

7038 Sunset

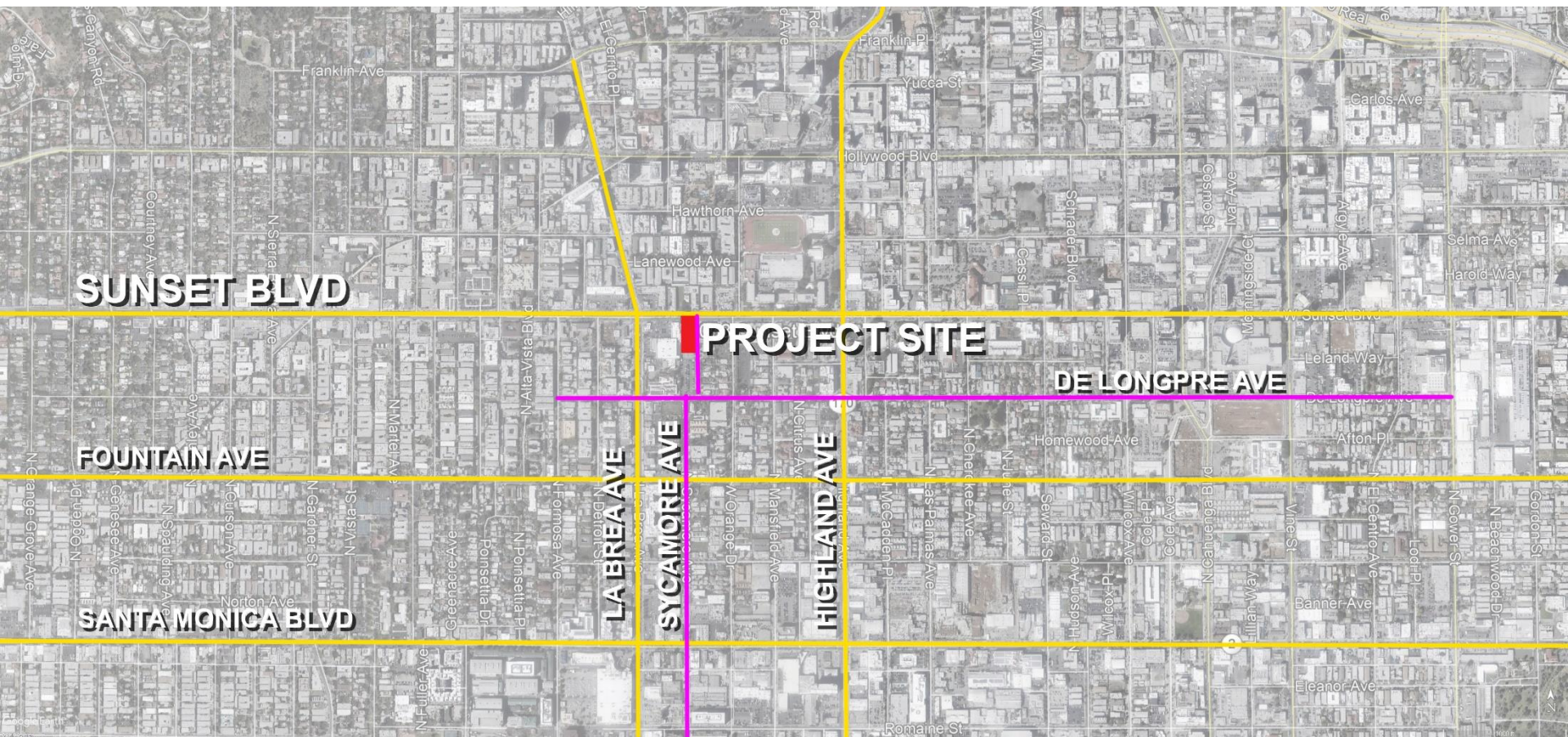
An aerial photograph of a commercial property at 7038 Sunset. The property is a large, rectangular building with a flat roof, surrounded by a parking lot. The building is highlighted with a blue outline. The surrounding area includes other commercial buildings, parking lots, and streets. A large 'ROSS' sign is visible on a building to the right. The date '10/23/2019' is overlaid on the bottom right of the image.

