



**City of Los Angeles  
Department of City Planning**

06/30/2005

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

22255 W MULHOLLAND DR  
22241 W MULHOLLAND DR

**ZIP CODES**

91364

**RECENT ACTIVITY**

TT-61553

**CASE NUMBERS**

APCSV-2005-2381-ZC-SPE  
CPC-1993-455-DRB  
ENV-2005-2301-EAF

**Address/Legal Information**

PIN Number: 165B101 132  
Area (Calculated): 197,272.0 (sq ft)  
Thomas Brothers Grid: PAGE 559 - GRID J5  
Assessor Parcel Number: 2076023019  
Tract: TR 1000  
Map Reference: M B 19-25 (SHT 25)  
Block: None  
Lot: PT 1083  
Arb (Lot Cut Reference): 7

**Jurisdictional Information**

Community Plan Area: Canoga Park - Winnetka -  
Woodland Hills - West Hills  
South Valley  
Area Planning Commission: Woodland Hills - Warner Center  
Neighborhood Council: CD 3 - Dennis P. Zine  
Council District: 1374.01  
Census Tract #: Van Nuys  
LADBS District Offices:

**Planning and Zoning Information**

Special Notes: None  
Zoning: R1-1  
Zoning Information (ZI): ZI-1224 Mulholland Scenic  
Parkway (Inner Corridor)  
ZI-1224 Mulholland Scenic  
Parkway (Outer Corridor)  
General Plan Land Use: Low Residential  
Specific Plan Area: Mulholland Scenic Parkway (Inner  
Corridor)  
Mulholland Scenic Parkway (Outer  
Corridor)  
Special Land Use / Zoning: None  
Design Review Board: Yes  
Historic Preservation Overlay Zone: None  
Historical Cultural Monument: None  
POD - Pedestrian Oriented Districts: None  
CDO - Community Design Overlay: None  
Streetscape: No  
Sign District: No  
Adaptive Reuse Incentive Area: None  
35% Density Bonus: Not Eligible  
CRA - Community Redevelopment Agency: None  
Central City Parking: No  
Downtown Parking: No  
Building Line: None  
500 Ft School Zone: No

**Additional Information**

Airport Hazard: None  
Coastal Zone: None  
Farmland: Urban and Built-up Land  
Fire Buffer Zone: No  
Mountain Fire District: Yes  
Proposed VHFHSZ: Yes  
Fire District No. 1: No  
Fire District No. 2: No  
Flood Zone: None  
Hazardous Waste / Border Zone Properties: No  
Methane Hazard Site: None

High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	9.55721 (km)
Landslide:	No
Liquefaction:	Yes

**Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

**Assessor Information**

Assessor Parcel Number:	2076023019
Parcel Area (Approximate):	265,280.4 (sq ft)
Use Code:	0100 - Single Residence
Building Class:	D65B
Assessed Land Val.:	\$107,633
Assessed Improvement Val.:	\$53,652
Year Built:	1938
Last Owner Change:	12/09/02
Last Sale Amount:	\$0
Number of Units:	1
Number of Bedrooms:	3
Number of Bathrooms:	2
Building Square Footage:	1,402.0 (sq ft)
Tax Rate Area:	37
Deed Reference No.:	2998484

## CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

**Case Number:** TT-61553  
**Required Action(s):** Data Not Available  
**Project Description(s):** A TENTATIVE TRACT MAP AND ZONE CHANGE.

**Case Number:** APCSV-2005-2381-ZC-SPE  
**Required Action(s):** SPE-SPECIFIC PLAN EXCEPTION  
ZC-ZONE CHANGE  
**Project Description(s):** ZONE CHANGE R1 TO RD6; SPECIFIC PLAN EXCEPTION FOR ENCROACHMENT INTO PROTECTED VIEWSHEW OF MULHOLLAND SPECIFIC PLAN.

