



Priced at \$2,000,000

1204 Lilac Place Los Angeles, CA 90026

Vacant Land at the Entrance to Dodger Stadium

14,230 SF of RD2-1VL • Build 7 Units by Right or More with Density Bonus



GALLIGAN



PARTNERSCRE

SVIDLER



Property Overview	3	Demographics	10
10 Units for Sale - Separately	4	Parcel Map	11
Maps	5	ZIMAS	12
Area Map	6	ZIMAS Map	16
Exploring Echo Park	7	Photos	17
Metro	8	Photos - Aerials	20
Walk Score	9	Contact Info	26

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DRE 01997766

1204 Lilac Place

Property Overview

PartnersCRE and the Sean Galligan Group x MSPP are proud to present an undeveloped lot in the Echo Park hills, right at the entrance to **Dodger Stadium** and very close to the scenic retreat that is **Elysian Park!**

Steps to **Vin Scully Ave.** and the main entrance to the Stadium, Lilac Place still provides an escape from the madness of game nights with quick access to Sunset Blvd. for those not attending.

And Echo Park! The property is half way between the edge of Downtown LA and the center of Echo Park, ready to attract a bidding war from prospective tenants! This whole Offering Memorandum could be about everything that Echo Park has to offer, from **restaurants**, to **nightlife** (including **concert venues**), to coffee shops, to Echo Park Lake, to Elysian Park...to Dodger Stadium...or take a short stroll to the **Metro A line**, to **Union Station** with **Metrolink** and **Amtrak**, or the Flyaway to LAX (or the soon-to-open connection from Metro directly to LAX). Very easy access to the 101 and 110 freeways.

And now the land: Undisturbed for a long time, it is **ready for a new beginning!** Build by Right and head right into Plan Check with **seven spacious units** spread out on the **14,230 SF RD2-1VL** lot, or maximize the use of the land by leveraging **Density Bonuses**, knowing that the property benefits from **TOIA 1, CT-2, TOC Tier 1**, being within a **High Quality Transit Corridor**, and **No RSO!**

The property has a slight slope and features a Live Oak Tree in the middle, but there are simple and reasonable ways to mitigate that, or if going the lower-density way, the beautiful tree could be the centerpiece of a future multi-residential complex and as much a part of the everyday life as it could be a part of the design, and what could make this land feel like a real cluster of homes.

Also available across the street, presented as a separate listing, is a 10 Unit non-RSO architectural apartment building, never before offered for sale.



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Live. Breathe. Blue.



\$2,000,000

Price

14,230 SF

Lot Size

Build 7 Units or More w/Density Bonus

Redevelopment Possibilities

RD2-1VL

Zoning

No RSO

Not Subject to RSO

TOIA 1

Transit Oriented Incentive Area

CT-2

Corridor Transition Incentive Area

Tier 1 TOC

Transit Oriented Communities

High Quality

Transit Corridor - Within 1/2 Mile

5406-014-033 & 5406-014-034

Assessor Parcel Numbers

- Steps to Dodger Stadium, Just Off Vin Scully Ave.
- Not Subject to RSO
- Slight Slope with Protected Live Oak in Center of Lot
- Corner Lot with Potential for Great Views
- Elysian Park's 600 Acres a Hop & a Skip Away
- Just off Sunset Blvd. near the Epicenter of Echo Park
- Walk to a Vibrant Dining & Nightlife Scene
- Easy Access to the 101 and 110 Freeways

