/MAX Olson - Jeffrey S. Peldon, (310) 200-1490 This property is for sale individually				
6		6673 Lexington Ave Los Angeles, CA 90038 Los Angeles County Hollywood Submarket	Zoning: LARD1.5-1XL Parcel Size: 0.36 AC Lot Dimensions: - # of Lots: - Proposed Use: MultiFamily	Sale Price: \$5,176,000 Price/AC: \$14,547,498.59 Sale Status: Active Days On Market: 251
This property is represented by KW Commercial - Oscar Varela, (310) 980-1047 This property is for sale individually				
7		7068 Lexington Ave West Hollywood, CA 90038 Los Angeles County West Hollywood Submarket	Zoning: WDCA2 Parcel Size: 0.31 AC Lot Dimensions: - # of Lots: - Proposed Use: Commercial, MultiFamily, Apartment Units, Apartment Units -	Sale Price: For Sale Price/AC: - Sale Status: Active Days On Market: 621
This property is represented by Privileged Investment Group, Inc. - Harut Yedalyan, (818) 339-4548 This property is for sale individually				

8		1697 Marmont Ave Los Angeles, CA 90069 Los Angeles County West Hollywood Submarket	Zoning: LAR1 Parcel Size: 0.25 AC Lot Dimensions: - # of Lots: - Proposed Use: -	Sale Price: \$1,250,000 Price/AC: \$4,978,096.38 Sale Status: Active Days On Market: 285
		This property is represented by Keller Williams Realty - Shawn S. Kormondy, (323) 638-7567 This property is for sale individually		
9		1041-1049 N Martel Ave West Hollywood, CA 90046 Los Angeles County West Hollywood Submarket	Zoning: WDR3C* Parcel Size: 0.48 AC Lot Dimensions: - # of Lots: - Proposed Use: Apartment Units. Apartment Units - Condo	Sale Price: \$6,550,000 Price/AC: \$13,637,310.01 Sale Status: Active Days On Market: 192
		This property is represented by Keller Williams Realty - Paul Jin, (310) 274-3900 This property is for sale individually		
10		1356 N Orange Dr Small Lot or CO-Living Development Site Los Angeles, CA 90028 Los Angeles County	Zoning: RD1.5-1XL Parcel Size: 0.34 AC Lot Dimensions: - # of Lots: -	Sale Price: \$3,600,000 Price/AC: \$10,588,235.29 Sale Status: Active Days On Market: 245
		This property is represented by Marcus & Millichap - Sam Liberow, (818) 212-2795 Glen Scher, (818) 212-2808 Filip Niculete, (818) 212-2748 This property is for sale individually		
11		6104-6118 Santa Monica Blvd Los Angeles, CA 90038 Los Angeles County Hollywood Submarket	Zoning: (Q)C2-IVL & C2-1D Parcel Size: 0.71 AC Lot Dimensions: - # of Lots: - Proposed Use: -	Sale Price: For Sale Price/AC: - Sale Status: Active Days On Market: 363
		This property is represented by Newmark Knight Frank - David Ghermezian, (310) 407-6573 Jonathan Dadourian, (310) 407-6567 This property is for sale individually		
4-2		1110 Seward St Los Angeles, CA 90038 Los Angeles County Hollywood Submarket	Building Type: Retail/Auto Repair Status: Built 1923 Center Size: 4,194 SF Loading Docks: - Land Area: 0.11 AC	Sale Price: \$23,000,000 Price/SF: \$859.11 Cap Rate: - Sale Status: Active Days On Market: 202
		This property is represented by Major Properties - Jeff Luster, (213) 747-4152 This property is part of a portfolio only sale		