10/23/2019

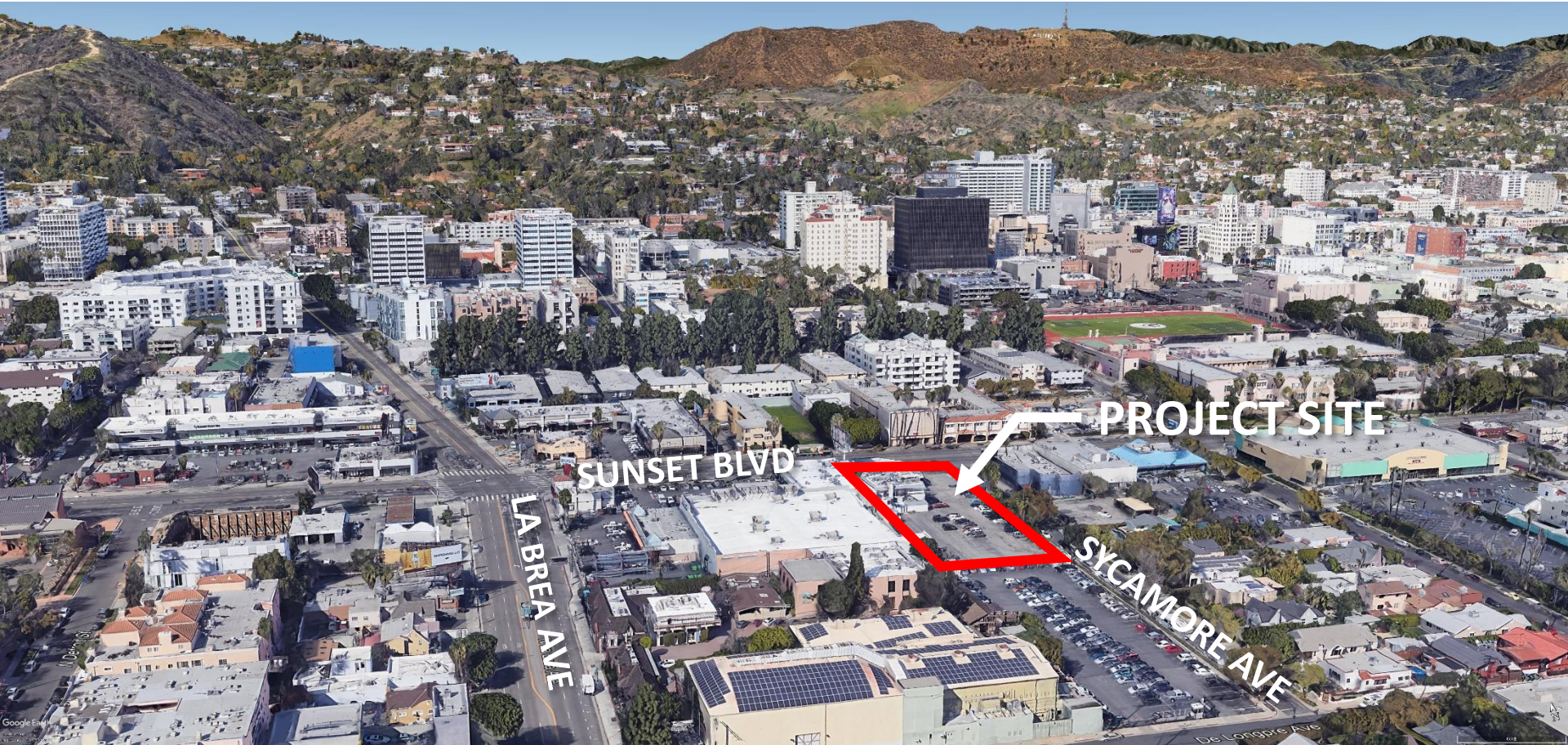
AGENDA

- INTRODUCTIONS
- REVIEW EXISTING SITE
- REVIEW EXISTING ZONING
- REVIEW PROJECT SUMMARY
- REVIEW PROPOSED PLANS
- REVIEW PROPOSED MASSING