1204 Lilac Place

10 Unit Residential Building Across the Street - Separately For Sale

1188 Innes Ave, Los Angeles, CA 90026

APNs: 5406-015-037 & 5406-015-038

10 Non-RSO Units • Up to 4 Units Delivered Vacant

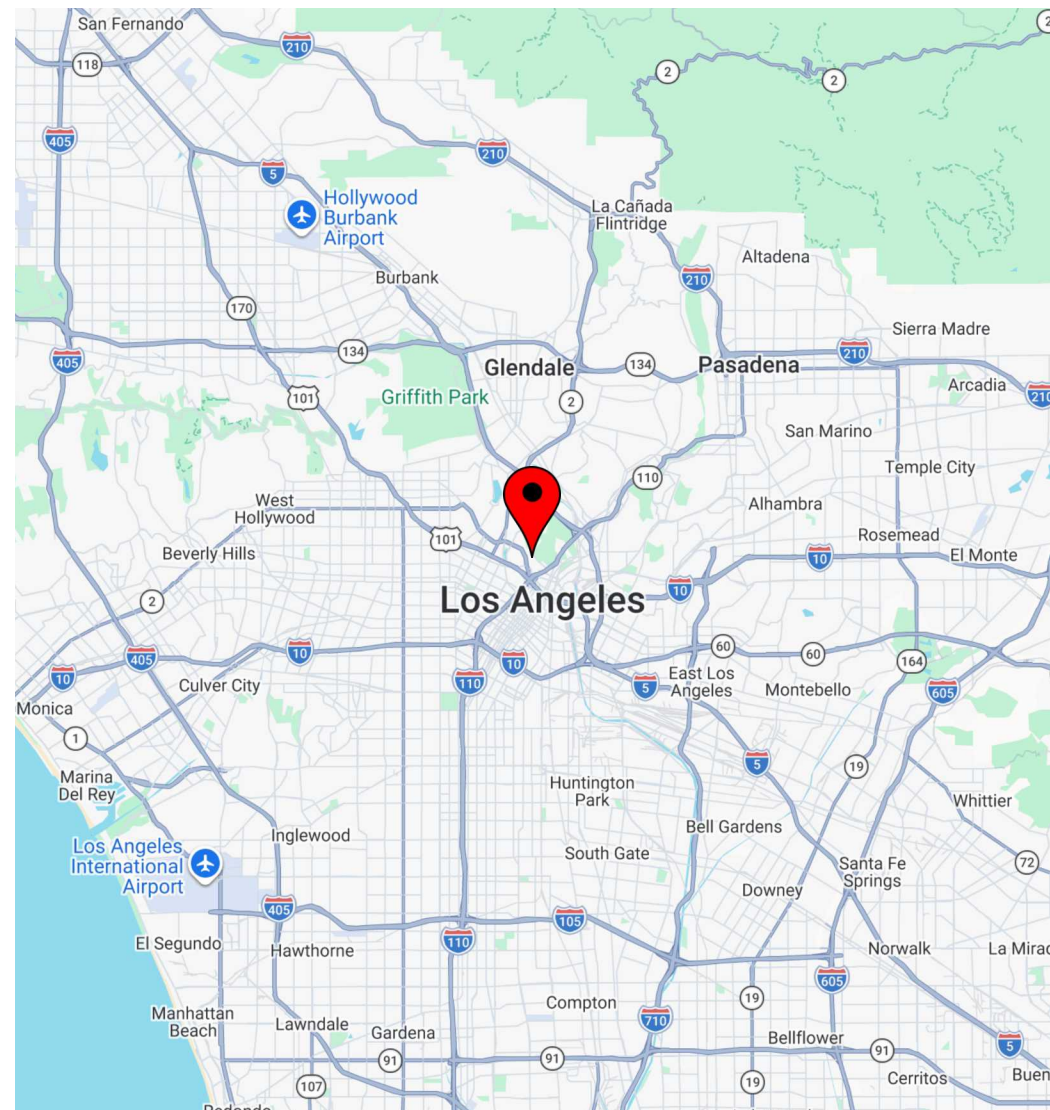
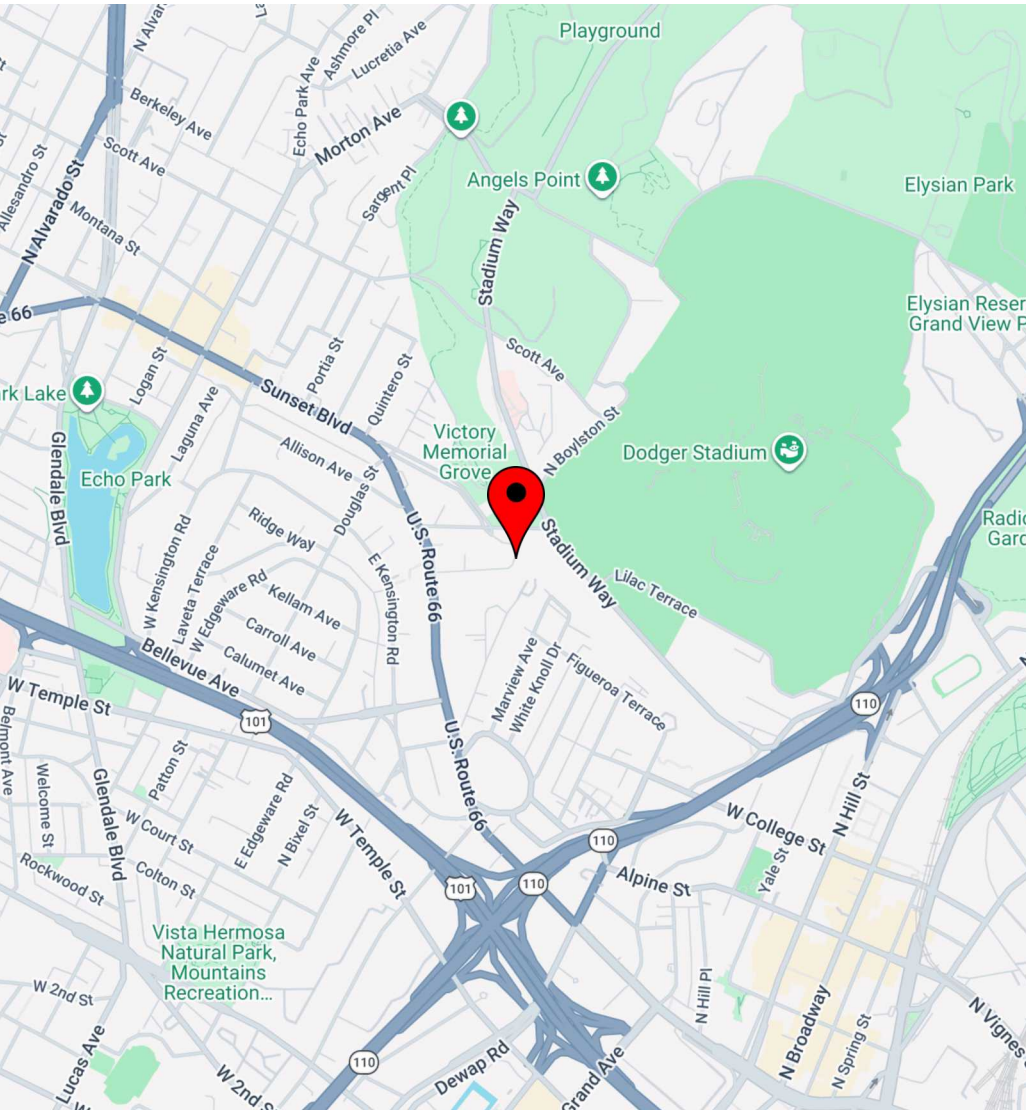
First Time Ever on Market since 1987 Construction



