

6456 Olcott St.



Sunland-Tujunga Neighborhood Council
PO Box 635
Tujunga, CA 91043-0635





APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
 All terms in this document are applicable to the singular as well as the plural forms of such terms.
 Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹ 6456 W. Olcott Street Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Please see attached Exhibit "A"

Assessor Parcel Number 2570-014-027 Total Lot Area 22,408 sq.ft. (0.514 ac.)

2. PROJECT DESCRIPTION

Present Use Residential: One (1) single-family residence

Proposed Use Residential subdivision: Three (3) new single-family lots, including demo. of existing SFR.

Project Name (if applicable) 6456 W. Olcott St.

Describe in detail the characteristics, scope and/or operation of the proposed project The request to subdivide one (1) single-family lot into three (3) new single-family lots, including demolition of the existing SFR, detached garage, and garden storage structure. The new lots will share a private access drive providing ingress/egress via Olcott St.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

Demolition of existing buildings/structures

Relocation of existing buildings/structures

Interior tenant improvement

Additions to existing buildings

Grading

Removal of any on-site tree

Removal of any street tree

Removal of protected trees on site or in the public right of way

New construction: _____ square feet

Accessory use (fence, sign, wireless, carport, etc.)

Exterior renovation or alteration

Change of use and/or hours of operation

Haul Route

Uses or structures in public right-of-way

Phased project

Housing Component Information

Number of Residential Units: Existing 1 – Demolish(ed)³ 1 + Adding 3 = Total 3

Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section LAMC 17.50

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: Preliminary Parcel Map to allow a subdivision of one (1) single-family lot into three (3) single-family lots. The subject property is zoned R1-1-RFA and designated Low Residential (max. 4 to 9 d.u./ac.)

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) CPC-2008-2861-RFA; CPC-2004-7771-ICO; ORD-180197; ORD-129279; and ENV-2008-2862-CE

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Urban Design Guidelines Checklist _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

l. Order to Comply _____

m. Building Permits and Certificates of Occupancy Please find attached.

n. Hillside Referral Form _____

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

p. Proof of Filing with the Housing and Community Investment Department _____

q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Kurdoghlian Holding, LLC c/o Blue Oak Planning, LLC

Company/Firm Blue Oak Planning, LLC

Address: 4014 Long Beach Blvd. Unit/Space Number 200

City Long Beach State CA Zip Code: 90807

Telephone (562) 432-5555 E-mail: steve@blueoakplanning.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) Kurdoghlian Holding, LLC

Address 662 Starlight Crest Dr. Unit/Space Number _____

City La Cañada Flintridge State CA Zip Code: 91011

Telephone (818) 426-6140 E-mail: francois_takle@msn.com

Agent/Representative name Steven J. Reyes

Company/Firm Blue Oak Planning, LLC

Address: 4014 Long Beach Blvd. Unit/Space Number 200

City Long Beach State CA Zip: 90807

Telephone (562) 432-5555 E-mail: steve@blueoakplanning.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Survey Engineer

Name Ray Lombera, PLS

Company/Firm Ray Lombera & Associates

Address: 135 S. Jackson St. Unit/Space Number 202

City Glendale State CA Zip Code: 91205

Telephone (323) 257-9771 E-mail: ray@raylombera.com

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).


PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

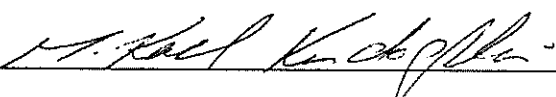
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 12-21-19

Print Name Houri Kurdoghlian, Manager of Kurdoghlian Holding, LLC

Signature 

Date 12-21-19

Print Name Mikael Kurdoghlian, Member of Kurdoghlian Holding, LLC

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On Dec. 21, 2019 before me, Bryan S. Choi, Notary Public
(Insert Name of Notary Public and Title)

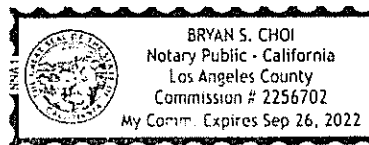
personally appeared Houri Kurodeghlian and Mikael Kurodeghlian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)-is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