VICINITY MAP



PROJECT SITE LOOKING NORTH



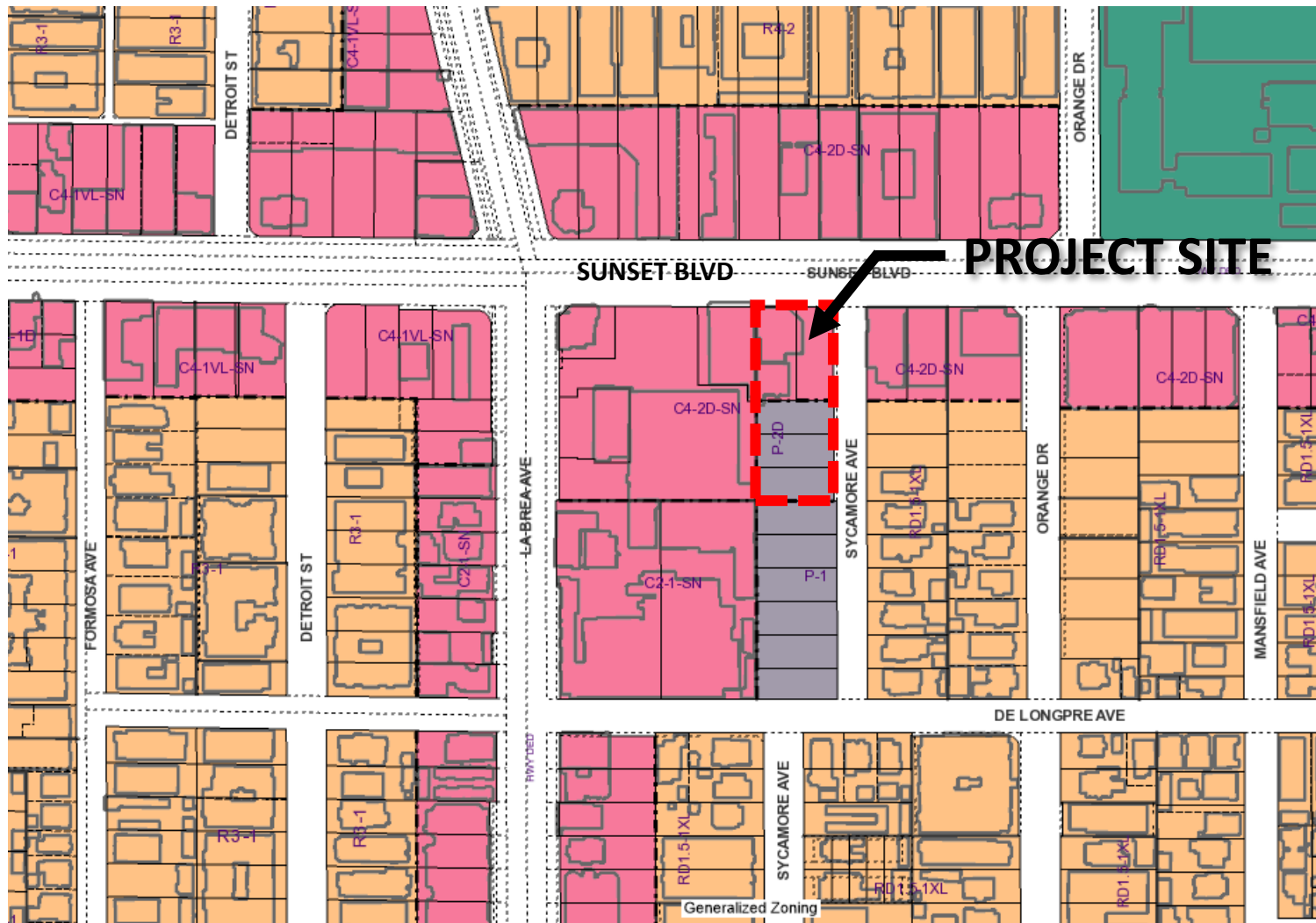
AERIAL OF EXISTING SITE



PROJECT SITE



EXISTING ZONING

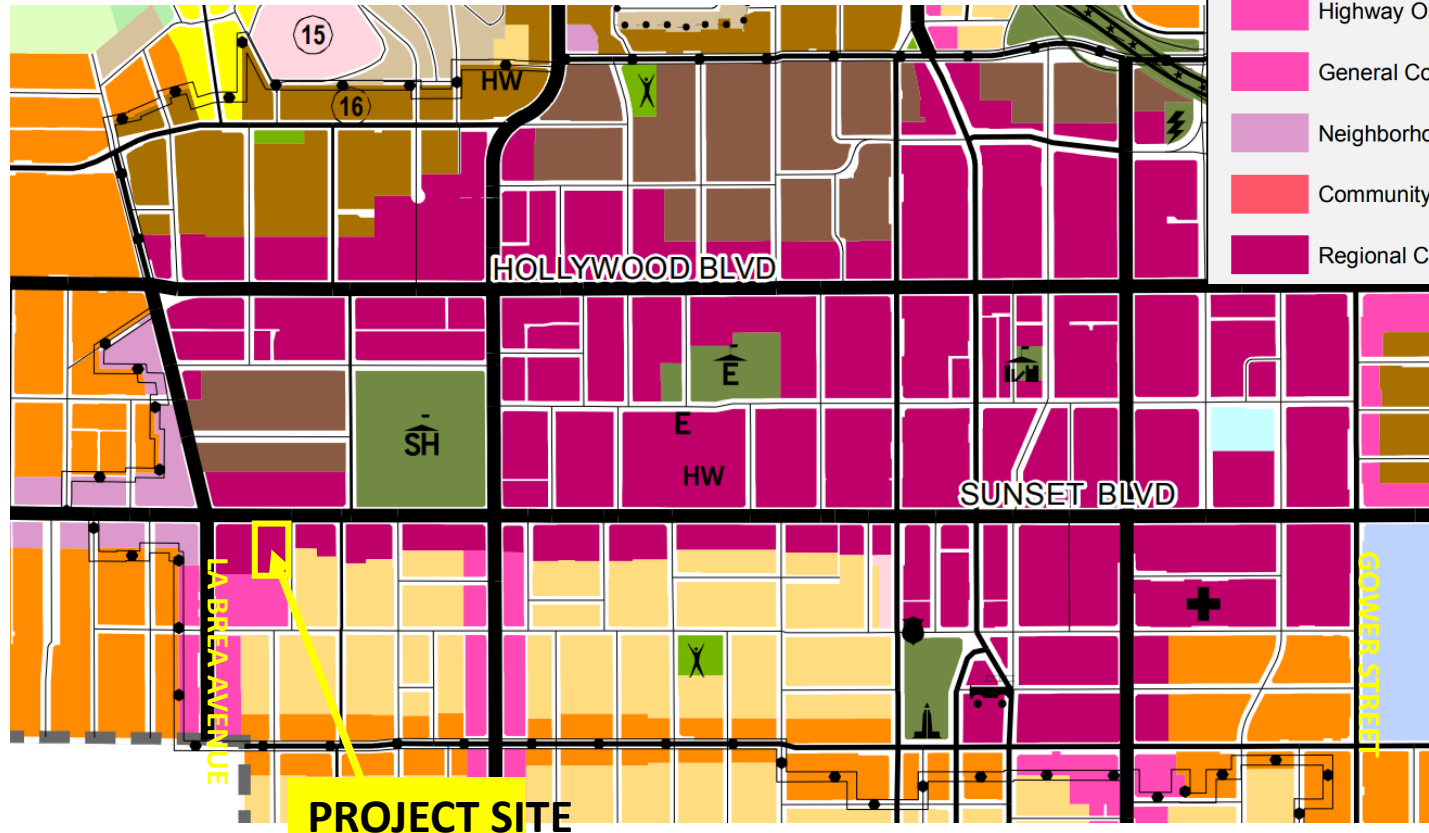


PROJECT SITE

EXISTING:
C4-2D-SN
AND
P-2D

PROPOSED:
C2

LAND USE



Land Use ¹⁸ Corresponding Zones ¹	
Commercial ¹⁷	
 Limited Commercial ⁶	CR, C1, C1.5, P, RAS3, RAS4
 Highway Oriented Commercial ^{11,12,21}	C1, C2, P, RAS3, RAS4
 General Commercial	C1, C2, P, RAS3, RAS4
 Neighborhood Office Commercial ^{7,11}	C1, C2, C4, P, RAS3, RAS4
 Community Commercial ⁸	CR, C2, C4, P, PB, RAS3, RAS4
 Regional Center Commercial ⁹	<u>C2</u> , C4, P, PB, RAS3, RAS4