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1204 Lilac Place

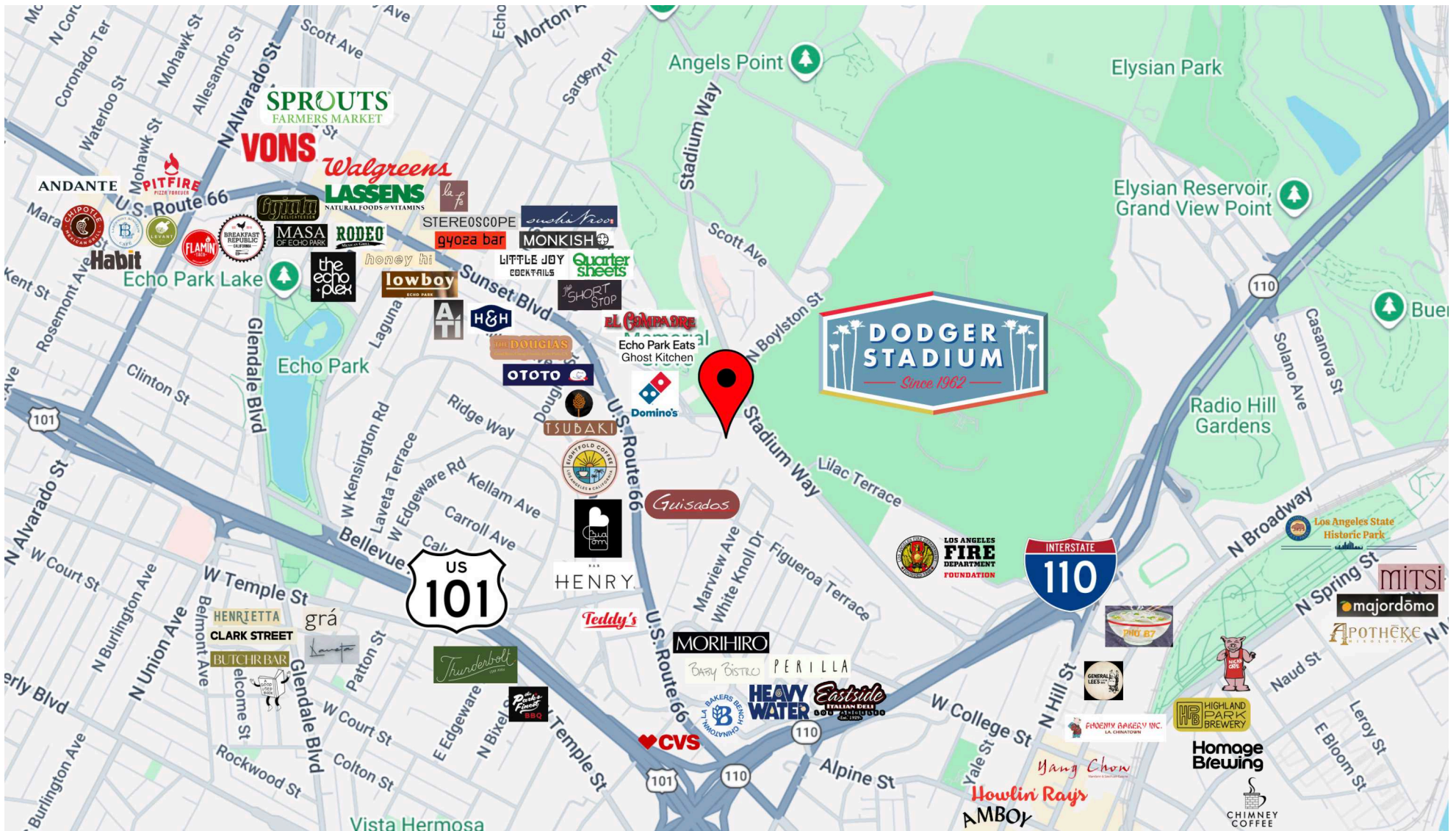
Maps



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1204 Lilac Place

Area Map



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1204 Lilac Place

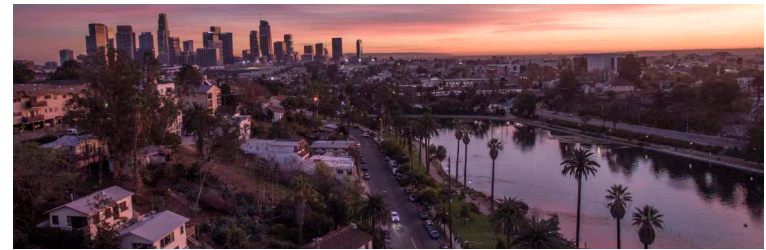
Exploring Echo Park

Echo Park - One of LA's most eclectic neighborhoods — a dense, walkable community built around its iconic lake, with a creative mix of longtime residents, artists, and independent businesses that gives it an energy distinct from most of the city. The neighborhood punches well above its size with great restaurants, beloved music venues like The Echo and Echoplex, strong coffee shops, and Sunset Boulevard storefronts that reward browsing on foot. Living there puts one minutes from downtown, Dodger Stadium, Elysian Park, and Chinatown, while remaining in a tight-knit neighborhood with genuine character — making it one of the better-located and most livable urban communities in Los Angeles.

Echo Park Lake - A gorgeous urban oasis centered on a shimmering lake ringed by palm trees, with the downtown LA skyline rising dramatically behind it — one of the most photogenic spots in the entire city. The park is beloved for its swan paddle boats, the spectacular lotus flower bloom each summer, regular community gatherings, and a lakeside path that makes for a perfect morning walk or evening unwind. The park's central location means it draws an eclectic, energetic cross-section of LA life, giving it a community atmosphere that feels rare in a city where so much socializing happens behind closed doors.

Dodger Stadium - One of baseball's most beloved and oldest ballparks, it is renowned for its stunning views of the San Gabriel Mountains and the Downtown Los Angeles skyline. Beyond being the home of the Dodgers, it regularly hosts major concerts and touring acts, making it one of the highest-capacity concert venues in the US, at over 56,000 seats. The combination of perfect Southern California weather, iconic Dodger Dogs, and a passionate fanbase gives it an atmosphere that's hard to match anywhere in sports.

Elysian Park - LA's oldest and second-largest park, covering over 600 acres of rugged hills, trails, and meadows just minutes from downtown — a rare pocket of nature in the middle of the city. The park offers miles of hiking trails with sweeping views of the downtown skyline, Dodger Stadium, and the San Gabriel Mountains, making it a favorite for joggers, dog walkers, and anyone needing to decompress — something genuinely hard to come by in a dense urban neighborhood like Echo Park.

