# CHAMBER OF COMMERCE

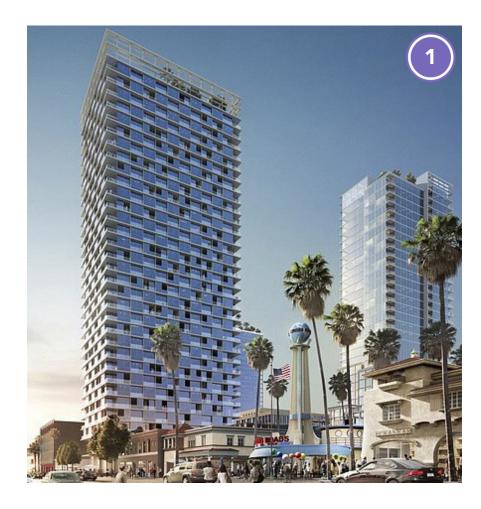
## THE 2024 ECONOMIC DEVELOPMENT MAP



### 1.) CROSSROADS HOLLYWOOD

Developer: Harridge Development Group 6671 Sunset Boulevard

Developer plans a mixed-use project on seven acres adjacent to the historic Crossroads of the World complex. The Project will include a 308room hotel, 950 apartment units (including 105 VLI units), 190,000SF of commercial space (includes 68,000SF of existing space). **Status: Fully Entitled** 



#### 2.) 7001 SANTA MONICA BOULEVARD Developer: Tesla

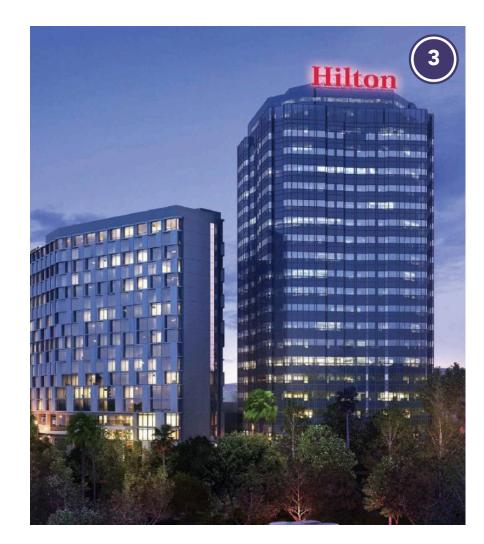
7001 Santa Monica Boulevard Proposed diner/drive-in theater on two levels, approximately 3,000SF w/ outdoor seating, 28 supercharger stations and 6 level 2 chargers. **Status: Under Construction** 

### HOTELS

### 3.) 555 E. UNIVERSAL HOLLYWOOD DRIVE

**Developer:** Sun Hill Properties 555 E. Universal Hollywood Drive The addition of a 18-story, 395-room, 300,000SF expansion next to the existing Hilton Los Angeles/Universal City hotel. The current hotel is 24 stories with 495 rooms.

**Status: Proposed** 



4.) SELMA WILCOX HOTEL Developer: Relevant Group 6421 Selma Avenue An 8-story, 114-room hotel west of the Dream Hotel. Would include a lobby bar and restaurant and a rooftop pool and amenity deck.

**Status: On Hold** 

#### 5.) 1915 N. HIGHLAND AVENUE

**Developer:** Krikor Kirikian 1915 N. Highland Avenue Proposed development site for a 50-room hotel, 5-story, 1,000SF café and 50 parking spaces.

**Status: Seeking Entitlements** 

#### 6.) CROSSROADS HOLLYWOOD

**Developer:** Harridge Development Group 6671 Sunset Boulevard A 308-room hotel is proposed as part of a much larger mixed-use project adjacent to the historic Crossroads of the World. **Status: Fully Entitled** 

### 7.) 1723 N. WILCOX AVENUE

**Developer:** NBK, LLC (Nathan Korman) 1723 N. Wilcox Avenue Investor plans to build a 6-story, 81-room hotel with two levels of parking and a 244SF ground floor retail space. Status: Fully Entitled

8.) THE SUNSET HOTEL **Developer:** NELA Development 6445 Sunset Boulevard Proposed 13-story, 175-key hotel would include about 12,500SF of restaurant and bar space split between its second and rooftop levels; plans also call for 72 parking spaces. **Status: Fully Entitled** 

9.) 6409 SUNSET BOULEVARD Developer: KBS Holdco, LLC 6409 Sunset Boulevard Developer plans a 21-story hotel with 275 guest rooms, 135 parking spaces on the site of a former Jack-in-the-Box. **Status: Fully Entitled** 



10.) 1600 N. SCHRADER BOULEVARD **Developer:** Schrader Venture, LLC 1600 N. Schrader Boulevard An 11-story, boutique hotel with 191 rooms, 5,500SF of restaurant, coffee bar and rooftop lounge with 100 parking spaces in a 3-level garage. Rehab of an existing adjacent 12-unit apartment building. **Status: Fully Entitled** 

### 11.) 1925 N. WILCOX AVENUE

**Developer:** Wilcox 2015, LLC 1925 N. Wilcox Avenue Plans are to construct a 5-story, 122-room hotel with 4,225SF restaurant over 2-level parking, 74 spaces. **Status: Fully Entitled** 



#### **12.) WHITLEY HOTEL**

**Developer:** Whitley Apartments, LLC 1719 N. Whitley Avenue Development site for a 10-story, 156-room hotel with 122 parking spaces. **Status: Fully Entitled** 



#### **13.) SAPPHIRE HOTEL** Developer: Phil Patel 1530 N. Western Avenue Proposed mixed-use development, 4-story, 36 hotel guest rooms and 10 apartment units (2 affordable units) with 47 parking spaces. **Status: Fully Entitled**

#### **14.) CHATEAU CELESTE**

**Developer:** Chateau Celeste, Inc. 1175 N. Vermont Avenue Building from 1927 is under full restoration as a boutique hotel with 31 one-bedroom suites, and spectacular roof deck. **Status: Under Construction** 

#### **15.) WHISKY HOTEL**

Developer: Adolfo Suaya 1717 Wilcox Avenue Seven story, 134-room hotel with rooftop deck. Designed to be sustainable with photo-voltaic roof, two underground levels of parking. Historic Hollywood-inspired landscaping.