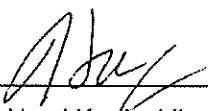
(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 
Print Name: Houri Kurdoghlian, Manager of Kurdoghlian Holding, LLC

Date: 12-21-19

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

EXHIBIT "A"

THAT PORTION OF LOT 232 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER STEP RECORDED IN BOOK 18, PAGES 154 AND 155 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT SOUTH 86° 49' EAST 230.59 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 232; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86° 49' WEST 100.26 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, SOUTH 0° 55' EAST 233.33 FEET; THENCE SOUTH 76° 36' 40" EAST 103.20 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTH 0° 55' WEST 252.16 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING WEST OF THE EAST LINE OF THE LAND DESCRIBED IN THE DEED TO HARRY TRYK AND WIFE, RECORDED IN BOOK 15542, PAGE 299, OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THE DEED TO AL LEVY AND BARBARA JUNE LEVY RECORDED ON APRIL 17, 1962, AS INSTRUMENT NO. 1962-2752, IN BOOK D-1582, PAGE 978, OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION, OF SAID LAND INCLUDED WITHIN THE LINES OF THE DEED TO THE CITY OF LOS ANGELES RECORDED ON NOVEMBER 29, 1961, AS INSTRUMENT NO. 1961-4638 IN BOOK D-1434, PAGE 788, OF OFFICIAL RECORDS OF SAID COUNTY.

**RE: Preliminary Parcel Map Application for 6456 W. Olcott St., Tujunga, CA
Los Angeles, 91042; APN: 2570-014-027**

PRELIMINARY PARCEL MAP – FINDINGS FOR APPROVAL

October 21, 2019

1. The proposed map is consistent with applicable general and specific plans.

The subject property known as 6456 W. Olcott St., Tujunga, CA 91042 is located within the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan area and has a Land Use Designation of Low

Residential with corresponding zones RE9, RS, R1, RU, RD5, and RD6. The property is also subject to the Baseline Mansionization Ordinance and is located within the Sunland Residential Floor Area (RFA) District. The proposed map would create three new single-family parcels of appropriate size, consistent with the Community Plan's goals, objectives, and policies to promote and preserve single-family residential land use for community neighborhoods. The site does not have any attached Q, T, or D conditions, and is not otherwise located within any other specific plan, community design overlay district, or historic preservation overlay zone.

The proposed subdivision reinforces the preservation of single-family neighborhoods by creating the opportunity for three new additional homes (net gain: two new single-family parcels). This will create new lots that will remain consistent with the zone and its corresponding allowable uses, as well as more closely correspond with the dimensions and sizes of the neighboring lots.

BLUE OAK PLANNING

2. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

The R1-1-RFA property is developed with a one-story single-family dwelling, which will be demolished as part of the proposed subdivision. Surrounding properties are all zoned R1-1-RFA and developed with one- and two-story single-family homes. Therefore, the division of this parcel is an infill development within a single-family residential neighborhood, and is consistent with the size and scale of surrounding properties. Since the proposal will divide the lot to more closely match the existing dimensions and lot sizes of neighboring lots, the aesthetic character of the neighborhood will be maintained.

3. The site is physically suitable for the proposed type of development.

Three (3) new single-family homes will have the potential to be developed on the site, and the site has been physically suitable for the existing home for over 80 years. The proposed single-family residential development is consistent with the abutting single-family homes and the R1-1-RFA Zone and the Low Residential land use designation in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. The site is relatively level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

4. The site is physically suitable for the proposed density of development.

The proposed subdivision is consistent with the abutting single-family homes, R1-1-RFA zoning, and designated land use, Low Residential, of the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. R1 lots are required to be

BLUE OAK PLANNING

a minimum of 5,000 sq.ft. in area. The three proposed parcels will range from approx. 6,230 sq.ft. to 9,758 sq.ft. in area and will be of sufficient size to meet the existing floor area ratio requirements for each home on its respective lot. The density of the subdivision is consistent with that of adjoining single-family residential developments.