4-3		1122-1130 Seward St Los Angeles, CA 90038 Los Angeles County Westside Ind Submarket	Building Type: Industrial/Warehouse Status: Built 1928, Renov 1957 Building Size: 20,296 SF Loading Docks: None Drive Ins: 3 tot./10'0" w x 12'0" h	Sale Price: \$23,000,000 Price/SF: \$859.11 Cap Rate: - Sale Status: Active Days On Market: 202
This property is represented by Major Properties - Jeff Luster, (213) 747-4152 This property is part of a portfolio only sale				
4-4		1146 Seward St Los Angeles, CA 90038 Los Angeles County Hollywood MF Submarket	Building Type: Multi-Family/Apartments Status: Built 1924 # of Units: - Avg Unit Size: - Avg Vacancy: -	Sale Price: \$23,000,000 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 202
This property is represented by Major Properties - Jeff Luster, (213) 747-4152 This property is part of a portfolio only sale				
4-5		1148 Seward St Los Angeles, CA 90038 Los Angeles County Lexington Ave. & Seward St. Hollywood Submarket	Zoning: LACM Parcel Size: 0.21 AC Lot Dimensions: - # of Lots: 1	Sale Price: \$23,000,000 Price/AC: \$17,541,183.65 Sale Status: Active Days On Market: 202
This property is represented by Major Properties - Jeff Luster, (213) 747-4152 This property is part of a portfolio only sale				
12		7038 W Sunset Blvd Los Angeles, CA 90028 Los Angeles County West Hollywood Submarket	Zoning: C4-2D-SN & P-2D Parcel Size: 0.77 AC Lot Dimensions: - # of Lots: 1 Proposed Use: Hold for Development	Sale Price: \$18,900,000 Price/AC: \$24,561,403.51 Sale Status: Active Days On Market: 503
This property is represented by Capital Real Estate Ventures, Inc. - Randy Rivera, (619) 398-8900 Zach Smith, (619) 398-8905 This property is for sale individually				
13		1422 N Sycamore Ave 1422 & 1426 N Sycamore Ave - 7 Home Small Lot Los Angeles, CA 90028 Los Angeles County	Zoning: LARD1.5 Parcel Size: 0.28 AC Lot Dimensions: - # of Lots: -	Sale Price: \$2,999,000 Price/AC: \$10,842,371.66 Sale Status: Active Days On Market: 343
This property is represented by Keller Williams Realty Los Feliz - Grant Linscott, (323) 333-6222 This property is for sale individually				