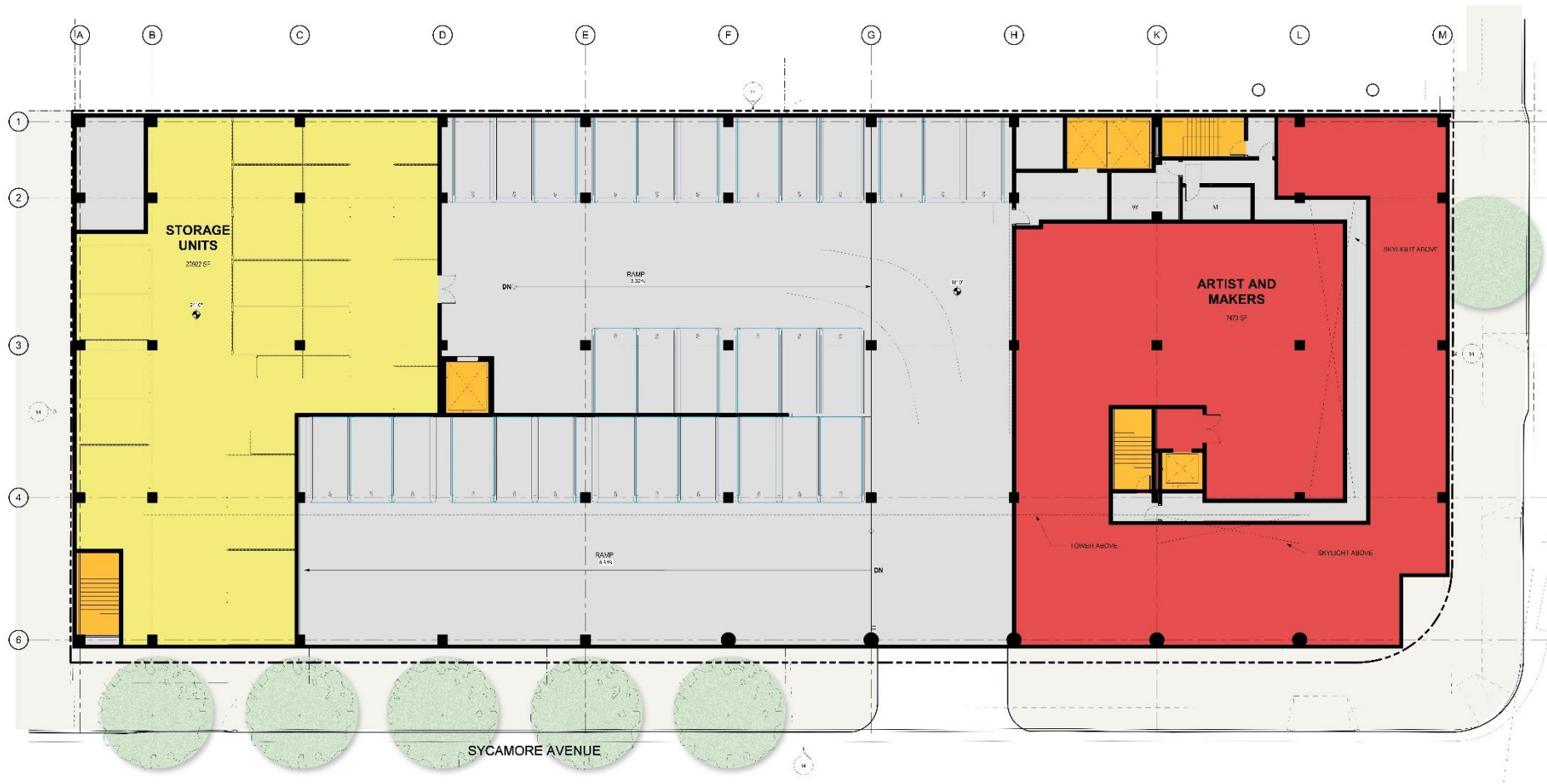
Regional Center
Commercial
Under the current
Hollywood
Community Plan and
proposed Hollywood
Community Plan
Update

