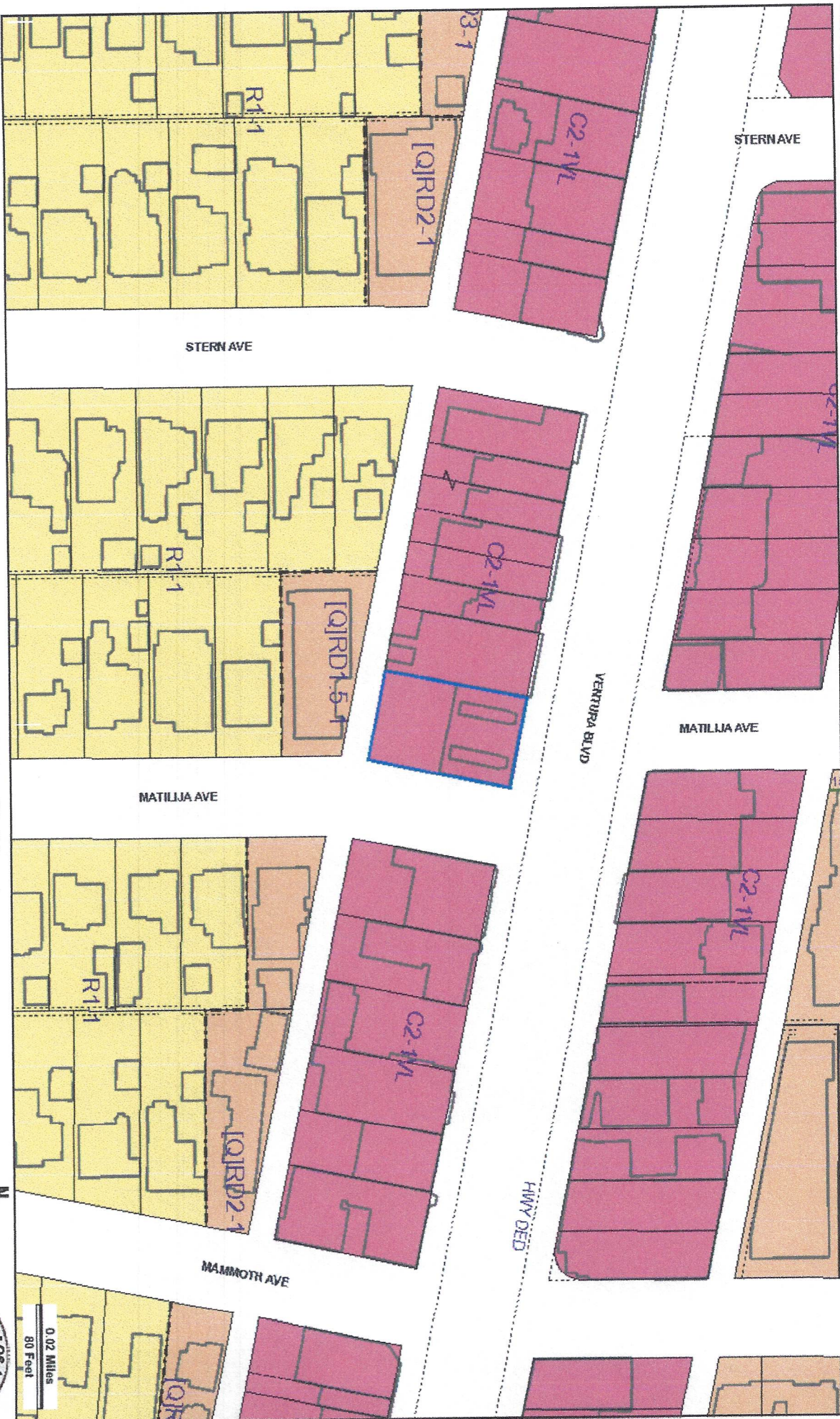


ZIMAS PUBLIC

Generalized Zoning

12/15/2016

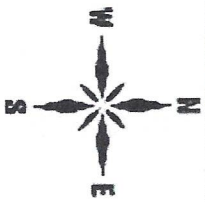
City of Los Angeles
Department of City Planning



Address: 13826 W VENTURA BLVD
APN: 2266018007
PIN #: 165B153 601

Tract: TR 4954
Block: F
Lot: 5
Arb: None

Zoning: C2-1VL
General Plan: General Commercial





City of Los Angeles Department of City Planning

12/15/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

13828 W VENTURA BLVD
13824 W VENTURA BLVD
13826 W VENTURA BLVD

ZIP CODES

91423

RECENT ACTIVITY

None

CASE NUMBERS

CPC-29224
CPC-1999-1-SP
CPC-1985-382
CPC-1985-381
CPC-1980-29224
CPC-156378
ORD-184381
ORD-174052
ORD-171240
ORD-166560
ORD-156378
ORD-129279
DIR-2009-70-SPP
DIR-2007-4225-SPP
ENV-2016-1787-ND
ENV-2009-71-CE
ENV-2007-4226-CE