**Status: Under Construction** 

#### 16.) HYATT HOTEL NUE

**Developer:** PNK Group 1525 N. Cahuenga Boulevard PNK is developing a 64-room hotel, 7-story which will include two restaurants at ground level over a 48-space parking garage. **Status: Under Construction** 



### RESIDENTIAL/MIXED USE

17.) 5814 W. VIRGINIA AVENUE **Developer:** Massachi Properties 5814 W. Virginia Avenue Development site for 5-story, 42-unit, 100% affordable housing.

### **Status: Seeking Entitlements**

#### 18.) 6266 W. SUNSET BOULEVARD

**Developer:** Invesco/Sares-Regis Group 6266 W. Sunset Boulevard Proposed development site for a mixed-use project with 170 (26 VLI units, 8 LI units) residential units, 8-story, approximately 16,680SF ground floor commercial space and 284 parking spaces. **Status: Seeking Entitlements** 



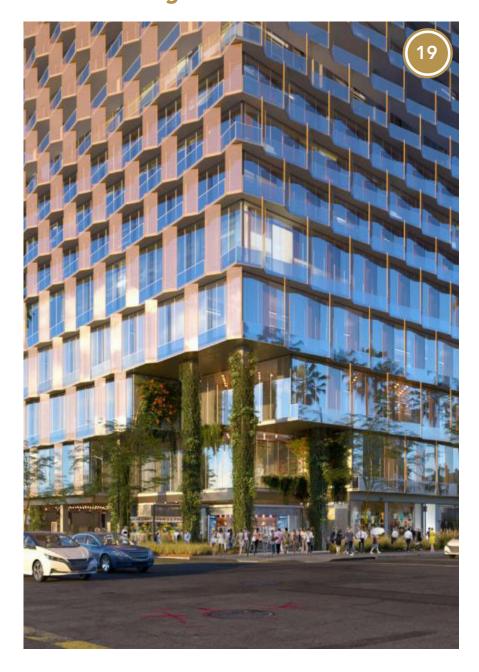




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#### **19.) SUNSET & HIGHLAND**

**Developer:** Galaxy Commercial Holding, LLC 6800 W. Sunset Boulevard Proposed 384 residential units including 80 VLI units for seniors, 115-room hotel, approximately 23,000SF of commercial space, 500 parking spaces. **Status: Seeking Entitlements** 



#### **20.) RESIDENCY AT SKYVILLAGE**

**Developer:** ABS Properties, Inc.

5645 Fernwood Avenue

Proposed 35-story tower which would feature 523 studio and one-bedroom units for renters at the moderate-, low-, and very low-income household level, 100% affordable. **Status: Seeking Entitlements** 

#### 21.) 7441 W. SUNSET BOULEVARD

**Developer:** Uncommon Developers 7441 W. Sunset Boulevard Demolition of three existing commercial buildings, the construction of a new sevenstory mixed use project with 123 multi-family units, approximately 6,000SF ground floor commercial and 107 parking spaces. **Status: Seeking Entitlements** 



#### 22.) 1141 N. VERMONT AVENUE

**Developer:** Vermont NH Property LLC 1141 N. Vermont Avenue New construction of a 6 story 100% affordable housing development with up to 252 dwelling units restricted to lower income households. **Status: Seeking Entitlements** 

#### 23.) 7971 W. SUNSET BOULEVARD

**Developer:** Massachi Industries, Inc. 7971 W. Sunset Boulevard Development site for a 7-story, 41-unit mixed -use building with approx 3,999SF ground level retail, approx 33 parking spaces in a 2-level garage.

**Status: Seeking Entitlements** 

#### 24.) 1415 N. CAHUENGA BOULEVARD

**Developer:** The Post Group/Plus Development 1415 N. Cahuenga Boulevard Proposed development site for 82 residential units (9 VLI units), 7-story with on-site parking. **Status: Seeking Entitlements** 



#### 25.) 1431 VISTA STREET **Developer:** Beroukhim & Company, LLC 1431 Vista Street Development site for 4-story, 100% affordable housing, 38 units. **Status: Seeking Entitlements**

26.) 1853 TAFT AVENUE **Developer:** Taft Development, LLC 1853 Taft Avenue Development site for a 60,160 SF, 6-story, 110-unit, 100% Affordable housing project, 88 LI, 21 moderate rate units. **Status: Seeking Entitlements** 

**Developer:** CGI+ Real Estate Investment 4853 Melrose Avenue Development site for a two-story 24-unit apartment building, 12 parking stalls, and 3 units set aside for VLI. **Status: Seeking Entitlements** 

## LLC

1136 N. Vermont Avenue New construction of a new 7-story, mixed-use building with 65 units (8 ELI), 2,088SF of commercial, 43 parking spaces. **Status: Seeking Entitlements** 



**Developer:** Gowerwood, LLC 1249 N. Gower Street

### 27.) 4853 MELROSE AVENUE

### **28.) 1136 N. VERMONT AVENUE**

Developer: Hollywood Vermont Residences,

#### 29.) 1249 N. GOWER STREET

Development site for 13 units, subterranean parking with 5-story residential above. **Status: Seeking Entitlements** 

#### 30.) 4579-4627 HOLLYWOOD BOULEVARD

**Developer:** Z. Wayne Griffin Trust 4579-4627 Hollywood Boulevard A new 7-story mixed-use building, ground level restaurant/retail, 181 units (20 ELI), 208 parking spaces. **Status: Seeking Entitlements** 



#### **31.) 5814 LEXINGTON AVENUE**

**Developer:** STP 5822 Lexington, LLC 5814 Lexington Avenue New construction of 97-unit, 45,681SF, 100% affordable housing development, 5story, (3 VLI, 77 LI, 16 MI units). **Status: Seeking Entitlements** 

#### **32.) 5720 W. WARING AVENUE**

**Developer:** 5728 Waring Partners, LP 5720 W. Waring Avenue Construction of a 5-story, 35-unit density bonus apartment project with density bonus incentives (7 VLI). **Status: Seeking Entitlements** 

#### 33.) 5271 W. SUNSET BOULEVARD

Developer: Michael Eghbali & Farshad Zaghi 5271 W. Sunset Boulevard Development site for a 4-story, 19-unit, with 560SF ground floor retail, at-grade and below grade 13 parking spaces. **Status: Seeking Entitlements** 

#### 34.) 1830 N. CAHUENGA BOULEVARD

**Developer:** CGI+ Real Estate Investment 1830 N. Cahuenga Boulevard Demolition of an existing apartment building, construction of a new 20-story mixed use building with 244 units and 19,837SF of commercial space. The tower would also include parking for 282 vehicles located in two subterranean levels and a four-story podium.

