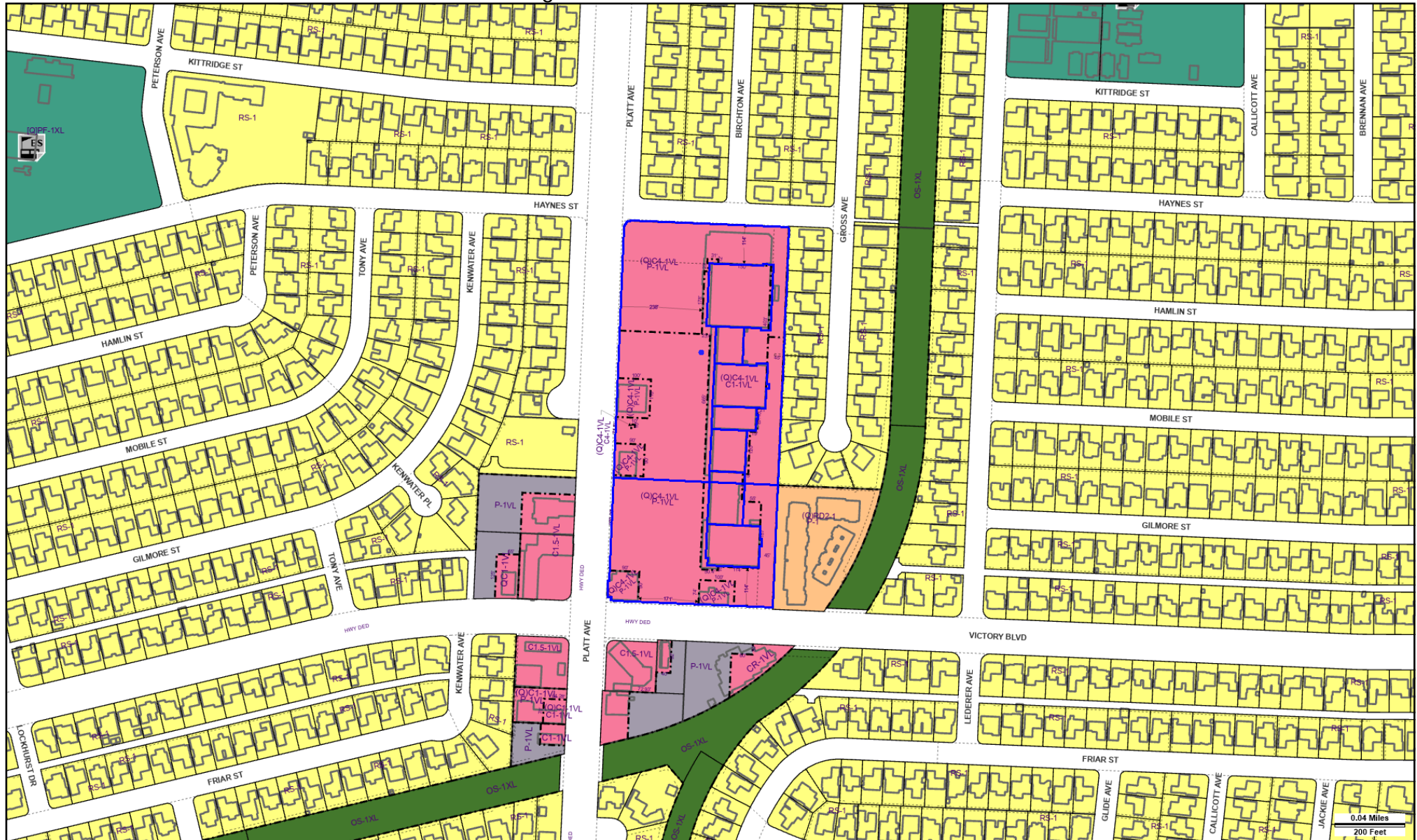




Address: 6490 N PLATT AVE

APN: 2036024054

PIN #: 180B093 512

Tract: TR 21890

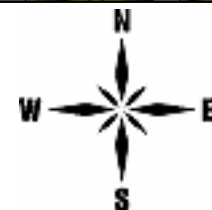
Block: None

Lot: FR 137

Arb: None

Zoning: (Q)C4-1VL

General Plan: Community Commercial





City of Los Angeles Department of City Planning

11/4/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6534 N PLATT AVE
6528 N PLATT AVE
6524 N PLATT AVE
6520 N PLATT AVE
6516 N PLATT AVE
6512 N PLATT AVE
6510 N PLATT AVE
6500 N PLATT AVE
6460 N PLATT AVE
6452 N PLATT AVE
6448 N PLATT AVE
6444 N PLATT AVE
6442 N PLATT AVE
6440 N PLATT AVE
6438 N PLATT AVE
6436 N PLATT AVE
6434 N PLATT AVE
6432 N PLATT AVE
6450 N PLATT AVE
6446 N PLATT AVE
6490 N PLATT AVE

ZIP CODES

91307

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9784
CPC-6415-ZBA
CPC-2020-6413-ZC
CPC-2019-1742-CPU
CPC-1989-688-ZC
CPC-1986-609-GPC
CPC-1977-26840
CPC-10815-ZBA
ORD-187796
ORD-167096
ORD-165479-SA4480
ORD-165479-SA4470
ORD-151244
ORD-116737
ORD-112081
ZAI-1977-1198
ZAI-1977-119

Address/Legal Information

PIN Number 180B093 512
Lot/Parcel Area (Calculated) 257,432.1 (sq ft)
Thomas Brothers Grid PAGE 529 - GRID F7
PAGE 529 - GRID F6
Assessor Parcel No. (APN) 2036024054
Tract TR 21890
Map Reference M B 644-7/14
Block None
Lot FR 137
Arb (Lot Cut Reference) None
Map Sheet 180B093

Jurisdictional Information

Community Plan Area Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission South Valley APC
Neighborhood Council West Hills
Council District CD 12 - John Lee
Census Tract # 1352.02000000
LADBS District Office Van Nuys

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning (Q)C4-1VL
Zoning Information (ZI) ZI-1022 Parcel/Tract Map Conditions Clearance
ZI-2498 Local Emergency Temporary Regulations - Time Limits and
Parking Relief - LAMC 16.02.1
ZI-2512 Housing Element Sites
General Plan Land Use Community Commercial
General Plan Note(s) Yes
Minimum Density Requirement Yes (Citywide)
Hillside Area (Zoning Code) No