5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

A topographic survey was prepared by Ray Lombera & Associates on July 23, 2019, which indicates that site contains one (1) protected oak tree and several non-protected trees. The proposed subdivision has been designed for future site improvements while avoiding adverse impacts to the protected oak tree. Five (5) non-protected trees will require removal for the proposed improvements.

No hazards are known to exist on the site other than it being located in a designated high wind velocity area and within an Earthquake Fault zone. The design of the proposed subdivision and residential improvements have no potential adverse impact on fish, wildlife, or habitat area. The project site, as well as the surrounding area, is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

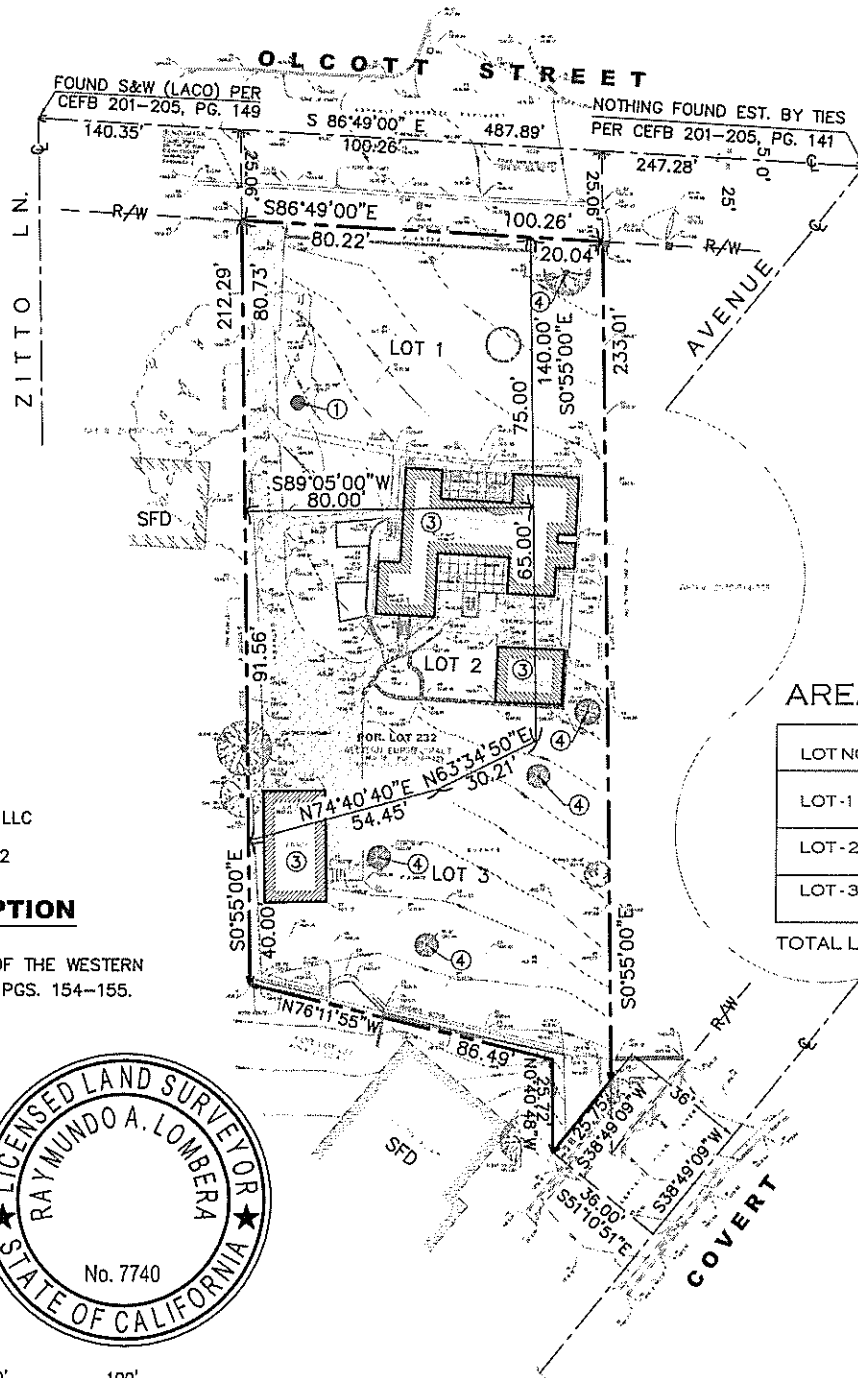
6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

