



Address: 7500 N CHAMINADE AVE

APN: 2027005009

PIN #: 186B093 52

Tract: TR 26072

Block: None

Lot: FR LT 1

Arb: None

Zoning: A1-1

General Plan: Very Low Residential





# City of Los Angeles Department of City Planning

## 2/13/2023 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

7500 N CHAMINADE AVE  
23241 W COHASSET ST

### ZIP CODES

91304

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-8109  
CPC-7564  
CPC-2019-1742-CPU  
CPC-2009-1477-CU-ZV-ZAA-SPR  
CPC-2000-1301-CU  
CPC-19XX-22365  
CPC-1985-333-CU  
CPC-10767  
ORD-129279  
ZA-15692  
YD-10726-YV  
ENV-2019-1743-EIR  
ENV-2009-1478-MND  
ENV-2007-4955-CE  
ENV-2005-8253-ND  
EAF-2000-1302-MND  
MND-84-59-CUZ  
MND-00-1302-CUZ  
OB-14551  
OB-12395  
CFG-2000  
CFG-1500

### Address/Legal Information

PIN Number	186B093 52
Lot/Parcel Area (Calculated)	858,154.4 (sq ft)
Thomas Brothers Grid	PAGE 529 - GRID F4
Assessor Parcel No. (APN)	2027005009
Tract	TR 26072
Map Reference	M B 676-76/77
Block	None
Lot	FR LT 1
Arb (Lot Cut Reference)	None
Map Sheet	186B093

### Jurisdictional Information

Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	West Hills
Council District	CD 12 - John Lee
Census Tract #	1344.22
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	A1-1
Zoning Information (ZI)	ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Very Low 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
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes

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

AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
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	Active: Four Oaks Park (Cohassett Melba Park)

#### Assessor Information

Assessor Parcel No. (APN)	2027005009
APN Area (Co. Public Works)*	19.800 (ac)
Use Code	7200 - Institutional - School (Private) - One Story
Assessed Land Val.	\$677,033
Assessed Improvement Val.	\$21,410,173
Last Owner Change	00/00/1965
Last Sale Amount	\$0
Tax Rate Area	16
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1961
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	18,700.0 (sq ft)
Building 2	
Year Built	1963
Building Class	D6
Number of Units	8
Number of Bedrooms	16
Number of Bathrooms	8
Building Square Footage	4,292.0 (sq ft)
Building 3	
Year Built	1975
Building Class	DX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	5,500.0 (sq ft)
Building 4	
Year Built	1966
Building Class	CX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	1966
Building Class	DX
Number of Units	0
Number of Bedrooms	0

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Number of Bathrooms	0
Building Square Footage	8,734.0 (sq ft)
Rent Stabilization Ordinance (RSO)	No [APN: 2027005009]

#### Additional Information

Airport Hazard	None
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	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

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	11.9060976
Nearest Fault (Name)	Simi - Santa Rosa Fault Zone
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)	15.00000000
Rupture Top	1.00000000
Rupture Bottom	14.00000000
Dip Angle (degrees)	-60.00000000
Maximum Magnitude	7.00000000
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
Hubzone	Not Qualified
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: 2027005009]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	

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HE Replacement Required	N/A
SB 166 Units	238.7 Units, Above Moderate

**Public Safety**

Police Information

Bureau	Valley
Division / Station	Topanga
Reporting District	2133

Fire Information

Bureau	Valley
Battallion	17
District / Fire Station	106
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-2019-1742-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2009-1477-CU-ZV-ZAA-SPR
Required Action(s):	CU-CONDITIONAL USE ZV-ZONE VARIANCE ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS) SPR-SITE PLAN REVIEW
Project Descriptions(s):	CONDITIONAL USE, ZONE VARIANCES (3), ZONING ADMINISTRATOR ADJUSTMENT, SITE PLAN REVIEW, AND HAUL ROUTE. APPROXIMATELY 86,200SF WILL BE ADDED TO THE EXISTING PRIVATE HIGH SCHOOL IN THREE PHASES. APPROXIMATELY 40,900SF WILL BE REMOVED. THERE WILL NOT BE INCREASE IN STUDENT ENROLLMENT.
Case Number:	CPC-2000-1301-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF A 25,120 SQ. FT., TWO STORY CLASSROOM BUILDING WITH 59 SURFACE PARKING SPACES IN CONJUNCTION WITH THE CONTINUED USE AND MAINTENANCE OF THE EXISTING 19.80 ACRE CHAMINADE COLLEGE PREPARATORY CAMPUS.
Case Number:	CPC-19XX-22365
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1985-333-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	CONDITIONAL USE TO PERMIT THE EXPANSION OF AN EXISTING PRIVATE SCHOOL, LOCATED ON PROPERTY IN THE A1-1, GENERALLY BOUNDED BY KESWICK AV ON THE NORTH, THE TERMINI OF COVELLO ST, AND WINDOM ST ON THE EAST COHASSET ST ON THE SOUTH THE CHAMINADE AV ON THE WEST  CONDITIONAL USE TO PERMIT THE EXPANSION OF AN EXISTING PRIVATE SCHOOL, LOCATED ON PROPERTY IN THE A1-1, GENERALLY BOUNDED BY DESWICK AV ON THE NORTH, THE TERMINI OF COVELLO ST, AND WINDOM ST ON THE EAST COHASSET ST ON THE SOUTH, CHAMINADE AV ON THE WEST
Case Number:	YD-10726-YV
Required Action(s):	YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2009-1478-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE, ZONE VARIANCES (3), ZONING ADMINISTRATOR ADJUSTMENT, SITE PLAN REVIEW, AND HAUL ROUTE. APPROXIMATELY 86,200SF WILL BE ADDED TO THE EXISTING PRIVATE HIGH SCHOOL IN THREE PHASES. APPROXIMATELY 40,900SF WILL BE REMOVED. THERE WILL NOT BE INCREASE IN STUDENT ENROLLMENT.
Case Number:	ENV-2007-4955-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PLAN APPROVAL FOR 2 NEW ACCESSORY BUILDINGS (1192SF FOR STORAGE & 653 SF OFFICE) TO EXISTING PRIVATE SCHOOL.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	EAF-2000-1302-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	MND-84-59-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	MND-00-1302-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

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