Regional Commercial
under the CRA/LA
Hollywood
Redevelopment Plan

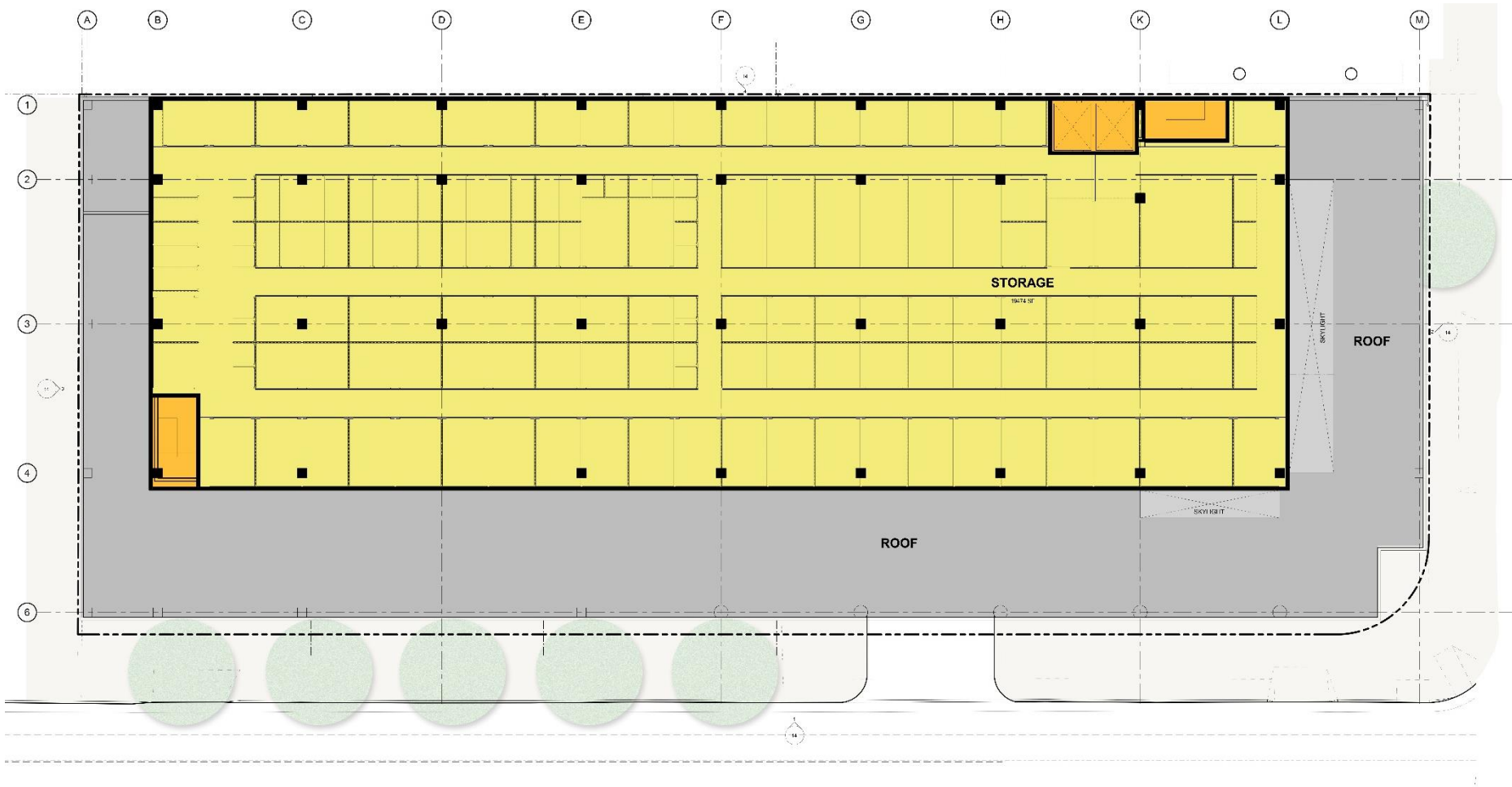
GROUND FLOOR PLAN



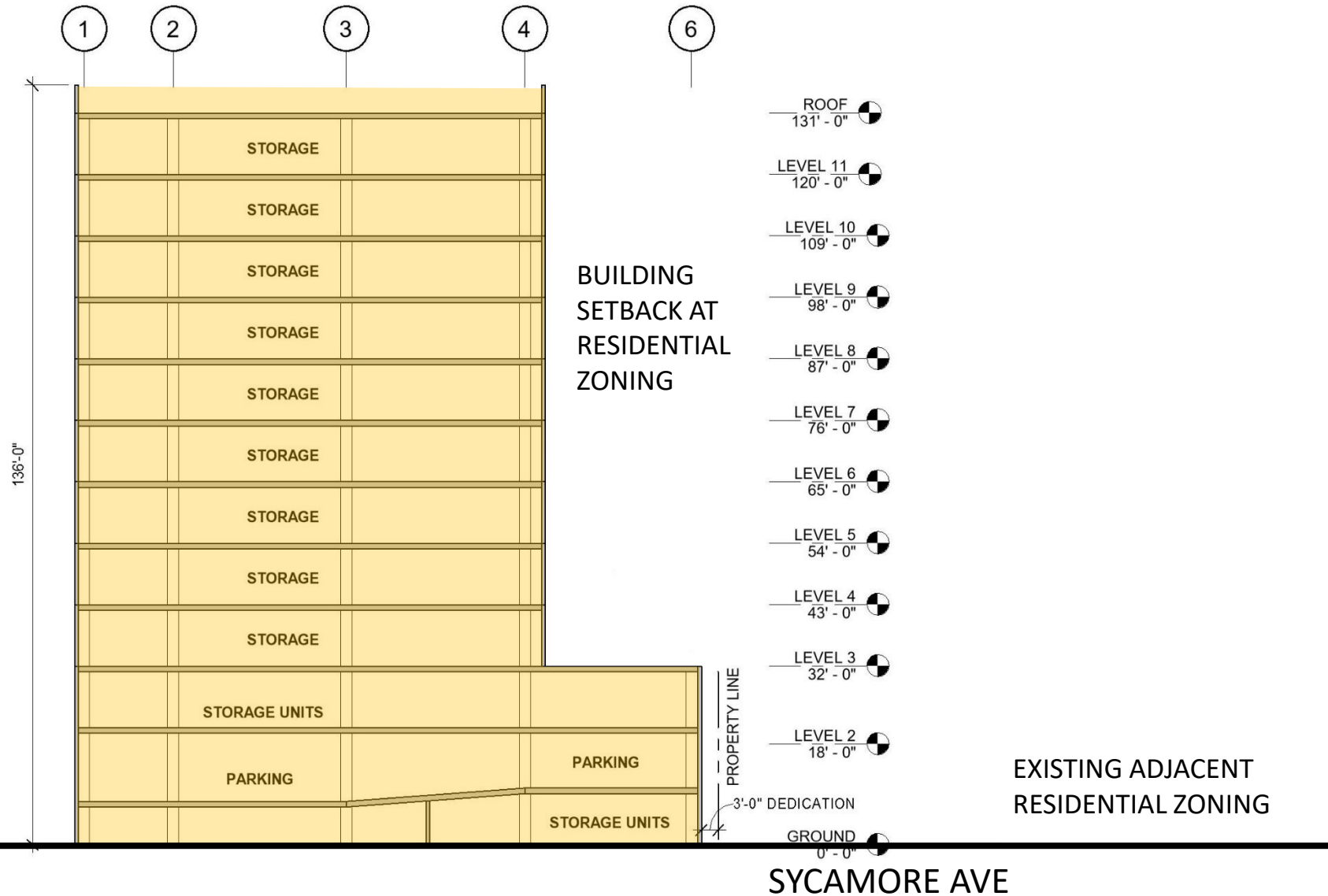