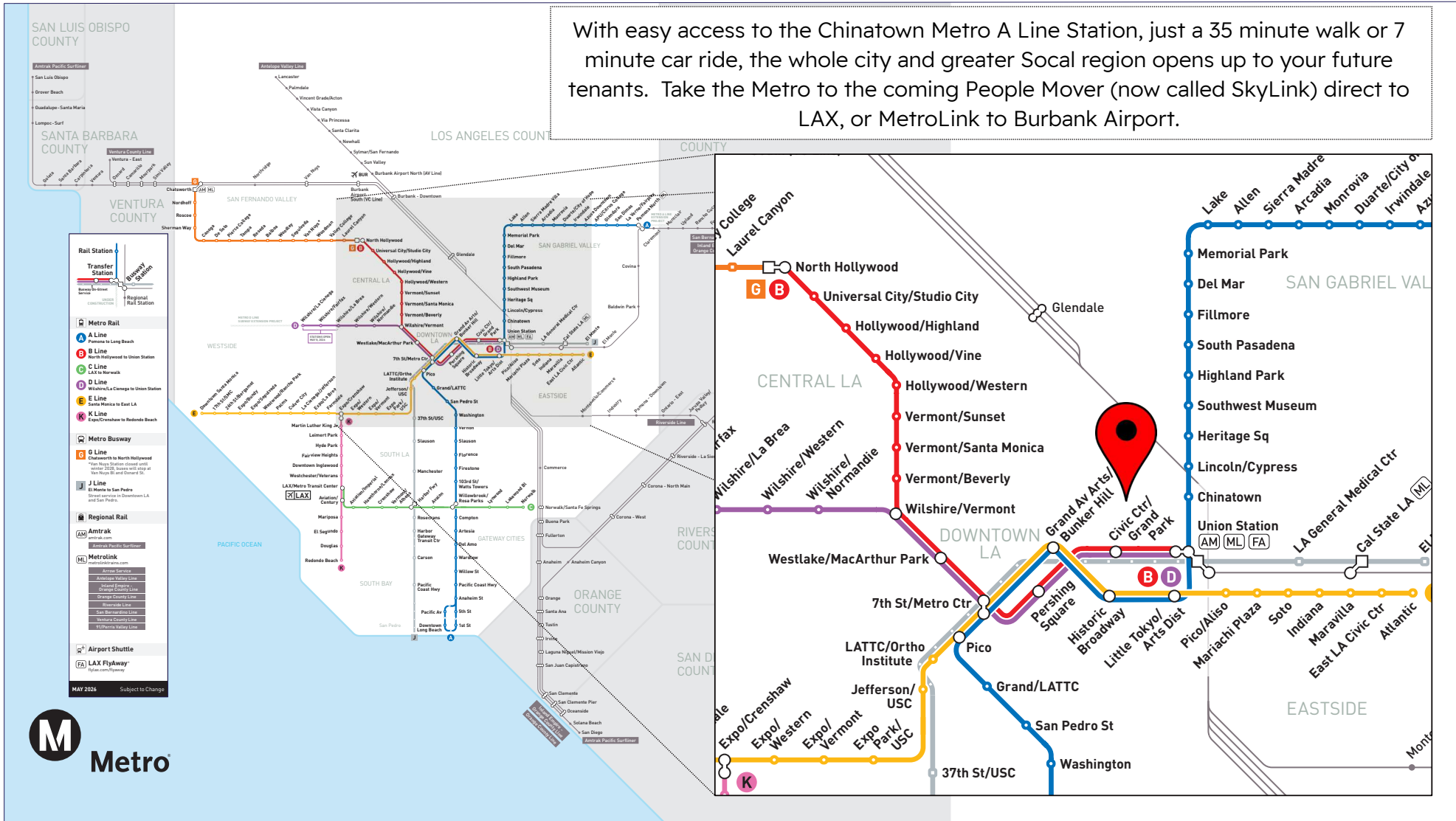


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1204 Lilac Place

Metro & Regional Rail

With easy access to the Chinatown Metro A Line Station, just a 35 minute walk or 7 minute car ride, the whole city and greater SoCal region opens up to your future tenants. Take the Metro to the coming People Mover (now called SkyLink) direct to LAX, or MetroLink to Burbank Airport.



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1204 Lilac Place

Walk Score

Walk Score
76

Very Walkable

Most errands can be accomplished on foot.

Transit Score
64

Good Transit

Many nearby public transportation options.

Bike Score
40

Somewhat Bikeable

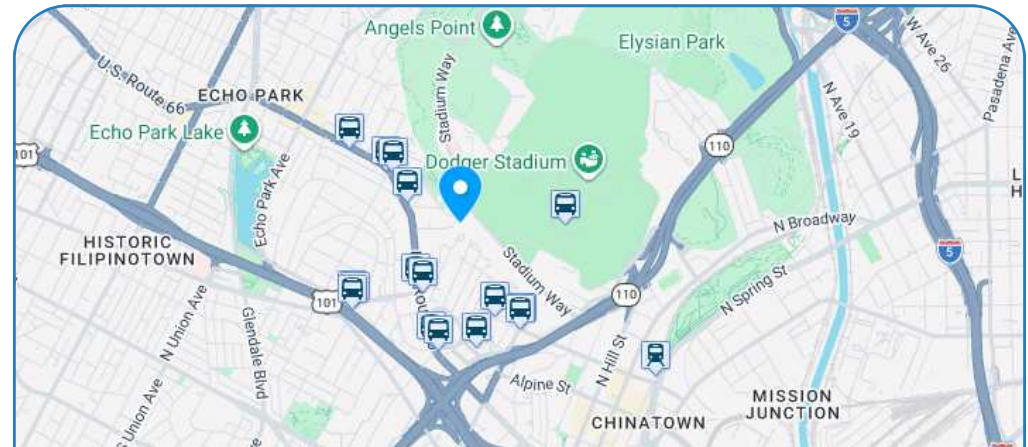
Minimal bike infrastructure.

About this Location

1204 Lilac Place has a Walk Score of 76 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

1204 Lilac Place is a **24 minute walk from the Metro A Line (Gold)** at the Chinatown Station stop.

This location is in the Greater Echo Park Elysian neighborhood in Los Angeles. Nearby parks include Everett Park, **Dodger Stadium** and Alpine Park.



RAIL LINES

Metro A Line (Gold)	0.9 mi
Metro D Line (Purple)	1.2 mi
Metro B Line (Red)	1.2 mi
Metrolink Station	1.4 mi
Amtrak Station	1.4 mi

BUS LINES

4 Metro Local Line	0.2 mi
DASH Lincoln Heights / Chinatown	0.3 mi
Dodger Stadium Express	0.4 mi
92 Metro Local Line	0.5 mi
DASH Pico Union / Echo Park	0.5 mi

