

# ZIMNAS Parcel 2685002041

Site Address	16856 W DEVONSHIRE ST
Site Address	16840 W DEVONSHIRE ST
Site Address	16906 W DEVONSHIRE ST
Site Address	16910 W DEVONSHIRE ST
Site Address	16912 W DEVONSHIRE ST
Site Address	16904 W DEVONSHIRE ST
Site Address	16902 W DEVONSHIRE ST
Site Address	16852 W DEVONSHIRE ST
Site Address	16836 W DEVONSHIRE ST
Site Address	16850 W DEVONSHIRE ST
Site Address	16830 W DEVONSHIRE ST
Site Address	16848 W DEVONSHIRE ST
Site Address	16844 W DEVONSHIRE ST
Site Address	16858 W DEVONSHIRE ST
Site Address	16900 W DEVONSHIRE ST
Site Address	16842 W DEVONSHIRE ST
Site Address	16820 W DEVONSHIRE ST
ZIP Code	91344
PIN Number	204B133 221
Lot/Parcel Area (Calculated)	345,315.6 (sq ft)
Thomas Brothers Grid	PAGE 501 - GRID D4
Assessor Parcel No. (APN)	<u>2685002041</u>
Tract	TR 19127
Map Reference	M B 632-16/17
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	3
Map Sheet	<u>204B133</u>
Map Sheet	<u>204B137</u>

## ▼ Jurisdictional

Community Plan Area	<u>Granada Hills - Knollwood</u>
Area Planning Commission	<u>North Valley</u>
Neighborhood Council	<u>Granada Hills South</u>
Council District	<u>CD 12 - John Lee</u>
Census Tract #	1114.01
LADBS District Office	Van Nuys

## ▼ Permitting and Zoning Compliance

Building Permit Info	<a href="#">View</a>
Administrative Review	None

## ▼ Planning and Zoning

Special Notes	None
Zoning	<u>C2-1VL</u>
Zoning Information (ZI)	<a href="#">ZI-2512 Housing Element Inventory of Sites</a>
Zoning Information (ZI)	<a href="#">ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1</a>
Zoning Information (ZI)	<a href="#">ZI-1586 Specific Plan: Granada Hills</a>
General Plan Land Use	<u>Community Commercial</u>
General Plan Note(s)	<u>Yes</u>
Hillside Area (Zoning Code)	No
Specific Plan Area	<u>GRANADA HILLS</u>
Subarea	Sector A
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	<a href="#">View</a>
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
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
SB 9 Eligibility	View
SB 35 Eligibility	View
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
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
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

**Assessor**

Assessor Parcel No. (APN)	2685002041
Ownership (Assessor)	
Owner1	
Address	
Ownership (Bureau of Engineering, Land Records)	
Owner	
Address	
APN Area (Co. Public Works)*	7.920 (ac)
Use Code	1500 - Commercial - Shopping Center (Neighborhood, Community) - One Story
Assessed Land Val.	\$4,536,651
Assessed Improvement Val.	\$7,803,000
Last Owner Change	10/06/2021
Last Sale Amount	\$37,000,370
Tax Rate Area	16
Deed Ref No. (City Clerk)	798017
Deed Ref No. (City Clerk)	359553
Deed Ref No. (City Clerk)	0-91
Building 1	
Year Built	1958
Building Class	C7A
Number of Units	13
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	54,060.0 (sq ft)
Building 2	
Year Built	1994
Building Class	CX
Number of Units	9
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	45,175.0 (sq ft)
Building 3	
Year Built	1958
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	250,000.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5