#### **Status: Seeking Entitlements**

### 35.) 7022 W. SUNSET BOULEVARD

**Developer:** Crossroads Management 7022 W. Sunset Boulevard Development site for 112 apartment units. **Status: Seeking Entitlements** 

#### 36.) 5430 W. CARLTON WAY

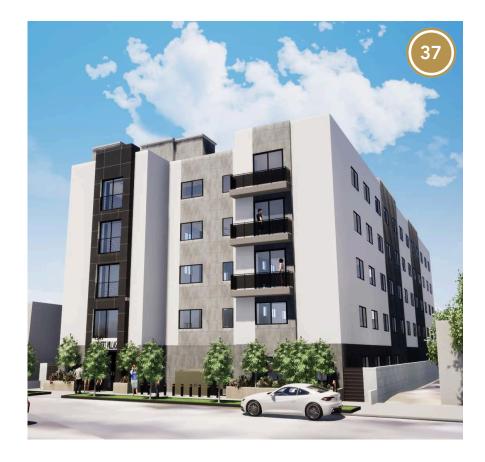
**Developer:** ROM Investments 5430 W. Carlton Way New 138,894SF, 8-story, apartment building with 131 dwelling units above two and onehalf subterranean parking levels containing 148 parking stalls.

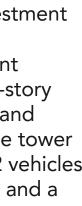
#### **Status: Seeking Entitlements**

#### 37.) 1349 N. HOBART BOULEVARD

**Developer:** 1349 Hobart, LLC 1349 N. Hobart Boulevard Development site for 85 low to moderate income apartments, 5-story, without on-site parking.

#### **Status: Seeking Entitlements**















#### 38.) 1445 N. LAS PALMAS AVENUE

**Developer:** Denley Investment and Management Company 1445 N. Las Palmas Avenue Demolition of existing building and construction of a new 7-story, 60-unit apartment building, with commercial space and parking garage.

**Status: Seeking Entitlements** 

#### **39.) 4537 SANTA MONICA BOULEVARD**

**Developer:** Visionary Development Group 4537 Santa Monica Boulevard Development site for 90 100% affordable units, 7-story, no on-site parking. **Status: Seeking Entitlements** 



#### 40.) 6000 HOLLYWOOD BOULEVARD

**Developer:** 6000 Hollywood Boulevard Associates, LLC

6000 Hollywood Boulevard

Proposed 35-story residential tower (265 units), 6-story office building, a series of low-rise residential buildings totaling 501,460SF on 3.74 acres which will include 350 residential units (44 VLI units), 136,000SF office space, 23,800SF retail (including 6,000SF to replace the Toyota dealership) and 971 parking spaces. **Status: Seeking Entitlements** 

#### 41.) 6626 HOLLYWOOD BOULEVARD

**Developer:** R.W. Selby & Company 6626 Hollywood Boulevard Proposed 633 apartments, approximately 29,600SF of office and over 41,700SF of retail and restaurant space in four new buildings on two separate parcels. Retention of four existing buildings fronting Hollywood Boulevard would maintain 32,400SF of commercial uses already on the site. **Status: Seeking Entitlements** 



42.) 1360 N. VINE STREET Developer: Onni Group 1360 N. Vine Street Onni proposes a 33-story high-rise residential option with 429 apartments (36 VLI units), 55,000SF grocery store, 5,000SF retail and 677 parking spaces. In addition, the developer would preserve and restore six craftsmen cottages on the site.

**Status: Fully Entitled** 

#### 43.) 1346 N. FAIRFAX AVENUE

**Developer:** Taylor Equities 22, LLC 1346 N. Fairfax Avenue Demolition of existing uses and the construction of a 100% affordable housing development project consisting of 26 residential units, 4-story. **Status: Fully Entitled** 

### 44.) 6611 HOLLYWOOD BOULEVARD

**Developer:** CIM Group 6611 Hollywood Boulevard Development site for 146 residential units (12 ELI units), 5-story, 8,500SF ground floor commercial space, 2-level 89 space parking garage.

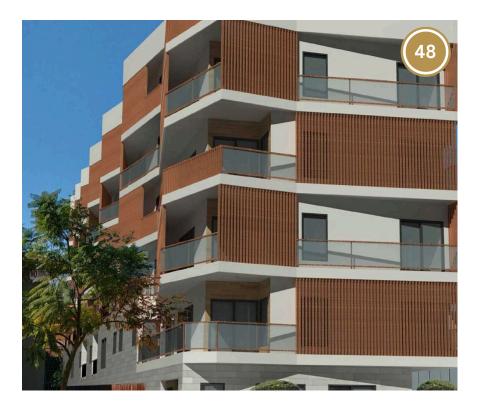
**Status: Fully Entitled** 

#### 45.) 7100 MELROSE AVENUE

**Developer:** Markwood Enterprises 7100 Melrose Avenue 4-story residential buildiing with 66 units (6 ELI units), 33 parking spaces. **Status: Fully Entitled** 

Developer: Hollywood 26 Real Estates, LLC/ Vermont 26 Real Estate, LLC 4693 Hollywood Boulevard Developer proposes a new 7-story mixed-use project with 139 units, of which 16 will be ELI, approximately 14,000SF commercial space with 129 parking spaces. **Status: Fully Entitled** 

47.) 5600 FRANKLIN AVENUE **Developer:** LV/Soto, LLC 5600 Franklin Avenue Development site for a 4-story apartment building containing 41 units, 44,366SF, including 5 ELI units with 61 subterranean parking spaces. **Status: Fully Entitled** 



48.) 1853 N. GARFIELD PLACE **Developer:** Garfield Equities, LLC 1853 N. Garfield Place Proposed construction of a 6-story, 23-unit (3 ELI units) apartment building over 2 levels subterranean parking, 43 spaces. **Status: Fully Entitled** 

49.) 923 N. ARDMORE AVENUE **Developer:** Ardmore Court, LLC 923 N. Ardmore Avenue Proposed development site for a 4-story, 20unit apartment building (2 ELI units), 25 spaces.