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

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ZA-2003-2628	RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ZA-2001-3899-ZV-CU		
ZA-1998-57-PAD	ASP: Alcohol Sales Program	No
ZA-1998-370-CUZ	RFA: Residential Floor Area District	None
ZA-1994-624-ZV	RIO: River Implementation Overlay	No
ZA-1994-303-CUZ	SN: Sign District	No
ZA-1993-321-ZV	AB 2334: Low Vehicle Travel Area	Yes
ZA-1991-57-PAB	AB 2097: Within a half mile of a Major Transit Stop	No
ZA-1959-15522	Streetscape	No
CUB-1981-101	Adaptive Reuse Incentive Area	None
TT-35679	Affordable Housing Linkage Fee	
ENV-2020-6414-CE	Residential Market Area	Medium
ENV-2019-1743-EIR	Non-Residential Market Area	Medium
ENV-2005-8253-ND	Inclusionary Housing	No
ENV-2003-2629-CE	Local Affordable Housing Incentive	No
ENV-2001-3900-EAF	Targeted Planting	No
ND-81-121-ZC-SUB	Special Lot Line	No
ND-77-132-ZC	Transit Oriented Communities (TOC)	Not Eligible
MND-89-379-ZC	Mixed Income Incentive Programs	
OB-14077	Transit Oriented Incentive Area (TOIA)	Not Eligible
OB-11879	Opportunity Corridors Incentive Area	OC-2
AF-92-10244-PP	Corridor Transition Incentive Area	Not Eligible
AF-91-1379622-LT	TCAC Opportunity Area	High
AF-91-1379620-OB	High Quality Transit Corridor (within 1/2 mile)	Yes
CFG	ED 1 Eligibility	Eligible Site
	RPA: Redevelopment Project Area	None
	Central City Parking	No
	Downtown Parking	No
	Building Line	None
	500 Ft School Zone	None
	500 Ft Park Zone	None
	Zanja System 1 Mile Buffer	No
Assessor Information		
	Assessor Parcel No. (APN)	None
	APN Area (Co. Public Works)*	None
	Use Code	Not Available
	Assessed Land Val.	None
	Assessed Improvement Val.	None
	Last Owner Change	None
	Last Sale Amount	None
	Tax Rate Area	None
	Deed Ref No. (City Clerk)	None
	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: 2036024054]
Additional Information		
	Airport Hazard	None
	Coastal Zone	None
	Coastal Bluff Potential	No
	Canyon Bluff Potential	No
	Farmland	Urban and Built-up Land