SECOND FLOOR PLAN



TYPICAL FLOOR PLAN



BUILDING SECTION



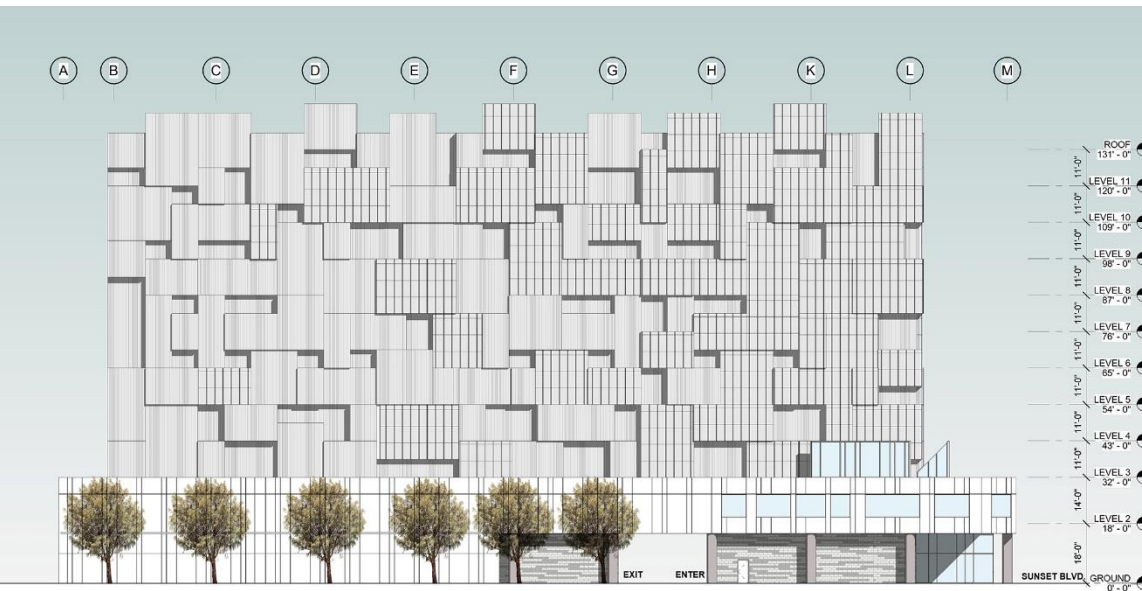
Legacy Storage Buildings in LA