**Status: Fully Entitled** 

#### 46.) 4693 HOLLYWOOD BOULEVARD

#### 50.) 5530 VIRGINIA AVENUE

**Developer:** Bang Ja Kim 5530 Virginia Avenue Developer proposes 64 units (10 affordable units), 6-story, 57 parking spaces. **Status: Fully Entitled** 

#### 51.) 1301 N. CHEROKEE AVENUE

**Developer:** Uncommon Developers 1301 N. Cherokee Avenue Proposed development site for 53 units, 100% affordable, 5-story. **Status: Fully Entitled** 

#### **52.) 1356 N. ORANGE DRIVE**

**Developer:** Affirmed Housing Group, Inc. 1356 N. Orange Drive A new 6-story 98 units 100% affordable housing project, 5-story residential over 1-story lobby/parking garage podium. **Status: Fully Entitled** 

#### **53.) LINK APARTMENTS ON VINE**

**Developer:** Grubb Properties 1200 Vine Street Proposed a 7-story mixed-use project containing 151 units (17 VLI units) with 3,690SF of commercial space and 87 parking spaces. **Status: Fully Entitled** 

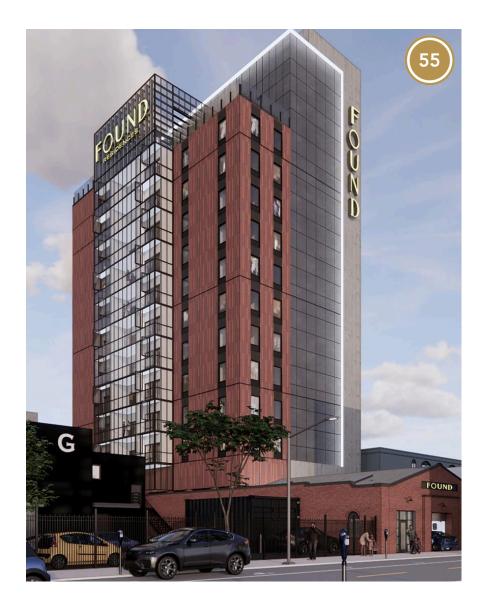


#### 54.) 1201 N. GOWER STREET

**Developer:** California Landmark Group 120 N. Gower Street Proposed 8-story, 108 apartments (16 VLI) above 99 car parking garage. **Status: Fully Entitled** 

#### **55.) FOUND Residences**

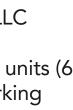
**Developer:** 1550 Wilcox Owner, LLC 6422 Selma Avenue Proposed development site for 45 units (6 VLI units), 15-story over 2-level parking garage with 36 spaces. **Status: Fully Entitled** 



56.) 1200 VERMONT AVENUE **Developer:** MJJ Properties, LLC 1200 Vermont Avenue Development site for a 6-story mixed-use building with 1-level subterranean parking, first floor commercial space and 29 units (3 ELI units) residential above. **Status: Fully Entitled** 

#### 57.) 4773 HOLLYWOOD BOULEVARD

**Developer:** 4773 Hollywood Blvd, LLC 4773 Hollywood Boulevard Construction of a 6-story building with 86 dwelling units, including nine Very Low Income affordable units, 2,856SF of commercial space, 83,943SF of total floor area, and 98 vehicular parking spaces. **Status: Fully Entitled** 





### 58.) 5537 SANTA MONICA BOULEVARD

**Developer:** Bang Ja Kim 5537 Santa Monica Boulevard Development site for a 80,000SF, 60-unit apartment building (8 affordable units), 6-story, mixed-use with 2-levels subterranean parking with 2,439SF ground floor retail. **Status: Fully Entitled** 



#### 59.) CROSSROADS HOLLYWOOD

**Developer:** Harridge Development Group 6671 Sunset Boulevard A total of 950 apartments are proposed as part of a development surrounding the historic Crossroads of the World center. **Status: Fully Entitled** 

#### 60.) 1400 VINE STREET

**Developer:** Tooley Interests, LLC 1400 Vine Street Development site for a 8-story, 198-unit (21 VLI units) mixed-use project with 16,000SF of ground floor commercial, 278 parking spaces. **Status: Fully Entitled** 

#### 61.) 1416 N. GORDON STREET

**Developer:** GTAG Gordon Apartments LLC 1416 N. Gordon Street Development site for a 6-story, 14 unit (2 VLI units) apartments over 1 subterranean parking garage, 11 parking spaces. **Status: Fully Entitled** 

### 62.) 6220 YUCCA TOWER

**Developer:** Champion Development 6220 Yucca Street

Construction of a 30-story mixed-use tower with 269 total residential units (17 VLI units), and approximately 7,760SF of commercial/restaurant uses. 5 levels of subterranean and above-ground parking, 414 total parking spaces. Retention of two singlefamily homes.

**Status: Fully Entitled** 

### 63.) 1121 N. GOWER STREET

**Developer:** 1149 Gower St. Hollywood, LLC 1121 N. Gower Street Maintenance of an existing approximately 64,000SF commercial building and development of 169 residential units providing 278 parking spaces. **Status: Fully Entitled** 

### 64.) HOLLYWOOD & GOWER

**Developer:** Trammell Crow Company 6100 Hollywood Boulevard Mixed-use project SWC Hollywood / Gower consisting of 220 apartment units (11 VLI units) and 3,270SF commercial space in a 21story tower.

**Status: Fully Entitled** 



**65.) HOLLYWOOD & WILCOX Developer:** Hines

6430 Hollywood Boulevard The planned development is a 15-story complex which would include 260 housing units (21 affordable units, 6 workforce units) and 17,800SF of retail and restaurant space. **Status: Fully Entitled** 

### 66.) SUNWEST

**Developer:** Reliable Properties 5525 W. Sunset Boulevard Development site for 412 units (61 very low income), 8-story, 35,694SF commercial space, 3-level subterranean parking with 659 spaces.

**Status: Fully Entitled** 

**Developer:** RW Selby & Company 1601 N. Las Palmas Avenue Development site for 202 residential units (69 LI units), 14,200SF commercial space, 7story, zero residential parking, 29 commercial parking spaces. **Status: Fully Entitled** 



68.) 4629-4651 W. MAUBERT AVENUE **Developer:** Carmel Partners 4629-4651 W. Maubert Avenue Development site for 153 residential units, 143,785SF, (17 ELI units), 8-story, over 2-level parking garage. **Status: Fully Entitled** 

69.) 7000 MELROSE AVENUE **Developer:** Melrose Crossing LLC 7000 Melrose Avenue Development site for 63 apartment units (6 VLI units), 6-story, 2,110SF commercial space, 101 parking spaces at-grade and subterranean garage. **Status: Fully Entitled** 

70.) H.W. SQUARE **Developer:** Sharp Capital Group 1253 N. Vine Street Development site for 189 units (19 ELI), 3,400SF ground floor commercial space, 195 parking spaces, 7-story, 132,501SF. **Status: Fully Entitled** 

#### 67.) 1601 N. LAS PALMAS AVENUE

#### **71.) PALLADIUM RESIDENCES**

**Developer:** Crescent Heights 6215 Sunset Boulevard A proposed project that would preserve and wrap around the historic Hollywood Palladium, with 731 residential units in two 28-story towers and 24,000SF of ground floor commercial space. **Status: Fully Entitled** 

#### 72.) DELUXE HOLLYWOOD

**Developer:** La Terra Development 1350 N. Western Avenue The project will be a 8-story building featuring 251 apartments - including 21 very low-income units - 2,000SF of ground-level commercial space with above-grade and below-grade parking.