**1235 N Vine St**

Zoning: LAC2

Sale Price: For Sale

West Vine Development

Parcel Size: 0.90 AC

Price/AC: -

Los Angeles, CA 90038

Lot Dimensions: -

Sale Status: Active

of Lots: -

Days On Market: 171

Los Angeles County

This property is represented by Savills - Michael Shuken, (213) 553-3800

This property is for sale individually

For Sale Map & List Report

Records

14

Avg. Cap Rate

-

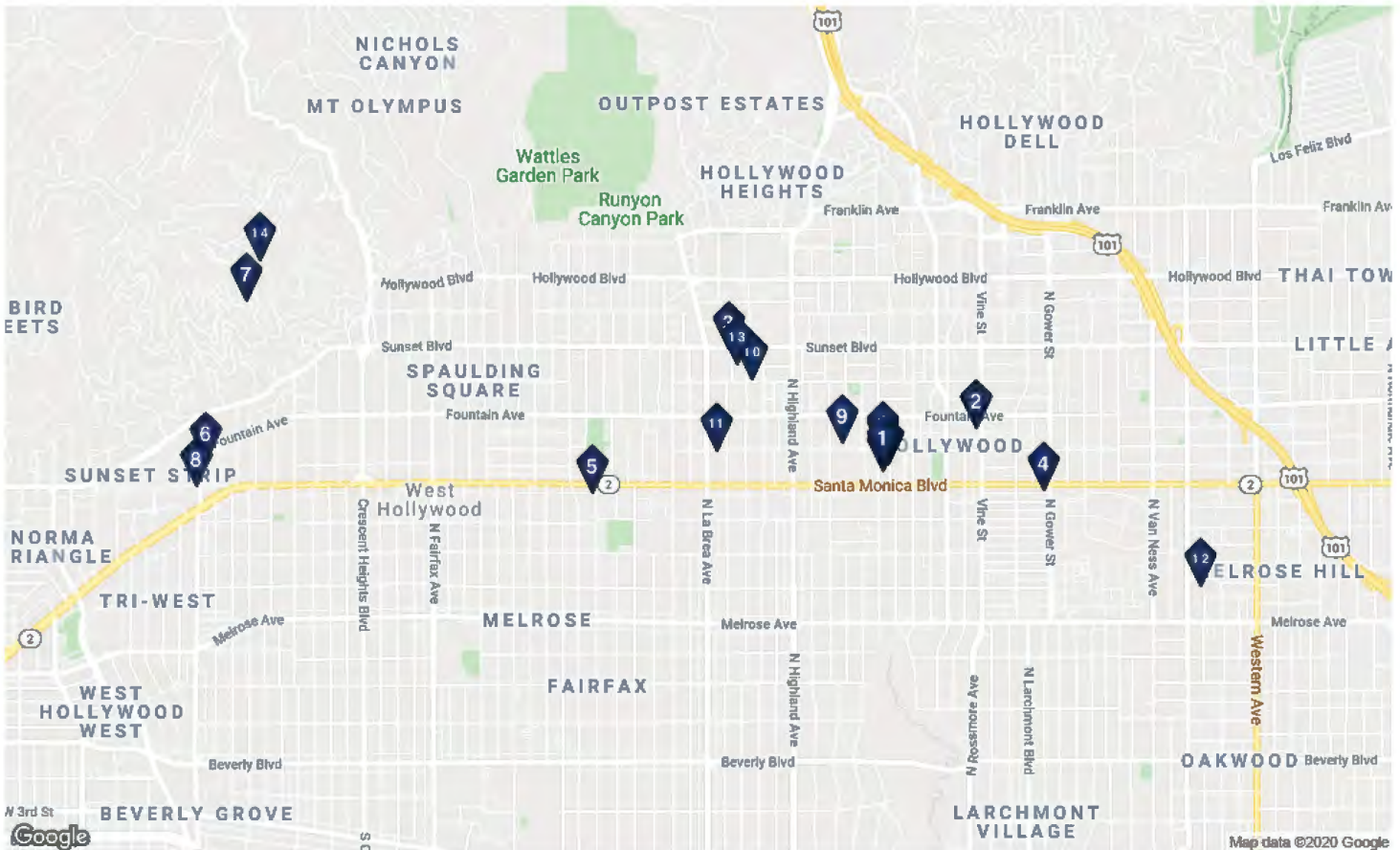
Avg. Price/SF

\$859

Avg. Vacancy

0%

FOR SALE LOCATIONS



FOR SALE SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,250,000	\$8,466,000	\$4,585,500	\$23,000,000
Price/SF	\$859	\$859	\$859	\$859
Cap Rate	-	-	-	-
Days on Market	53	317	247	908
Property Attributes	Low	Average	Median	High
Building SF	26,772	26,772	26,772	26,772
Floors	-	-	-	-
Typical Floor	-	-	-	-
Vacancy Rate	0%	0%	0%	0%
Year Built	-	-	-	-
Star Rating	★★★★★	★★★★★ 2.3	★★★★★ 2.0	★★★★★

For Sale Map & List Report

		Property				Sale				
Property Name - Address			Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market
1	Prime Hollywood De... 5 Properties Portfolio	🔗	Industrial, Retail & Others	-	26,772 SF	0%	\$23,000,000	\$859/SF	-	201
2	West Vine Develop... 1235 N Vine St Los Angeles, CA	🔗	Land ★★★★★	-	0.898 AC	-	Price Not Disclosed	-	-	170
3	7038 W Sunset Blvd Los Angeles, CA	🔗	Land ★★★★★	-	0.77 AC	-	\$18,900,000	\$24,561,404/-AC	-	503
4	6104-6118 Santa... Los Angeles, CA	🔗	Land ★★★★★	-	0.711 AC	-	Price Not Disclosed	-	-	363
5	1041-1049 N Martel... West Hollywood, CA	🔗	Land ★★★★★	-	0.48 AC	-	\$6,550,000	\$13,637,310/-AC	-	191
6	Shovel Ready 23 Unit... 1136 N La Cienega Blvd West Hollywood, CA	🔗	Land ★★★★★	-	0.37 AC	-	Price Not Disclosed	-	-	133
7	8561 Hillside Ave Los Angeles, CA	🔗	Land ★★★★★	-	0.365 AC	-	\$3,995,000	\$10,939,211/-AC	-	181
8	8500-8510 Holloway... 8500 Holloway Dr West Hollywood, CA	🔗	Land	-	0.358 AC	-	\$16,000,000	\$44,717,720/-AC	-	53
9	6673 Lexington Ave Los Angeles, CA	🔗	Land ★★★★★	-	0.356 AC	-	\$5,176,000	\$14,547,499/-AC	-	250
10	Small Lot or CO-Living... 1356 N Orange Dr Los Angeles, CA	🔗	Land ★★★★★	-	0.34 AC	-	\$3,600,000	\$10,588,235/-AC	-	244
11	7068 Lexington Ave West Hollywood, CA	🔗	Land ★★★★★	-	0.31 AC	-	Price Not Disclosed	-	-	620
12	755-757 N Gramercy... Los Angeles, CA	🔗	Land ★★★★★	-	0.278 AC	-	\$3,190,000	\$11,478,949/-AC	-	908