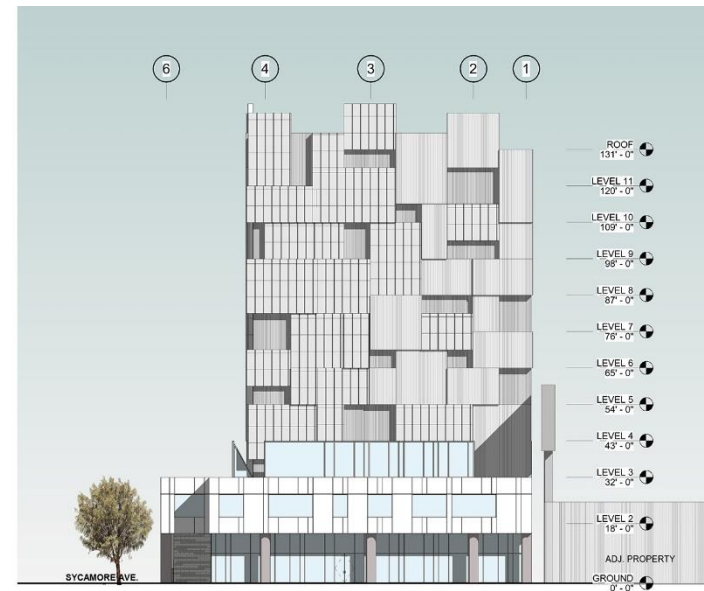
PROJECT CHARACTER



BUILDING ELEVATIONS



EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