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Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	Yes
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	Yes
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	13.5636
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
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	None

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 2036024054]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	

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HE Replacement Required	Yes
SB 166 Units	Rezoning Sites 0
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	Valley
Division / Station	Topanga
Reporting District	2142

Fire Information

Bureau	Valley
Battalion	17
District / Fire Station	105
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-6415-ZBA
Required Action(s):	ZBA-ZONE BOUNDARY ADJUSTMENT
Project Description(s):	Data Not Available
Case Number:	CPC-2020-6413-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	PURSUANT TO LAMC 12.32F, A ZONE CHANGE FROM (Q)C1-1VL AND (Q)C4-1VL TO C4-1VL ON AN 11.72 ACRE SHOPPING CENTER WITH A COMMUNITY COMMERCIAL GENERAL PLAN LAND USE DESIGNATION.
Case Number:	CPC-2019-1742-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-1989-688-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	ZONE CHANGE FROM (Q)C4-1, C2-1 AND P-1 TO (Q)C4-1 OVER 11.60 NET ACRES WHICH WILL ENABLE EXPANSION OF THE EXISTING MARKET TO A TOTAL OF 50,688 SQ. FT. AND ALSO A CONDITIONAL USE FOR THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION.
Case Number:	CPC-1986-609-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CANOGA PARK AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (BARR/FERGUSON)
Case Number:	CPC-1977-26840
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-10815-ZBA
Required Action(s):	ZBA-ZONE BOUNDARY ADJUSTMENT
Project Description(s):	Data Not Available
Case Number:	ZA-2003-2628
Required Action(s):	Data Not Available
Project Description(s):	A ZONE VARIANCE TO PERMIT TWO INTERNALLY ILLUMINATING 35 FEET HIGH POLE SIGNS IN THE (Q) C1-1VL ZONE.
Case Number:	ZA-2001-3899-ZV-CU
Required Action(s):	ZV-ZONE VARIANCE CU-CONDITIONAL USE
Project Description(s):	TO PERMIT THE DEMOLITION OF THE EXISTING BUILDING AND CLEARING OF THE AREA TO BE IMPROVED AND THE CONSTRUCTION OF A NEW AUTOMOTIVE SERVICE STATION CONSISTING OF A FUELING CANOPY WITH SEVEN DISPENSERS AND A 453 SQ.-FT. SALES KIOSK.
Case Number:	ZA-1998-57-PAD
Required Action(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Description(s):	REQUEST PERMANENT USE OF TEMPORARY MODULAR CLASSROOMS, INSTALLED AFTER THE NORTHRIDGE EARTHQUAKE IN THE A2-1 ZONE.
Case Number:	ZA-1998-370-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s):	CONDITIONAL USE FOR THE INSTALLATION AND PROVISION FOR THE ADDITION OF 21 DIRECTIONAL ANTENNAS, 1 4-FT. MICROWAVE ANTENNA, 1 LORAN, 1 GPS, 1 TEST MOBILE ANTENNA AND THE A 12' X 28' CELLULAR EQUIPMENT ENCLOSURE ALONG WITH WIRES AND CABLES AS NECESSARY TO OPERATE AN ANALOG AND DIGITAL CELLULAR INSTALLATION IN THE (Q)C1-1VL ZONE.
Case Number:	ZA-1994-624-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Description(s):	REQUEST MODIFICATIONS OF ZA 93-0321(ZV) TO HOUSE AND SELL SMALL DOMESTIC PETS IN THE C4-1VL AND C1-1VL ZONES.
Case Number:	ZA-1994-303-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s):	CELLULAR TELEPHONE FACILITY (REPEATER STATION).
Case Number:	ZA-1993-321-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Description(s):	REQUEST FOR THE RELOCATION AND EXPANSION OF AN EXISTING PET SHOP IN THE C1-1VL ZONE.