Walk Score® 

<https://www.walkscore.com/score/1204-lilac-pl-los-angeles-ca-90026>

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1204 Lilac Place

Demographics

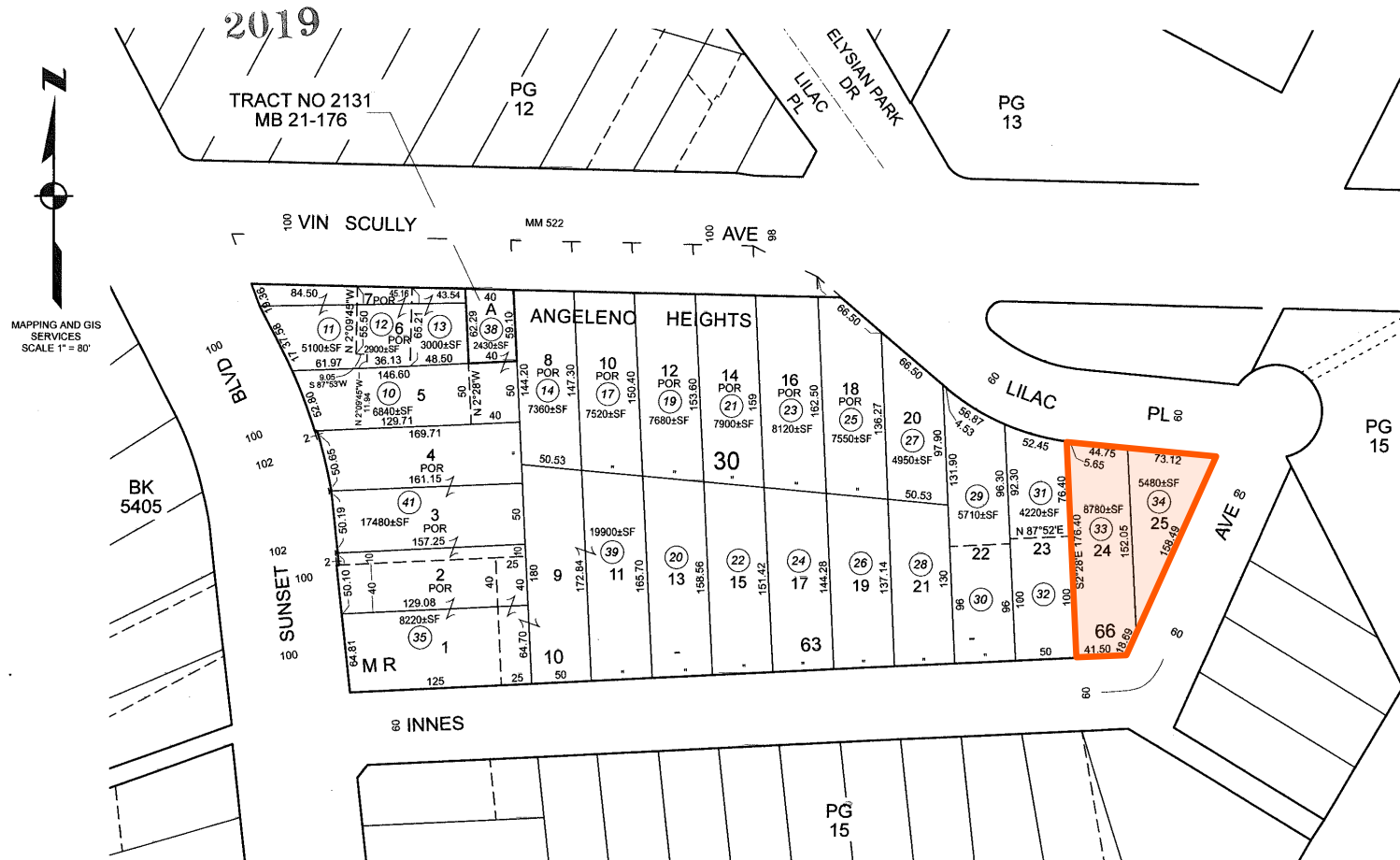
	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Population:						
2030 Projection	37,181		449,679		1,110,147	
2025 Estimate	37,030		449,986		1,116,023	
2020 Census	36,238		449,501		1,136,824	
Growth 2025-2030	0.41%		-0.07%		-0.53%	
Growth 2020-2025	2.19%		0.11%		-1.83%	
2025 Population						
Households:						
2030 Projection	15,240		180,610		410,698	
2025 Estimate	15,215		180,558		412,585	
2020 Census	15,023		179,550		418,921	
Growth 2025-2030	0.16%		0.03%		-0.46%	
Growth 2020-2025	1.28%		0.56%		-1.51%	
Owner Occupied	2,010	13.21%	25,762	14.27%	79,298	19.22%
Renter Occupied	13,205	86.79%	154,796	85.73%	333,287	80.78%
2025 Average Household Income						
	\$98,887		\$92,020		\$92,529	
2025 Median Household Income						
	\$77,451		\$63,578		\$65,077	

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1204 Lilac Place

Parcel Map

5406	14 SHEET	P. A. 968-5	TRA 13	REVISED 10-30-61 6-26-62	10-24-63P 680219 720216221	790430718 821018311 2004060903002001-04	2014040805001001-04 2018071902-04 2019022673005001-04	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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Date Printed: 2/14/2019 11:22:16 AM
Date Saved: 2/14/2019 11:22:08 AM

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1204 Lilac Place

ZIMAS

Parcel 1 - 5406-014-033



City of Los Angeles
Department of City Planning

6/11/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1204 W LILAC PL
1203 W INNES AVE

ZIP CODES

90026

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2008-4683-CA
CPC-1986-255-GPC
ORD-181128
ORD-165167-SA5520
ORD-129279
ENV-2013-3392-CE
ENV-2008-4684-ND
ENV-2003-7281-MND

Address/Legal Information

PIN Number 138A211 206
Lot/Parcel Area (Calculated) 8,753.3 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID F1
Assessor Parcel No. (APN) 5406014033
Tract ANGELENO HEIGHTS
Map Reference M R 10-63/66
Block 30
Lot 24
Arb (Lot Cut Reference) None
Map Sheet 138A211