▼ Case Numbers

Recent Activity	None
City Planning Commission	<a href="#">CPC-8328</a>
City Planning Commission	<a href="#">CPC-7389</a>
City Planning Commission	<a href="#">CPC-6550-CU</a>
City Planning Commission	<a href="#">CPC-2022-1981-CU-DRB-SPP-SPR</a>
City Planning Commission	<a href="#">CPC-2006-5568-CPU</a>
City Planning Commission	<a href="#">CPC-1995-191-DRB</a>
City Planning Commission	<a href="#">CPC-1989-201-ZBA</a>
City Planning Commission	<a href="#">CPC-1986-785-GPC</a>
City Planning Commission	<a href="#">CPC-1985-564-SP</a>
Ordinance	<a href="#">ORD-99254</a>
Ordinance	<a href="#">ORD-184296-SAA</a>
Ordinance	<a href="#">ORD-183955-SA2595</a>
Ordinance	<a href="#">ORD-173265-SAA</a>
Ordinance	<a href="#">ORD-167555-SAA</a>
Ordinance	<a href="#">ORD-163637-SA2360</a>
Ordinance	<a href="#">ORD-129279</a>
Ordinance	<a href="#">ORD-110457</a>
Ordinance	<a href="#">ORD-110456</a>
Ordinance	<a href="#">ORD-109619</a>
Director of Planning	<a href="#">DIR-2016-1908-SPP</a>
Director of Planning	<a href="#">DIR-2013-963-SPP</a>
Director of Planning	<a href="#">DIR-2012-1866-SPP</a>
Director of Planning	<a href="#">DIR-2012-1124-SPP</a>
Director of Planning	<a href="#">DIR-2007-363-DRB-SPP</a>
Director of Planning	<a href="#">DIR-2006-9600-DRB-SPP</a>
Director of Planning	<a href="#">DIR-2005-6971-DRB-SPP</a>
Director of Planning	<a href="#">DIR-2005-676-DRB-SPP</a>
Director of Planning	<a href="#">DIR-2004-162-DRB-SPP</a>
Director of Planning	<a href="#">DIR-2003-8403-DRB-SPP</a>
Zoning Administration	<a href="#">ZAI-19XX-3</a>
Zoning Administration	<a href="#">ZAI-1984-3</a>
Zoning Administration	<a href="#">ZAI-1982-254</a>
Zoning Administration	<a href="#">ZA-2012-2436-CUB</a>
Zoning Administration	<a href="#">ZA-19XX-18371</a>
Zoning Administration	<a href="#">ZA-19XX-18234</a>
Zoning Administration	<a href="#">ZA-1993-396-CCR</a>
Zoning Administration	<a href="#">ZA-1992-1205-CUB</a>
Zoning Administration	<a href="#">ZA-1989-1107-YV</a>
Zoning Administration	<a href="#">ZA-1970-20084</a>
Zoning Administration	<a href="#">ZA-15003</a>
Zoning Administration	<a href="#">ZA-13664</a>
Subdivision/PM Case	<a href="#">PMV-3739</a>
Environmental	<a href="#">ENV-2022-1982-EAF</a>
Environmental	<a href="#">ENV-2016-1909-CE</a>
Environmental	<a href="#">ENV-2013-962-CE</a>
Environmental	<a href="#">ENV-2012-2437-CE</a>
Environmental	<a href="#">ENV-2012-1865-CE</a>
Environmental	<a href="#">ENV-2012-1125-CE</a>
Environmental	<a href="#">ENV-2007-364-CE</a>
Environmental	<a href="#">ENV-2006-9601-CE</a>
Environmental	<a href="#">ENV-2006-5623-EIR</a>
Environmental	<a href="#">ENV-2005-6972-CE</a>
Environmental	<a href="#">ENV-2005-677-CE</a>
Environmental	<a href="#">ENV-2004-163-CE</a>
Environmental	<a href="#">ENV-2003-8404-CE</a>
Affidavit	<a href="#">PKG-L4</a>
Affidavit	<a href="#">AF-96-879416-OB</a>
Affidavit	<a href="#">AF-94-879416-OB</a>
Lot Cut Date	<a href="#">PRIOR-07/29/1962</a>

▼ Citywide/Code Amendment Cases

- City Planning Commission Cases
- Zoning Administration Cases
- Environmental Cases

### ▼ Additional

Airport Hazard	310' Height Limit Above Elevation 790
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	Yes
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
Wells	None

### ▼ Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.3198816
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
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	None
Jobs and Economic Development Incentive Zone (JEDI)	None
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: 2685002041]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.35 Units, Lower
Housing Use within Prior 5 Years	Yes

### ▼ Public Safety

Police Information	
Bureau	Valley
Division / Station	Devonshire
Reporting District	1757
Fire Information	
Bureau	Valley
Battalion	15
District / Fire Station	87
Red Flag Restricted Parking	No