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Case Number:	ZA-1991-57-PAB
Required Action(s):	PAB-PLAN APPROVAL BOOZE
Project Description(s):	REQUEST TO EXPAND AN EXISTING MARKET WITH CURRENT ALCOHOL BEVERAGE SALES IN THE C4-1VL ZONE.
Case Number:	ZA-1959-15522
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CUB-1981-101
Required Action(s):	Data Not Available
Project Description(s):	APPLICATION FOR A CONDITIONAL USE TO DISPENSE ALCOHOLIC BEVERAGES (FOR A CONSIDERATION) FOR CONSUMPTION ON THE PREMISES, IN CONJUNCTION WITH THE SERVICE OF FOOD, PLEASE BE ADVISED THAT THE ZONING ADMINISTRATOR IS IN RECEIPT OF A LETTER FROM THE APPLICANT'S REPRESENTATIVE AND WILL RECORD THE REQUEST AS HAVING BEEN DISMISSED.
Case Number:	ENV-2020-6414-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	PURSUANT TO LAMC 12.32F, A ZONE CHANGE FROM (Q)C1-1VL AND (Q)C4-1VL TO C4-1VL ON AN 11.72 ACRE SHOPPING CENTER WITH A COMMUNITY COMMERCIAL GENERAL PLAN LAND USE DESIGNATION.
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2003-2629-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	A ZONE VARIANCE TO PERMIT TWO INTERNALLY ILLUMINATING 35 FEET HIGH POLE SIGNS IN THE (Q) C1-1VL ZONE.
Case Number:	ENV-2001-3900-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Description(s):	TO PERMIT THE DEMOLITION OF THE EXISTING BUILDING AND CLEARING OF THE AREA TO BE IMPROVED AND THE CONSTRUCTION OF A NEW AUTOMOTIVE SERVICE STATION CONSISTING OF A FUELING CANOPY WITH SEVEN DISPENSERS AND A 453 SQ.-FT. SALES KIOSK.
Case Number:	ND-81-121-ZC-SUB
Required Action(s):	ZC-ZONE CHANGE SUB-SUBDIVISIONS
Project Description(s):	Data Not Available
Case Number:	ND-77-132-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	Data Not Available
Case Number:	MND-89-379-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	Data Not Available
Case Number:	AF-92-10244-PP
Required Action(s):	PP-PROJECT PERMIT
Project Description(s):	Data Not Available

DATA NOT AVAILABLE

CPC-9784
 ORD-187796
 ORD-167096
 ORD-165479-SA4480
 ORD-165479-SA4470
 ORD-151244
 ORD-116737
 ORD-112081
 ZAI-1977-1198
 ZAI-1977-119
 TT-35679

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OB-14077
OB-11879
AF-91-1379622-LT
AF-91-1379620-OB
CFG