Jurisdictional Information

Community Plan Area Silver Lake - Echo Park - Elysian Valley
Area Planning Commission East Los Angeles APC
Neighborhood Council ECHO PARK NC
Council District CD 1 - Eunisses Hernandez
Census Tract # 1977.00000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning RD2-1VL
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2129 State Enterprise Zone: East Los Angeles
ZI-2512 Housing Element Sites
General Plan Land Use Low Medium II Residential
General Plan Note(s) Yes
Minimum Density Requirement Yes (Citywide)
Hillside Area (Zoning Code) Yes
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CPIO Historic Preservation Review No
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
RBP: Restaurant Beverage Program Eligible Area None

ASP: Alcohol Sales Program No
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low Vehicle Travel Area Yes
AB 2097: Within a half mile of a Major Transit Stop Yes
Streetscape No
Adaptive Reuse Subareas No
Adaptive Reuse Program Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee
Neighborhood Echo Park
Residential Market Area Medium / High
Commercial Market Area High
Inclusionary Housing No
Local Affordable Housing Incentive No
Targeted Planting No
Special Lot Line No
Transit Oriented Communities (TOC) Tier 1
Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) 1
Opportunity Corridors Incentive Area Not Eligible
Corridor Transition Incentive Area CT-2
TCAC Opportunity Area High
High Quality Transit Corridor (within 1/2 mile) Yes
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone None
500 Ft Park Zone Active: Elysian Park
Active: Lilac Terrace Park
Active: Everett Triangle Park
Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 5406014033
APN Area (Co. Public Works)* 0.162 (ac)
Use Code 040V - Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land
Assessed Land Val. \$126,843
Assessed Improvement Val. \$0
Last Owner Change 07/16/2022
Last Sale Amount \$1
Tax Rate Area 13
Deed Ref No. (City Clerk) 21047
2015425
1921
1264310
Building 1 No data for building 1
Building 2 No data for building 2
Building 3 No data for building 3
Building 4 No data for building 4
Building 5 No data for building 5
Rent Stabilization Ordinance (RSO) No [APN: 5406014033]

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1204 Lilac Place

ZIMAS

Parcel 1 - 5406-014-033

Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Medium
Mountain Lion Potential	Medium
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No

Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5406014033]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	5406014033
Address	1204 LILAC PL
Year Built	0
Use Code	040V - Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.37
Rezoning Sites	5
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	101
Fire Information	
Bureau	Central
Battalion	11
District / Fire Station	20
Red Flag Restricted Parking	No

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1204 Lilac Place

ZIMAS

Parcel 2 - 5406-014-034



City of Los Angeles
Department of City Planning

6/11/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1202 W LILAC PL
1181 W INNES AVE

ZIP CODES

90026

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2008-4683-CA
CPC-1986-255-GPC
ORD-181128
ORD-165167-SA5520
ORD-129279
ENV-2013-3392-CE
ENV-2008-4684-ND
ENV-2003-7281-MND

Address/Legal Information

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Tract ANGELENO HEIGHTS
Map Reference M R 10-63/66
Block 30
Lot 25
Arb (Lot Cut Reference) None
Map Sheet 138A211

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Neighborhood Council ECHO PARK NC
Council District CD 1 - Eunisses Hernandez
Census Tract # 1977.00000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
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Zoning Information (ZI) ZI-2512 Housing Element Sites
ZI-2129 State Enterprise Zone: East Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use Low Medium II Residential
General Plan Note(s) Yes
Minimum Density Requirement Yes (Citywide)
Hillside Area (Zoning Code) Yes
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CPIO Historic Preservation Review No
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
RBP: Restaurant Beverage Program Eligible Area None

ASP: Alcohol Sales Program No
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low Vehicle Travel Area Yes
AB 2097: Within a half mile of a Major Transit Stop Yes
Streetscape No
Adaptive Reuse Subareas No
Adaptive Reuse Program Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee
Neighborhood Echo Park
Residential Market Area Medium / High
Commercial Market Area High
Inclusionary Housing No
Local Affordable Housing Incentive No
Targeted Planting No
Special Lot Line No
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Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) 1
Opportunity Corridors Incentive Area Not Eligible
Corridor Transition Incentive Area CT-1
TCAC Opportunity Area High
High Quality Transit Corridor (within 1/2 mile) Yes
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone None
500 Ft Park Zone Active: Elysian Park
Active: Lilac Terrace Park
Active: Everett Triangle Park

Zanja System 1 Mile Buffer

No

Assessor Information

Assessor Parcel No. (APN) 5406014034
APN Area (Co. Public Works)* 0.116 (ac)
Use Code 040V - Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land
Assessed Land Val. \$44,866
Assessed Improvement Val. \$0
Last Owner Change 07/16/2022
Last Sale Amount \$1
Tax Rate Area 13
Deed Ref No. (City Clerk) 2015425
1921
1264310
Building 1 No data for building 1
Building 2 No data for building 2
Building 3 No data for building 3
Building 4 No data for building 4
Building 5 No data for building 5
Rent Stabilization Ordinance (RSO) No [APN: 5406014034]