There are no apparent health problems that might be caused by the design of the proposed subdivision. An existing sanitary sewer is available in Covert Ave. The development is required to be connected to the City of Los Angeles' sewer system, and the sewage will be directed to an LA Treatment Plant, compliant with Statewide ocean discharge standards.

7. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

No such easements are known to exist. Covert Ave. is built out to its full maximum width (west side of the center line); however, Olcott Street is not. Should a right-of-way dedication be required along the property's frontage, the subdivision would not conflict with such an easement dedication.

PRELIMINARY PARCEL MAP L.A. NO.



NOTES

- ① - OAK TREE TO REMAIN.
- ② - NO HAZARDOUS CONDITION EXIST.
- ③ - STRUCTURE TO BE DEMOLISHED.
- ④ - TREE TO BE REMOVED.

ZONE

R1-1-RFA

OWNER:

KURDOGHIAN HOLDING, LLC
6456 OLCOTT STREET
LOS ANGELES, CA. 91042

LEGAL DESCRIPTION

PORTION OF LOT 232, OF THE WESTERN
EMPIRE TRACT, M.B. 18 PGS. 154-155.

A.P.N. 2570-014-027

AREAS:

LOT NO.	LOT AREA
LOT-1	6,230 SQ. FT. (0.143 AC.)
LOT-2	6,420 SQ. FT. (0.134 AC.)
LOT-3	9,758 SQ. FT. (0.237 AC.)

TOTAL LOT AREA 22,408 SQ. FT 0.514 AC.)



0 25' 50' 100'



SCALE: 1"=50'

DATE: 12-23-2019



RLA

Ray Lombera & Associates

Land Surveying Planning Land Development

135 S. JACKSON ST. SUITE 202 GLENDALE, CA. 91205 TEL. (323)257-9771 FAX (323)257-9865
E-MAIL: RAY@RAYLOMBERA.COM WWW.RAYLOMBERA.COM



City of Los Angeles Department of City Planning

10/3/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6456 W OLCOTT ST

ZIP CODES

91042

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2008-2861-RFA

CPC-2004-7771-ICO

ORD-180197

ORD-129279

ENV-2008-2862-CE

Address/Legal Information

PIN Number	201B205 277
Lot/Parcel Area (Calculated)	22,747.8 (sq ft)
Thomas Brothers Grid	PAGE 504 - GRID C5
Assessor Parcel No. (APN)	2570014027
Tract	WESTERN EMPIRE TRACT
Map Reference	M B 18-154/155 (SHT 2)
Block	None
Lot	FR 232
Arb (Lot Cut Reference)	3
Map Sheet	201B205 202-5A203

Jurisdictional Information

Community Plan Area	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Area Planning Commission	North Valley
Neighborhood Council	Sunland-Tujunga
Council District	CD 7 - Monica Rodriguez
Census Tract #	1013.00
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	R1-1-RFA
Zoning Information (ZI)	ZI-2394 Sunland ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	Sunland
RIO: River Implementation Overlay	No
SN: Sign District	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Mountain View Elementary School Active: Mountain View Elementary School (Dual Language Armenian)
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2570014027
APN Area (Co. Public Works)*	0.500 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$510,000
Assessed Improvement Val.	\$163,200
Last Owner Change	11/21/2017
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	6-781 5-198 1447621
Building 1	
Year Built	1938
Building Class	D7D
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	1,309.0 (sq ft)
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
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo

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