**Status: Fully Entitled** 

#### 73.) 6400 SUNSET BOULEVARD

**Developer:** GPI Companies 6400 Sunset Boulevard Developer proposes 200 apartment units (10 affordable) and 7,000SF of commercial space in a 28-story tower at Sunset and Ivar. **Status: Fully Entitled** 





#### 74.) SELMA PLACE

**Developer:** HBCS Real Estate Development 6753 Selma Avenue Proposed construction of 51 residential units including 4 VLI units, 4 ELI units , within a 7story building, and on-site 24 parking spaces. **Status: Fully Entitled** 

#### 75.) 6766 HAWTHORNE AVENUE

**Developer:** Housing Diversity Corporation 6766 Hawthorne Avenue Development site for 58 residential units (7 ELI units) 9-story with on-site parkng. **Status: Fully Entitled** 

#### 76.) 1115 N. BERENDO STREET Developer: BRK, Inc.

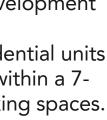
1115 N. Berendo Street Development site for 30 residential units (4 ELI units), 5-story, 15,479SF, no parking. **Status: Fully Entitled** 

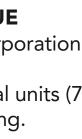
#### 77.) THE BONNIE HOLLYWOOD

**Developer:** Yorkwood, LLC 6825 Hawthorn Avenue Development site for 137 apartments (14 ELI units), 1,200SF commercial space over 2-levels subterranean parking, 150 spaces. **Status: Fully Entitled** 

#### 78.) 7770 HOLLYWOOD BOULEVARD

**Developer:** CGS Hollywood, LLC 7770 Hollywood Boulevard New 8-story, 213-units (100% affordable housing project, 17 VLI +176 LI + 19 MI + 1 MGR), 5 levels of apartments above 3 levels of parking, 1 level subterranean garage. **Status: Fully Entitled** 

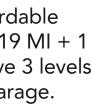












#### 79.) 5817 VIRGINIA AVENUE

**Developer:** Formosa Bureau of Investments, LLC 5817 Virginia Avenue Project site for 12 units (1 VLI unit, 2 LI units), 4-story with 6 at-grade parking spaces. **Status: Fully Entitled** 

#### 80.) 5301 W. SIERRA VISTA AVENUE

**Developer:** Sierra Vista 1, LLC/GMA-Sierra Vista, LLC 5301 W. Sierra Vista Avenue Development site for 45 units (5 ELI units) with 1,038SF ground floor commercial space, 27 parking spaces. **Status: Fully Entitled** 



#### 81.) 1715 N. BRONSON AVENUE

**Developer:** Massachi Properties 1715 N. Bronson Avenue Development site for a 24-story, 128 unit residential building (11 VLI units) with 134 parking spaces. **Status: Fully Entitled** 

#### 82.) 1114 N. HELIOTROPE DRIVE

**Developer:** BRK, Inc. 1114 N. Heliotrope Drive Development site for 30 residential units (4 ELI units), 5-story, 15,450 SF, no parking. **Status: Fully Entitled** 

#### **83.) 1535 GORDON STREET**

Developer: 1535 Gordon Street, LLC 1535 Gordon Street Development site for 10-unit, 6-story, 16,606SF building, zero parking required per AB2097.

**Status: Fully Entitled** 

#### 84.) 1670 N. SYCAMORE AVENUE

Developer: 7046 Hollywood, LLC 1670 N. Sycamore Avenue Adaptive reuse of 3-story parking garage, construction of 5-story residential over top of exisitng garage, 55 units (6 ELI), 60 parking spaces.

**Status: Fully Entitled** 

### 85.) 1020 N. ARDMORE AVENUE

**Developer:** Luxe Capital Real Estate 1020 N. Ardmore Avenue New construction of 100% affordable, 52unit apartment building in 4-story without on-site parking.

**Status: Fully Entitled** 

### 86.) ARTISAN HOLLYWOOD TOWER

**Developer:** Artisan Realty Advisors 6350 Selma Avenue Proposed development site for a 25-story mixed-use project with 260 apartments (26 ELI units) over 6,790SF ground floor commercial with 320 parking spaces, 4-levels subterranean/2-levels above ground. **Status: Fully Entitled** 





#### 87.) 4800 MELROSE AVENUE **Developer:** Bolour Associates, Inc. 4800 Melrose Avenue Proposed construction of a 47,931SF, 7-story, mixed-use building with 61 units (6 ELI units) and ground floor commercial space. **Status: Fully Entitled**

Owner, LLC 747 N. Western Avenue A mixed-use project, 6-story, 51 units (6 very low-income units), 7,700SF commercial space, 86 parking spaces.

**Status: Fully Entitled** 

## 5-story, no parking. **Status: Fully Entitled**

#### 90.) 4477 HOLLYWOOD BOULEVARD Developer: 4477 Hollywood Investments II, LLC 4477 Hollywood Boulevard Development site for 29 units (3 ELI units), 6-story, 37,891SF, 3,211SF commercial

space, 35 parking spaces **Status: Fully Entitled** 

### 88.) 747 N. WESTERN AVENUE

**Developer:** 737-747 N Western Opportunity

### 89.) 1335 N. NEW HAMPSHIRE AVENUE

**Developer:** 1335 NH Partners, LLC 1335 N. New Hampshire Avenue Development site for 31 units (4 ELI units),

#### **91.) 1332 N. FAIRFAX AVENUE**

**Developer:** Taylor Equities 29, LLC 1332 N. Fairfax Avenue Development site for 100% affordable, 4-story, 26-unit. **Status: Fully Entitled** 

### 92.) 8150 SUNSET BOULEVARD

**Developer:** Townscape Partners 8150 Sunset Boulevard A Frank Gehry designed project will provide two mid-rise structures with 249 residential units (28 VLI units, 10 workforce units) and approximately 60,000SF of retail and restaurant space. **Status: Fully Entitled** 



93.) 1344 N. GARDNER STREET **Developer:** Santiago Holdings II, LLC 1344 N. Gardner Street Development site for 25 units (3 VLI) with 31 parking spaces. **Status: Under Construction** 

#### 94.) 6219 BANNER AVENUE

Developer: 6219 Banner, LLC 6219 Banner Avenue 100% affordable residential apartments, 64 units, 4-story, no on-site parking. **Status: Under Construction** 

#### **95.) RESIDENCY AT THE ENTREPRENEUR**

**Developer:** ABS Properties, Inc. 1657 N. Western Avenue Development site for 200-unit, 9-story residential building catering to low-income seniors. **Status: Under Construction** 

### 96.) 1333 TAMARIND AVENUE

**Developer:** Wiseman Development 1333 Tamarind Avenue Development site for 45 units, 5-story, with 4 VLI units over two levels subterranean garage.