Site Address	None
ZIP Code	None
PIN Number	204B137 1047
Lot/Parcel Area (Calculated)	31,004.4 (sq ft)
Thomas Brothers Grid	PAGE 501 - GRID D4
Assessor Parcel No. (APN)	<a href="#">2685002042</a>
Tract	TR 19127
Map Reference	M B 632-16/17
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	3
Map Sheet	<a href="#">204B137</a>



Community Plan Area	<a href="#">Granada Hills - Knollwood</a>
Area Planning Commission	<a href="#">North Valley</a>
Neighborhood Council	<a href="#">Granada Hills South</a>
Council District	<a href="#">CD 12 - John Lee</a>
Census Tract #	1114.01
LADBS District Office	Van Nuys



Building Permit Info	<a href="#">View</a>
Administrative Review	None



Special Notes	None
Zoning	<a href="#">C2-1VL</a>
Zoning Information (ZI)	<a href="#">ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1</a>
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Subarea	Sector A
Special Land Use / Zoning	None
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HistoricPlacesLA	<a href="#">View</a>
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
RBP: Restaurant Beverage Program Eligible Area	<a href="#">General (RBPA)</a>
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
SB 9 Eligibility	<a href="#">View</a>
SB 35 Eligibility	<a href="#">View</a>
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	<a href="#">Low</a>
Non-Residential Market Area	<a href="#">Low</a>
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No



# APN 2685002042

Assessor Parcel No. (APN)

2685002042

Ownership (Assessor)

Owner1

Address

Ownership (Bureau of Engineering, Land Records)

Owner

Address

APN Area (Co. Public Works)\*

0.710 (ac)

Use Code

2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story

Assessed Land Val.

\$389,101

Assessed Improvement Val.

\$0

Last Owner Change

10/06/2021

Last Sale Amount

\$37,000,370

Tax Rate Area

16

Deed Ref No. (City Clerk)

None

Building 1

Year Built

1958

Number of Units

0

Number of Bedrooms

0

Number of Bathrooms

0

Building Square Footage

31,000.0 (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



Recent Activity

None

City Planning Commission

[CPC-8328](#)

City Planning Commission

[CPC-2006-5568-CPU](#)

City Planning Commission

[CPC-1989-201-ZBA](#)

City Planning Commission

[CPC-1986-785-GPC](#)

City Planning Commission

[CPC-1985-564-SP](#)

City Planning Commission

[CPC-15979](#)

Ordinance

[ORD-99254](#)

Ordinance

[ORD-184296-SAA](#)

Ordinance

[ORD-183955-SA2595](#)

Ordinance

[ORD-173265-SAA](#)

Ordinance

[ORD-167555-SAA](#)

Ordinance

[ORD-163637-SA2360](#)

Ordinance

[ORD-129279](#)

Ordinance

[ORD-127194](#)

Ordinance

[ORD-110457](#)

Ordinance

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Director of Planning

[DIR-2012-1124-SPP](#)

Director of Planning

[DIR-2003-8403-DRB-SPP](#)

Zoning Administration

[ZA-2012-2436-CUB](#)

Zoning Administration

[ZA-19XX-18371](#)

Zoning Administration

[ZA-19XX-18234](#)

Zoning Administration

[ZA-1989-1107-YV](#)

Zoning Administration

[ZA-1970-20084](#)

Environmental

[ENV-2012-2437-CE](#)

Environmental

[ENV-2012-1125-CE](#)

Environmental

[ENV-2006-5623-EIR](#)

Environmental

[ENV-2003-8404-CE](#)

Affidavit

[AF-94-879416-OB](#)



**City Planning Commission Cases**

**Zoning Administration Cases**

## ⊕ Environmental Cases



Airport Hazard	310' Height Limit Above Elevation 790
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	<a href="#">YES</a>
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	<a href="#">Outside Flood Zone</a>
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
Wells	None



Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.3128712
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No



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



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Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	55.9 Units, Very Low
SB 166 Units	55.9 Units, Low
Housing Use within Prior 5 Years	No



Police Information	
Bureau	<a href="#">Valley</a>
Division / Station	<a href="#">Devonshire</a>
Reporting District	1757
Fire Information	
Bureau	<a href="#">Valley</a>
Battalion	15
District / Fire Station	<a href="#">87</a>

Red Flag Restricted Parking

No

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