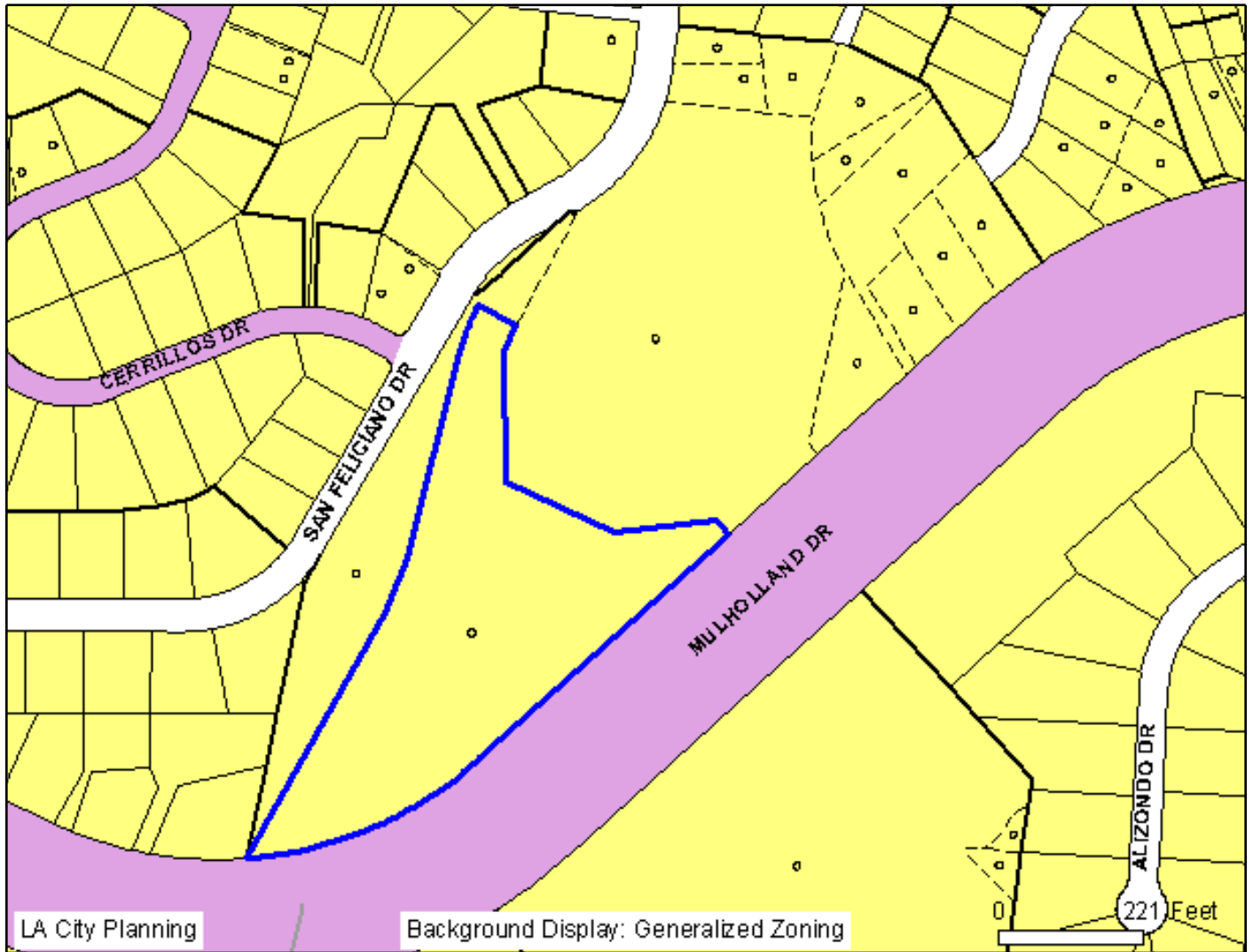
**Case Number:** CPC-1993-455-DRB  
**Required Action(s):** DRB-DESIGN REVIEW BOARD  
**Project Description(s):** MULHOLLAND DRIVE FROM 380 FT. EAST OF MULHOLLAND HIGHWAY TO 980 FEET WEST OF SANFELICIANO DRIVE, FAUM-L386 (001), W.O. EXX71239 - EXEMPTION FROM MULHOLLAND SCENIC CORRIDOR SPECIFIC PLAN.

**Case Number:** ENV-2005-2301-EAF  
**Required Action(s):** EAF-ENVIRONMENTAL ASSESSMENT  
**Project Description(s):** A TENTATIVE TRACT MAP AND ZONE CHANGE.










# ZIMAS INTERNET

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## Generalized Zoning

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC
-  CM, MR, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE

## Property Information

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APN:	2076023019
Tract:	TR 1000
Block:	None
Lot:	PT 1083
Arb:	7
PIN #:	165B101 132
Zoning:	R1-1
General Plan:	Low Residential