**Status: Under Construction** 

#### 97.) 6007 SUNSET BOULEVARD

**Developer:** CIM Group 6007 Sunset Boulevard Development site for a 7-story mixed-use project containing 109 units (14 VLI units), 14,657SF ground floor commercial uses with 196 parking spaces within 4-level parking garage.

**Status: Under Construction** 

### 98.) 1920 WHITLEY AVENUE

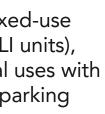
**Developer:** B.D.O.G., Inc. 1920 Whitley Avenue Development site for 24 units (3 ELI units), 5-story, 25 parking spaces, 2-level subterranean parking.

**Status: Under Construction** 

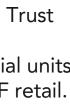


99.) MODERA ARGYLE **Developer:** Mill Creek Residential Trust 1546 N. Argyle Avenue Development site for 276 residential units (13 VLI units), 7-story and 27,000SF retail. **Status: Under Construction** 









#### 100.) 1233 N. HIGHLAND AVENUE

**Developer:** The Illulian Group 1233 N. Highland Avenue A 4-to-6-story mixed-use project with 72 apartments (8 VLI units) over 12,160SF of commercial space, 133 parking spaces. **Status: Under Construction** 

#### **101.) SKYVIEW SUNSET**

**Developer:** Jade Enterprises 7901 W. Sunset Boulevard Development site for a mixed-use project, 62unit (5 ELI units) over 6,500SF ground floor commercial space, 7-story, with 82 parking spaces.

**Status: Under Construction** 

#### 102.) 7050 HAWTHORNE AVENUE

**Developer:** Wiseman Development 7050 Hawthorne Avenue New 7-story apartment building, 60 units, (2story parking garage, 1-level subterranan parking), 7 Very Low Income, 3 Low Income, and 2 Moderate income units. **Status: Under Construction** 

#### 103.) 1419 N. NEW HAMPSHIRE AVENUE

**Developer:** 1423 New Hampshire JV, LLC 1419 N. New Hampshire Ave A 7-story, 62-unit project (7 ELI), 6 parking spaces.

#### **Status: Under Construction**



#### **104.) ENLIGHTENMENT PLAZA**

**Developer:** Flexible PSH Solutions, Inc. 321 N. Madison Avenue Developer is building 5/8-story 454 permanent supportive housing units - 23 ELI, 50 VLI and 376 LI, 23 parking spaces, 255 bike spaces. **Status: Under Construction** 

#### 105.) 4632 SANTA MONICA BOULEVARD

Developer: Jamison Properties, LP 4632 Santa Monica Boulevard A 7-story mixed-use building consisting of 177 apartment units (20 ELI units), 5,500SF of ground floor commercial retail and a twolevel, 224-car subterranean parking garage. **Status: Under Construction** 

#### **106.) SUNSET WESTERN**

**Developer:** American Commercial Equities 5420 W. Sunset Boulevard Former site of Food 4 Less will be developed into 735 rental units and 95,000SF retail/commercial in a 6-story building with 1,419 parking spaces. **Status: Under Construction** 



#### 107.) 1410 N. HIGHLAND AVENUE

**Developer:** 1410 Highland Venture, LLC 1410 N. Highland Avenue Development site for a 6-story mixed-use building providing 61,118SF comprised of 49 units (5 ELI units), 798SF ground floor commercial above 1-level subterranean parking.

**Status: Under Construction** 

#### **108.) 6115 W. ROMAINE STREET**

**Developer:** NEO Investment Group, LLC 6115 W. Romaine Street Approved 4-story, 15-unit apartment building totaling 19,000 gross SF with 4 low-income units.

**Status: Under Construction** 



## 109.) MONTECITO II 6650 W. Franklin Avenue

110.) 4750 SANTA MONICA BOULEVARD **Developer:** Canfield Development, Inc. 4750 Santa Monica Boulevard Development site for an 8-story 85-unit (10 ELI units) mixed-use building with 1,137SF of commercial space over 2 levels subterranean parking, 171 spaces.

111.) 5608 LA MIRADA AVENUE **Developer:** La Mirada @ Central Park, LLC 5608 La Mirada Avenue Development site for 13 residential units (1 VLI unit) 5-story with 22 on-site parking spaces. **Status: Completed 2024** 

**Developer:** ABS Properties, Inc. 5500 Hollywood Boulevard Adaptive reuse of a 48,000SF office building into 79 100% affordable residential units with 6,300SF of ground floor and basement commercial uses.

**Status: Completed 2024** 

**Developer:** Thomas Safran & Associates Developer proposes a 6-story 68 units of senior housing linked to the adjacent, 118-unit, historic Montecito Apartments. Status: Under Construction

**Status: Under Construction** 

#### 112.) LOUIS B. MAYER BUILDING

### 113.) 1759 N. GOWER STREET

**Developer:** Bar 216, LLC 1759 N. Gower Street Development site for 28 units (3 ELI units), 4-story over 1-level 28-space parking garage. **Status: Completed 2024** 



114.) 1130-1134 N. ORANGE DRIVE **Developer:** Massachi Properties 1130-1134 N. Orange Drive Development site for a 5-story, 24-unit (with 2 VLI units) project with 17 parking spaces. **Status: Completed 2024** 

#### 115.) 5817 LEXINGTON AVENUE

Developer: 5817 Lexington, LLC 5817 Lexington Avenue Development site for a 4-story, 21-unit residential building with 2 VLI units over 1-level 29-space garage. **Status: Completed 2024** 

#### 116.) 5717 CARLTON WAY

**Developer:** North Laurel, QOZB1, LLC 5717 Carlton Way Development site for 39 residential units (4 ELI units) 7-story with 34 on-site parking spaces.