For Sale Map & List Report

Property					Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market
<div>13</div> <div>1422 & 1426 N...</div> <div>1422 N Sycamore Ave Los Angeles, CA</div>	<div>Land</div> <div>★ ★ ★ ★ ★</div>	-	0.277 AC	-	\$2,999,000	\$10,842,372/- AC	-	343
<div>14</div> <div>1697 Marmont Ave</div> <div>Los Angeles, CA</div>	<div>Land</div> <div>★ ★ ★ ★ ★</div>	-	0.251 AC	-	\$1,250,000	\$4,978,097/- AC	-	284

NUMBER	PROJECT	ADDRESS	PRICE	DISTANCE (MILES)	COUNCIL DISTRICT	PROPERTY TYPE	VIABILITY	JUSTIFICATION	LAND AREA (ACRES)	APN	ACTIVE	RAP REVIEW / COMMENTS
1	Poinsettia	1041 N. Martel Ave.	\$6,550,000	0.3	N/A	Residential			0.16	5531-022-019	Double, Duplex, or Two Units - 4 Stories or Less	Fills a park gap. Will require demolition of existing buildings. Exceeds funding. Outside City boundary.
2	Poinsettia	1045 N. Martel Ave.	\$6,550,000	0.3	N/A	Residential			0.16	5531-022-018	Three Units (Any Combination) - 4 Stories or Less	Fills a park gap. Will require demolition of existing buildings. Exceeds funding. Outside City boundary.
3	Poinsettia	1049 N. Martel Ave.	\$6,550,000	0.3	N/A	Residential			0.16	5531-022-017	Single Family Residence	Fills a park gap. Will require demolition of existing buildings. Exceeds funding. Outside City boundary.
4	Poinsettia	1110 Seward St	\$23,000,000 (Not for Sale Individually)	1.3	13	Commercial			0.1	5533-011-002	UNRESPONSIVE: It's A Wonderful World 323-465-2626 INACTIVE: The Humble Staffing Company 323-617-2324 Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story	Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding. Former use as an Auto Body Repair Shop may require environmental clean up.
5	Poinsettia	1122-1130 Seward St	\$23,000,000 (Not for Sale Individually)	1.2	13	Commercial			0.47	5533-011-020, 021	UNRESPONSIVE: Debra Medici-Guetta - Photographer 323-465-2626 INACTIVE: Church of Spiritual Tech 323-321-1102 Industrial - Light Manufacturing-1 Story	Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.
6	Poinsettia	1125 N Hudson Ave	\$23,000,000 (Not for Sale Individually)	1.3	13	Residential			0.1	5533-011-005	Single Family Residence - Vacant Land	Fills a park gap. Exceeds practical parking distance. Exceeds funding.
7	Poinsettia	1127 N. Hudson Ave	\$23,000,000 (Not for Sale Individually)	1.3	13	Residential			0.1	5533-011-004	Single Family Residence - Vacant Land	Fills a park gap. Exceeds practical parking distance. Exceeds funding.
8	Poinsettia	1131 N Hudson Ave	\$23,000,000 (Not for Sale Individually)	1.3	13	Residential			0.1	5533-011-006	Single Family Residence - Vacant Land	Fills a park gap. Exceeds practical parking distance. Exceeds funding.
9	Poinsettia	1135 N Hudson Ave	\$23,000,000 (Not for Sale Individually)	1.3	13	Residential			0.1	5533-011-007	Double, Duplex, or Two Units - 4 Stories or Less	Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.

