



# City of Los Angeles Department of City Planning

## 12/27/2021 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

10824 N TOPANGA CANYON BLVD  
10815 N ANDORA AVE

### ZIP CODES

91311

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2014-2144-CU  
ORD-129279  
ORD-128730  
ORD-109010  
ZA-2016-593-CUW  
ZA-2004-1308-CU  
ZA-19XX-2468  
ZA-19XX-21840  
ZA-19XX-19070  
ZA-1984-707-CUZ  
ENV-2016-594-CE  
ENV-2014-2145-CE  
ENV-2004-1309-MND  
MND-96-196-CUZ  
ND-84-413-CUZ  
AFF-4549  
PRIOR-07/29/1962

### Address/Legal Information

PIN Number	207B101 29
Lot/Parcel Area (Calculated)	125,731.3 (sq ft)
Thomas Brothers Grid	PAGE 500 - GRID A3
Assessor Parcel No. (APN)	2722005015
Tract	None
Map Reference	SW 1/4 SEC 7 T2N R16W
Block	None
Lot	FR LT 8
Arb (Lot Cut Reference)	4
Map Sheet	207B101 207B105

### Jurisdictional Information

Community Plan Area	Chatsworth - Porter Ranch
Area Planning Commission	North Valley
Neighborhood Council	Chatsworth
Council District	CD 12 - John Lee
Census Tract #	1132.11
LADBS District Office	Van Nuys

### Planning and Zoning Information

Special Notes	None
Zoning	A2-1
Zoning Information (ZI)	ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Very Low I Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
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	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

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

Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	-99
500 Ft School Zone	No
500 Ft Park Zone	Active: Stoney Point Park

#### Assessor Information

Assessor Parcel No. (APN)	2722005015
APN Area (Co. Public Works)*	2.800 (ac)
Use Code	7100 - Institutional - Church - One Story
Assessed Land Val.	\$125,064
Assessed Improvement Val.	\$475,207
Last Owner Change	00/00/1966
Last Sale Amount	\$0
Tax Rate Area	16
Deed Ref No. (City Clerk)	109
Building 1	
Year Built	1962
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	3
Building Square Footage	5,141.0 (sq ft)
Building 2	
Year Built	1950
Building Class	D65D
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,260.0 (sq ft)
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: 2722005015]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
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)	6.0511944

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Nearest Fault (Name)	Santa Susana
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	5.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	16.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	80.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### **Economic Development Areas**

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

#### **Housing**

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2722005015]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

#### **Public Safety**

Police Information	
Bureau	Valley
Division / Station	Devonshire
Reporting District	1721
Fire Information	
Bureau	Valley
Batallion	15
District / Fire Station	96
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-2014-2144-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	OPERATION OF A PRIVATE SPECIAL NEEDS SCHOOL (K THROUGH 12TH GRADE) FOR A MAXIMUM OF 40 STUDENTS WITHIN AN EXISTING CLASSROOM STRUCTURE. THE SITE IS CURRENTLY IMPROVED WITH THREE STRUCTURES (A SINGLE-FAMILY DWELLING, A CHAPEL, AND A CLASSROOM STRUCTURE) ON A 4.2 ACRE PARCEL. THE INSTANT REQUEST IS TO ALLOW THE PRIVATE SCHOOL TO OPERATE WITHIN THE CLASSROOM STRUCTURE WHICH INCLUDES SEVEN CLASSROOMS FOR TEACHING AND PHYSICAL THERAPY. THE SCHOOL WILL OPERATE FROM 8:00 A.M. TO 4:00 P.M. WITH EDUCATIONAL HOURS OF OPERATION FROM 9:00 A.M. TO 3:00 P.M., MONDAY THROUGH FRIDAY. THERE WILL BE SPECIAL EVENTS EACH SCHOOL YEAR, TO OCCUR DURING THE SCHOOL DAY (HOLIDAY PROGRAM, OPEN HOUSE, AND GRADUATION CEREMONY). THE CHURCH SANCTUARY BUILDING IS UTILIZED AS AN ASSEMBLY PLACE DURING THE HOLIDAY PROGRAM AND THE GRADUATION CEREMONY.
Case Number:	ZA-2016-593-CUW
Required Action(s):	CUW-CONDITIONAL USE WIRELESS
Project Descriptions(s):	CONDITIONAL USE PERMIT FOR THE INSTALLATION OF AN UNMANNED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF: 12 PANEL ANTENNAS, 12 RRUS, 6 RAYCAPS, 2 HYBRID FIBER CABLES, 2 EQUIPMENT CABINETS, 1 MICROWAVE ANTENNA, AND 1 15KW NATURAL GAS STANDBY GENERATOR TO BE MOUNTED ON A STEALTH MONOPALM. ALSO, A REQUEST TO EXCEED THE 45-FOOT HEIGHT LIMIT OF THE A2-1 ZONE TO A HEIGHT OF 61-FEET PER 12.24F.
Case Number:	ZA-2004-1308-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	CONDITIONAL USE TO ALLOW UNSTAFFED WIRELESS TELECOM FACILITY, INCLUDING A 50-FOOT HIGH MONOPALM IN A2-1 ZONE.
Case Number:	ZA-19XX-2468
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-21840
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-19070
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1984-707-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	CONDITIONAL USE - TO PERMIT THE CONTINUED USE AND MAINTENANCE OF AN EXISTING NURSERY SCHOOL, PREVIOUSLY APPROVED, BUT NOW TO ALLOW THE EXPANSION OF SAID FACILITY IN CONJUNCTION WITH THE PERMITTED CHURCH USE IN THE A2-1 ZONE.
Case Number:	ENV-2016-594-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE PERMIT FOR THE INSTALLATION OF AN UNMANNED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF: 12 PANEL ANTENNAS, 12 RRUS, 6 RAYCAPS, 2 HYBRID FIBER CABLES, 2 EQUIPMENT CABINETS, 1 MICROWAVE ANTENNA, AND 1 15KW NATURAL GAS STANDBY GENERATOR TO BE MOUNTED ON A STEALTH MONOPALM. ALSO, A REQUEST TO EXCEED THE 45-FOOT HEIGHT LIMIT OF THE A2-1 ZONE TO A HEIGHT OF 61-FEET PER 12.24F.
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Case Number:	ENV-2004-1309-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE TO ALLOW UNSTAFFED WIRELESS TELECOM FACILITY, INCLUDING A 50-FOOT HIGH MONOPALM IN A2-1 ZONE.
Case Number:	MND-96-196-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