Address/Legal Information

PIN Number	165B153 601
Lot/Parcel Area (Calculated)	7,521.7 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID C5
Assessor Parcel No. (APN)	2266018007
Tract	TR 4954
Map Reference	M B 80-56/60
Block	F
Lot	5
Arb (Lot Cut Reference)	None
Map Sheet	165B153

Jurisdictional Information

Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Sherman Oaks
Council District	CD 4 - David Ryu
Census Tract #	1411.02
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL
Zoning Information (ZI)	ZI-2460 Single family ICO for neighborhoods in Council Districts 4 and 10
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	Ventura / Cahuenga Boulevard Corridor
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
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	Sherman Oaks
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None

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

500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2266018007
APN Area (Co. Public Works)*	0.173 (ac)
Use Code	1700 - Office Building
Assessed Land Val.	\$1,998,620
Assessed Improvement Val.	\$849,155
Last Owner Change	02/13/15
Last Sale Amount	\$2,750,027
Tax Rate Area	8849
Deed Ref No. (City Clerk)	980567
	8-518
	3265930
	2523578
	162565
	1473742
	1468398
	1468397
	0-705
Building 1	
Year Built	1958
Building Class	D85A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,583.0 (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
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	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.910584
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000

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Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Valley
Division / Station	Van Nuys
Reporting District	989

Fire Information

Bureau	Valley
Batallion	14
District / Fire Station	78
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1999-1-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	AMENDMENTS TO THE VENTURA/CAHUENGA BLVD CORRIDOR SPEC PLAN FROM CORRIDOR PROPERTY EXTENDING FROM VALLEY CIRCLE BLVD ON THE WEST TO WOODROW WILSON DRIVE ON THE EAST.
Case Number:	CPC-1985-382
Required Action(s):	Data Not Available
Project Descriptions(s):	REENACT INTERIM CONTROL ORDINANCES FOR VENTURA AND CAHUENGA BOULEVARDS BETWEEN BARHAM AND VALLEY CIRCLE BOULEVARDS IN THE COMMUNITIES OF STUDIO CITY, SHERMAN OAKS, ENCINO, TARZANA AND WOODLAND HILLS
Case Number:	CPC-1985-381
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1980-29224
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2009-70-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE, PURSUANT TO SECTION 11.5.7C, FOR THE VENTURA/CAHUENGA BLVD CORRIDOR SPECIFIC PLAN TO ALLOW A CHANGE OF USE FROM OFFICE TO RESTAURANT (1,394 SF) RETAIL (538 SF) AND YOGURT SHOP (521 SF) AND ADDITION OF APPROXIMATELY 300 SF OF FLOOR AREA BY ENCLOSING EXISTING COURT YARD FOR RESTAURANT USE
Case Number:	DIR-2007-4225-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE PURSUANT TO THE VENTURA - CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN TO ALLOW AN EXISTING FACADE RENOVATION AND TO INSTALL AND MAINTAIN FIVE (5) NEW WALL SIGNS HAVING CHANNEL LETTERS OF FOUR (4) OF 20 SQ. FT. AND ONE (1) OF 14 SQ. FT. FOR FUTURE TEXT IN THE C2-1VL ZONE.
Case Number:	ENV-2016-1787-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ENVIRONMENTAL NEGATIVE DECLARATION
Case Number:	ENV-2009-71-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE, PURSUANT TO SECTION 11.5.7C, FOR THE VENTURA/CAHUENGA BLVD CORRIDOR SPECIFIC PLAN TO ALLOW A CHANGE OF USE FROM OFFICE TO RESTAURANT (1,394 SF) RETAIL (538 SF) AND YOGURT SHOP (521 SF) AND ADDITION OF APPROXIMATELY 300 SF OF FLOOR AREA BY ENCLOSING EXISTING COURT YARD FOR RESTAURANT USE
Case Number:	ENV-2007-4226-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE PURSUANT TO THE VENTURA - CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN TO ALLOW AN EXISTING FACADE RENOVATION AND TO INSTALL AND MAINTAIN FIVE (5) NEW WALL SIGNS HAVING CHANNEL LETTERS OF FOUR (4) OF 20 SQ. FT. AND ONE (1) OF 14 SQ. FT. FOR FUTURE TEXT IN THE C2-1VL ZONE.

DATA NOT AVAILABLE

CPC-29224
CPC-156378
ORD-184381
ORD-174052
ORD-171240
ORD-166560
ORD-156378
ORD-129279