10	Poinsettia	1136 N. La Cienega Blvd.	For Sale	2.1	13	Residential				0.19	5555-004-128	Duplex Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Outside City boundary.
11	Poinsettia	1141 N Hudson Ave	\$23,000,000 (Not for Sale Individually)	1.3	13	Residential				0.11	5533-011-008	Double, Duplex, or Two Units - 4 Stories or Less Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.
12	Poinsettia	1145 N Hudson Ave	\$23,000,000 (Not for Sale Individually)	1.3	13	Residential				0.11	5533-011-009	Double, Duplex, or Two Units - 4 Stories or Less Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.
13	Poinsettia	1146-1148 Seward St	\$23,000,000 (Not for Sale Individually)	1.3	13	Residential				0.11	5533-011-015	Four Units (Any Combination) - 4 Stories or Less Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.
14	Poinsettia	1151 N Hudson Ave	\$23,000,000 (Not for Sale Individually)	1.3	13	Residential				0.11	5533-011-010	Double, Duplex, or Two Units - 4 Stories or Less Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.
15	Poinsettia	1157 N. Hudson Ave	\$23,000,000 (Not for Sale Individually)	1.4	13	Residential				0.11	5533-011-012	Single Family Residence - Vacant Land Fills a park gap. Exceeds practical parking distance. Exceeds funding.
16	Poinsettia	1235 Vine St	For Sale	1.8	13	Commercial				0.37	5533-005-002	INACTIVE: Sassafras Saloon 323-467-2800 Store Combination-Store and Office Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance.
17	Poinsettia	1356 N Orange Dr	\$3,600,000	1.1	4	Residential				0.12	5548-023-104	Double, Duplex, or Two Units - 4 Stories or Less Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.
18	Poinsettia	1422 N Sycamore Ave	\$2,999,000	1.1	4	Residential				0.14	5548-016-007	Single Family Residence Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.
19	Poinsettia	1426 N Sycamore Ave	\$2,999,000	1.1	4	Residential				0.14	5548-016-006	Single Family Residence Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.

20	Poinsettia	1697 Marmont Ave.	\$1,250,000	2.3	4	Residential			0.12	5556-022-030	Single Family Residence - Vacant Land UNRESPONSIVE: Studio 9 818-951-9253 Winslow Ct Studios 323-462-1446 Wholesale and Manufacturing Outlet - One Story ACTIVE: Pete's Used Appliances 323-463-8987 Store - One Story	Fills a park gap. Exceeds practical parking distance. Hillside property. Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance.
21	Poinsettia	6104 Santa Monica Blvd	For Sale	1.8	13	Commercial			0.27	5534-021-002		Will require demolition of existing buildings. Exceeds practical parking distance.
22	Poinsettia	6118 Santa Monica Blvd	For Sale	1.8	13	Commercial			0.14	5534-021-003		Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance.
23	Poinsettia	6673 Lexington Ave.	\$5,176,000	1.2	4	Residential			0.12	5532-003-015	Three Units (Any Combination) - 4 Stories or Less	Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance.
24	Poinsettia	7038 Sunset Blvd	\$18,900,000	1.3	4	Commercial			0.77	5548-017-052	INACTIVE: Sycamore Tavern 323-467-7038 Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story	Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.
25	Poinsettia	7068 Lexington Ave.	For Sale	0.7	N/A	Commercial			0.31	5531-013-026	ACTIVE: Premium Collision Center 323-464-2200 INACTIVE: Greg's Coachcraft Collision 323-856-9335 Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story	Fills a park gap. Will require demolition of existing buildings. Outside City boundary. Former use as an Auto Body Repair Shop may require environmental clean up.
26	Poinsettia	755 N. Gramercy Pl.	\$3,190,000	2.5	13	Residential			0.14	5535-014-016	Single Family Residence	Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.
27	Poinsettia	757 N. Gramercy Pl.	\$3,190,000	2.5	13	Residential			0.14	5535-014-015	Single Family Residence	Fills a park gap. Will require demolition of existing buildings. Exceeds practical parking distance. Exceeds funding.