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Case Number: ND-84-413-CUZ

Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES

Project Descriptions(s): Data Not Available

## **DATA NOT AVAILABLE**

ORD-129279

ORD-128730

ORD-109010

AFF-4549

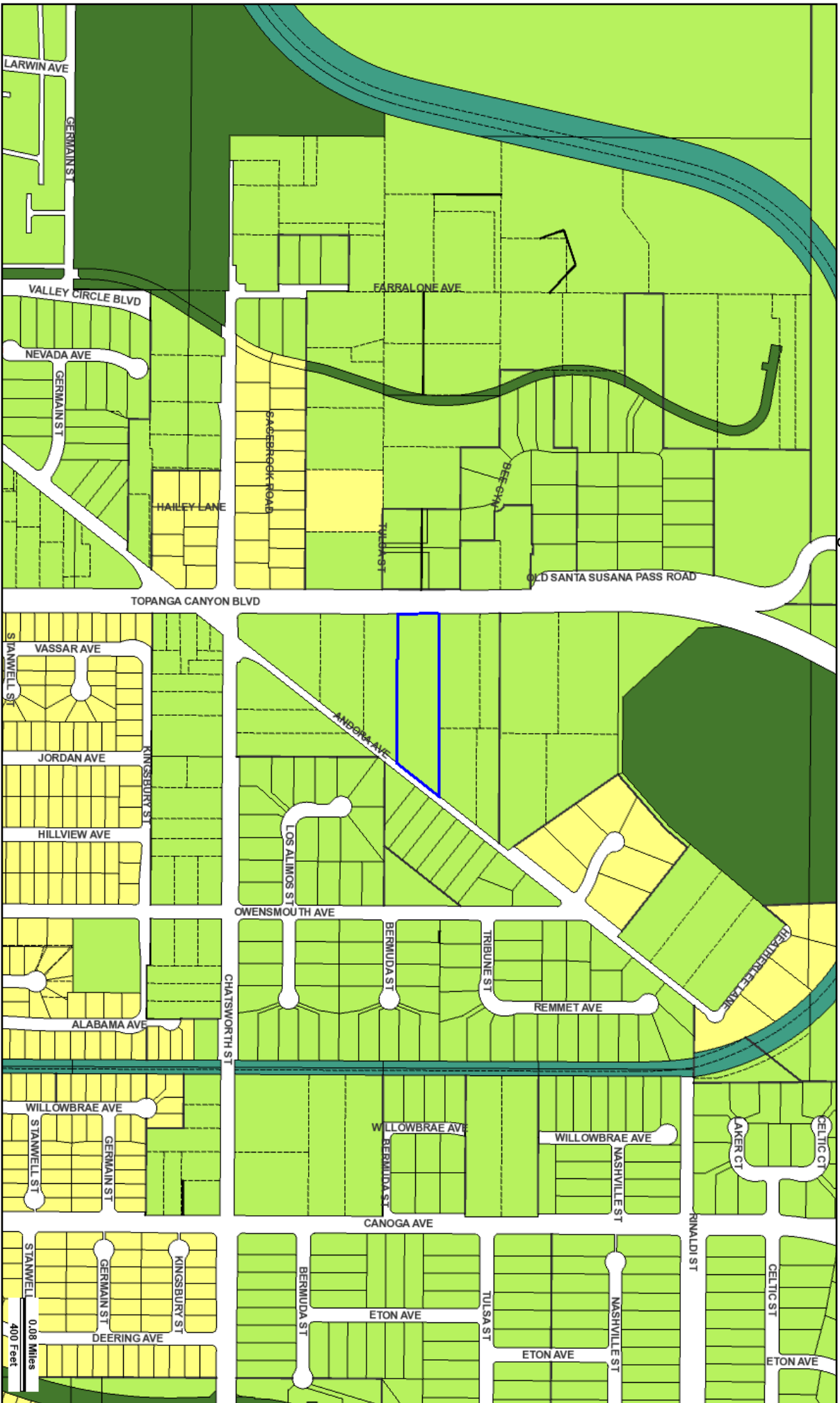
PRIOR-07/29/1962

# ZIMAS PUBLIC

Generalized Zoning

12/27/2021

City of Los Angeles  
Department of City Planning



Address: 10824 N TOPANGA CANYON BLVD  
Tract: None

Zoning: A2-1

APN: 2722005015

Block: None

PIN #: 207B101 29

Lot: FR LT 8









Arb: 4

General Plan: Very Low I Residential



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial






# CIRCULATION

## STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway

## MISC. LINES


























-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor







## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)





























 Tier 1	 Tier 3
 Tier 2	 Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	