Additional Information

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1204 Lilac Place

ZIMAS

Parcel 2 - 5406-014-034

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Medium
Mountain Lion Potential	Medium
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None

State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
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Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5406014034]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	5406014034
Address	0
Year Built	0
Use Code	040V - Residential - Four Units (Any Combination) - 4 Stories or Less - Vacant Land
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.17 Rezoning Sites 3
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	101
Fire Information	
Bureau	Central
Battalion	11
District / Fire Station	20
Red Flag Restricted Parking	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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1204 Lilac Place

ZIMAS

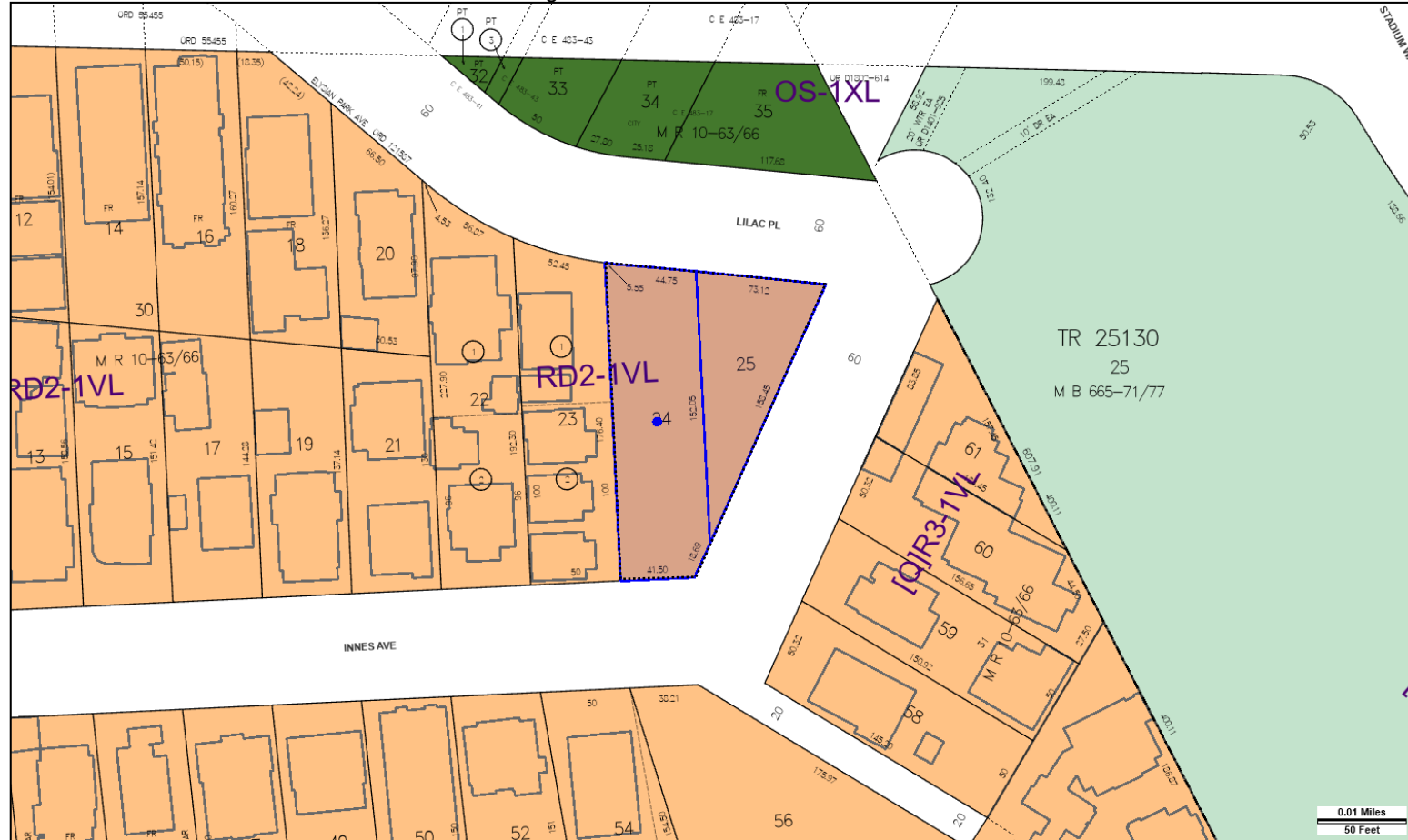
Parcels 1 and 2

City of Los Angeles
Department of City Planning

ZIMAS PUBLIC

Generalized Zoning

06/11/2026



Address: 1203 W INNES AVE
APN: 5406014033
PIN #: 138A211 206

Tract: ANGELENO HEIGHTS
Block: 30
Lot: 24
Arb: None

Zoning: RD2-1VL
General Plan: Low Medium II Residential



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Innes Ave.

Lilac Place



Lilac Place





Dodgers

Stadium Way

Vin Scully Ave.

Lilac Place

Innes Ave.





Stadium Way

Vin Scully Ave.

Lilac Place

Innes Ave.







Vin Scully Ave.

Lilac Place

Innes Ave.

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