**Status: Completed 2024** 

#### 117.) 5806 LEXINGTON AVENUE

**Developer:** Proper Development 5806 Lexington Avenue Project site for 17 apartment units with 2 ELI units, 17 parking spaces. **Status: Completed 2024** 

#### 118.) THE BAXTER

**Developer:** CGI+ Real Estate Investments 1818 N. Cherokee Avenue Development site for 86 units (21 VLI units), 7-story over 2-level 61-space parking garage. **Status: Completed 2024** 

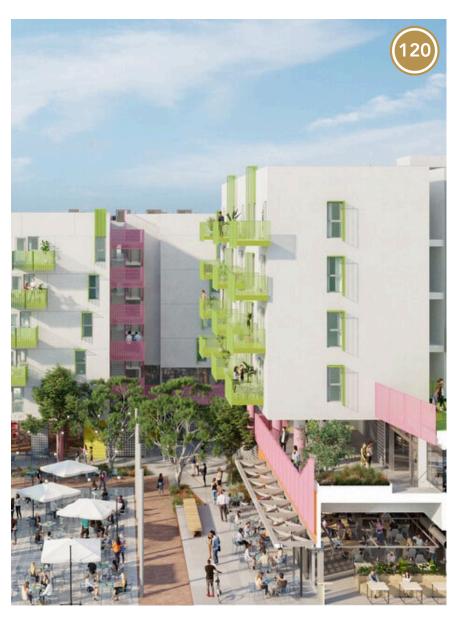
#### 119.) 200 N. VERMONT AVENUE

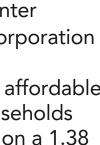
**Developer:** Jamison Properties/ Hankey Investment Company 200 N. Vermont Avenue Development site for a 6-story, 490-unit, mixed-use project, including 49 affordable units, 35,000SF ground floor commercial with 1,130 parking spaces on a 2.83 acre site. **Status: Completed 2024** 

#### **120.) VERMONT/SANTA MONICA RED** LINE STATION

Developer: Little Tokyo Service Center (LTSC) Community Development Corporation 1015 N. Vermont Avenue Development site for 2 6-story, 187 affordable residential units for low-income households and 23,444SF of ground floor retail on a 1.38 acre site.

#### **Status: Completed 2024**

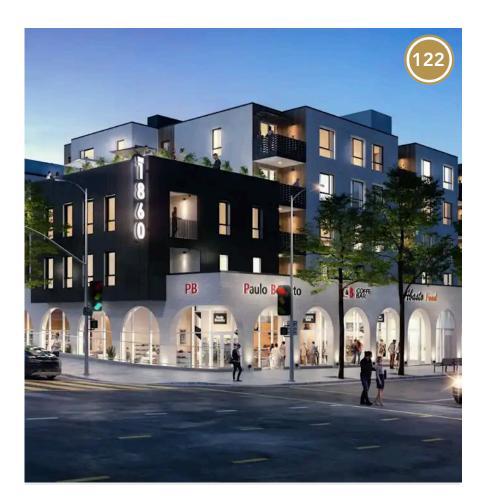






#### **121.) 1040 N. KENMORE AVENUE**

Developer: Westlake Wilcox, LP 1040 N. Kenmore Avenue Development site for a 4-story, 62-unit apartment building with 61 LI units, zero parking, 52 bike spaces. Status: Completed 2024



#### **122.) 1860 APARTMENTS**

**Developer:** Dynamic Development Co. 1860 N. Western Avenue A mixed-use project, 5-story, with 87 apartments (11 VLI units), 6,000SF of groundlevel retail over 112 parking spaces, two levels.

Status: Completed 2024

#### 123.) RAE ON SUNSET

**Developer:** Greystar Real Estate Partners 7500 W. Sunset Boulevard Mixed-use project in two buildings, with 200 apartments (20 very low-income units), 30,000SF of retail with 452 parking spaces. **Status: Completed 2024** 

#### **124.) THE WILDER APARTMENTS Developer:** Skya Ventures

1317 N. New Hampshire Avenue Development site to build a 7-story project, 92 dwelling units, including 11 affordable units.

**Status: Completed 2024** 

### OFFICE SPACES

### 125.) 1708-1720 N. CAHUENGA BOULEVARD

Developer: Onni Group 1708-1720 N. Cahuenga Boulevard Demolition of 21,413SF of commercial buildings; construction of a new 14-story 217,269SF office/commercial building; 210,769SF office, 6,500SF restaurant with 858 parking spaces.

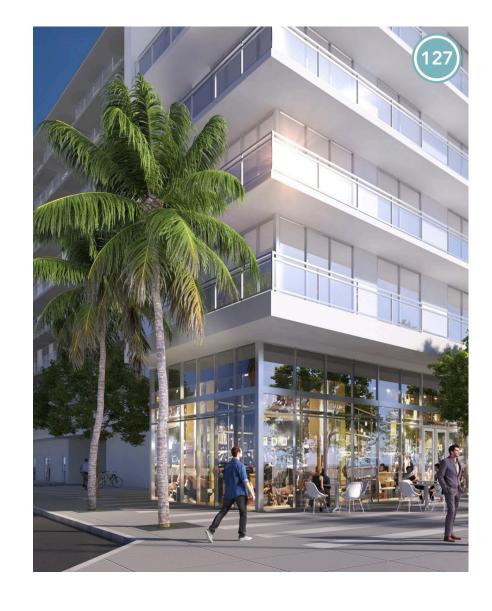
**Status: Seeking Entitlements** 

### 126.) 1235 VINE STREET

**Developer:** The Post Group/Plus Development 1235 Vine Street Developer proposes a 8-story, 117,000SF office building with 7,800SF of ground floor commercial over a 4-level 232 car garage. **Status: Seeking Entitlements** 

### **127.) THE STAR**

**Developer:** 6061-6087 Sunset Trophy, LLC 6087 Sunset Boulevard Proposed 22-story, approximately 450,000SF office space, 20,000SF restaurant space, 14,000SF screening room and 1,287 parking spaces on 9-levels. **Status: Seeking Entitlements** 



**Developer:** Onni Group 7000 Romaine Street Retention of existing buildings with 66,904SF of commercial space and construction of a new 14-story, 195,000SF of office space above 6,393SF ground floor commercial with a 5level 809 space parking podium. **Status: Seeking Entitlements** 



**129.) ECHELON TELEVISION CENTER Developer:** BARDAS Investment Group 6400 Santa Monica Blvd Renovation of an existing office building and gym building, and construction of 477,896SF of new development including studio, related support space, creative office, retail, restaurant and gymnasium. **Status: Seeking Entitlements** 

**130.) SUNSET LAS PALMAS STUDIOS Developer:** Hudson Pacific Properties 6650 W. Romaine Street Proposed new construction of a 130,000-square-foot studio related production support uses and with four soundstages. **Status: Seeking Entitlements** 

131.) 1013 N. SYCAMORE AVENUE **Developer:** CIM Group 1013 N. Sycamore Avenue A new 7-story commercial building providing 3 levels of office space on top of three floors for a parking garage, ground floor retail, with two levels of subterranean parking. **Status: Seeking Entitlements** 

#### **128.) ROMAINE & SYCAMORE**

#### **132.) CMNTY CULTURE CAMPUS**

**Developer:** CMNTY Culture 6767 Sunset Boulevard Proposed construction of a new 13-story commercial building with approximately 500,000SF of office and recording center space with a on-site 6-level subterranean parking garage. 2nd option - a 34 and 38 story, 743 unit apartment project above 5-level 834-car podium garage with approximately 10,500SF of commercial space.

**Status: Seeking Entitlements** 

#### 133.) ECHELON AT 1151 LAS PALMAS

**Developer:** BARDAS Investment Group 1149 N. Las Palmas Avenue Development/Adaptive Re-use into a 123,410SF Creative Office complex with 213 on-site parking spaces. **Status: Fully Entitled** 



#### 134.) 1000 SEWARD STREET

**Developer:** The Post Group/Plus Development 1000 Seward Street Development site for a 9-story building with approximately 136,000SF office space and approximately 14,000SF ground floor retail/restaurant space over two above grade parking levels and four subterranean levels. **Status: Fully Entitled** 



135.) SUNSET & WILCOX **Developer:** Shorenstein/MP Los Angeles 6450 Sunset Boulevard Development site for a 15-story, 443,218SF commercial building comprised of 431,032SF office, 14,186SF retail over 6-levels of parking (1179 spaces) on 1.7 acres. **Status: Fully Entitled** 

#### 136.) 711 LILLIAN WAY

**Developer:** Lillian Project, LLC 711 Lillian Way Development site for a new 3-story, 30,385SF, office building with 2-levels subterranean parking and ground level parking totaling 83 spaces. **Status: Fully Entitled** 

#### **137.) SUNSET GOWER STUDIOS**

**Developer:** Hudson Pacific Properties, Inc. 6050 W. Sunset Boulevard Demolition of 130,169SF of existing uses to be replaced with 619,942SF consisting of 556,557SF of new office space and 62,385SF of sound stage and production support space within four buildings with a maximum height of 15 stories and a total of 1,244 new parking spaces.

**Status: Fully Entitled** 









#### 138.) 1321-1323 N. VIRGIL AVENUE

**Developer:** Hollywood Presbyterian Medical Center

1321-1323 N. Virgil Avenue Addition/construction of 3-levels of medical office space, containing 95,995SF of floor area on top of an existing 562 stall parking structure.

#### **Status: Fully Entitled**



#### 139.) ECHELON AT 717 SEWARD

**Developer:** BARDAS Investment Group 717 Seward Street Proposed development of a 83,500SF office complex, a new 5-story 67,889 building, retention of 17,134SF of office space, 2-story. **Status: Under Construction** 

#### **140.) ECHELON STUDIOS**

Developer: BARDAS Investment Group 5601 Santa Monica Boulevard Development site for approximately 551,258SF of production, studios, office, retail, and related accessory uses. Status: Under Construction



### 141.) ECHELON AT 1200 CAHUENGA

**Developer:** BARDAS Investment Group 1200 N. Cahuenga Boulevard Proposed 75,000SF office and studio complex with on-site parking for 157 cars in a semi-subterranean garage. **Status: Under Construction** 

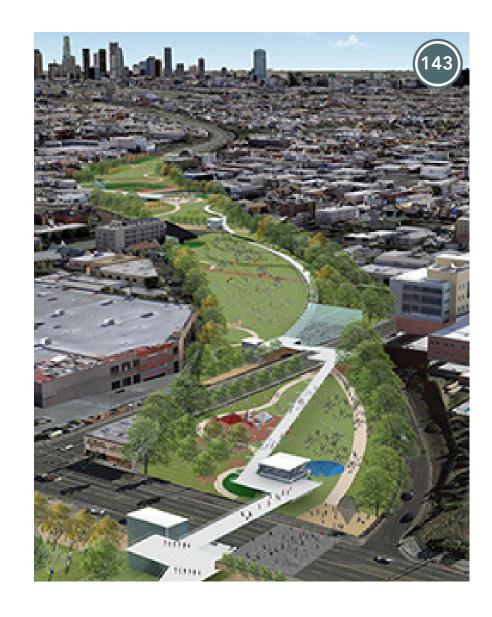
#### 142.) ECHELON AT 6344 FOUNTAIN

**Developer:** BARDAS Investment Group 6344 Fountain Avenue Development/Adaptive Reuse of an existing office building into +/- 60,000SF of creative office campus. **Status: Completed 2024** 

### PUBLIC SPACES

#### 143.) HOLLYWOOD CENTRAL PARK

Hollywood Fwy, between Hollywood Boulevard and Santa Monica Boulevard Friends of the Hollywood Cap Park has received a Federal Grant of almost \$3.6 million to continue the planning, engineering and environmental work necessary for development of Hollywood Central Park, which will be built on a "lid" over the 101 Freeway. This phase will take about two years to complete, but the plan is to finish before that.





## **BY THE NUMBERS**

### **APARTMENTS**:

- **26** projects seeking entitlements 3,984 units
- **51** projects entitled **7,393** units
- **18** projects under construction 2,582 units
- **14** projects completed in 2024 **1,425** units

### **HOTELS:**

- **3** projects seeking entitlements **560** rooms
- 8 projects entitled
  - 1,344 rooms
- **3** projects under construction **229** rooms

### **OFFICE:**

- **9** projects seeking entitlements 2,246,265 SF
- 6 projects entitled 1,373,379 SF
- **3** projects under construction 694,147 SF
- **1** project completed in 2024 **60,000** SF

### **RETAIL:**

- **11** projects seeking entitlements 169,993 SF
- 26 projects entitled 454,844 SF
- **8** projects under construction 164,954 SF
- **5** projects completed in 2024 100,744 SF



