

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-2127-HCM
ENV-2017-2128-CE

HEARING DATE: June 15, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 7806 North Jason Avenue
Council District: 12 – Englander
Community Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills
Area Planning Commission: South Valley
Neighborhood Council: West Hills
Legal Description: Tract TR 28837, Lot 13

PROJECT: Historic-Cultural Monument Application for the
SCHAEFER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNERS/APPLICANTS: Mark and Emilia Neudorff, Trustees, Neudorff Family Trust
7806 Jason Avenue
West Hills, CA 91304

PREPARER: Charles J. Fisher
140 South Avenue 57
Highland Park, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The 1952 Schaefer House is a one-story, Traditional Ranch-style single-family residence located at 7806 North Jason Avenue, in a cul-de-sac off Ingomar Street, between Bobbyboyar Avenue and Sadring Avenue in West Hills. The basic structure of the residence was designed by structural engineer John B. Ferguson for Fred Schaefer, who, as a carpenter, designed and constructed the detailing. Fred Schaefer and his wife Esther Mary lived at the residence until they retired to Sonoma, California in 1963. Originally constructed on a five-acre parcel with a residential structure with attached garage, barn, swimming pool, and pool house, the subject property was subdivided into an approximately two-thirds of an acre lot in 1964 and the barn was demolished.

Ranch houses were built in the 1930s and 1940s but proliferated after World War II, when they became the preferred choice for residential design in many cities and suburbs across the nation, including Los Angeles. The end of World War II created a demand for housing never before seen in previous decades and the location of Ranch houses in the suburbs provided a much-welcomed change from the congested and polluted urban environments in which many Americans lived prior to the war. While tract houses accounted for many of the dwellings that were constructed in postwar Ranch house neighborhoods, some of these neighborhoods were instead developed with customized Ranch houses, such as the Schaefer House, which were marketed to upper-middle income households. Instead of selecting from one of several predetermined house plans and décor packages, individual buyers could design a Ranch house of their choosing, so long as its design was compatible with the overarching vision for the subdivision or neighborhood in which it was located. These customized Ranch houses are similar to tract houses in that they were constructed on a large scale and comprised a larger residential development; however, these customized dwellings were larger in size, exhibited a higher degree of articulation, occupied considerably larger lots, and were deeply set back from the street. The design of Traditional Ranch houses draws heavily upon the architecture of the nineteenth century working ranches and is often described as the “quintessential Ranch house.” The Traditional Ranch style was immensely popular and is distinguished by its rusticated aesthetic and incorporation of ornament that pays homage to the Ranch house’s vernacular antecedents.

The subject property has an asymmetrical layout with a slightly concave primary façade and two wings to the rear. It retains many of its original characteristic elements that include a low-pitched hipped and gabled roof, board and batten siding, a flagstone bulkhead, long covered front and rear porches, multi-lite casement and fixed windows, exposed rafters, two brick chimneys, and a gabled dormer. The primary facade features sea shells set into the flagstone bulkhead and porch supports, a mission sculpture inlaid into the flagstone door surround, and a built-in seat and window with wagon wheel detailing. On the interior, there are un-painted exposed wood rafters and ceiling beams, built-ins, knotty pine kitchen cabinets, two large brick fireplaces, hardwood floors with flagstone at the entry, brick-covered walls, and vertical paneled doors. The landscaping includes mature trees, a number of drought-tolerant plants, roses, manicured shrubs, a built-in wishing well in the rear yard, and a dry creek in the front yard.

The interior and exterior of the residential structure appear to be highly intact. Limited alterations include the replacement of the original shake shingle roof in 1995.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Schaefer House			First Owner/Tenant	
Street Address: 7806 Jason Avenue		Zip: 91304	Council District: 12	
Range of Addresses on Property: 7806-14 & 7815 Jason Avenue			Community Name: North Hills	
Assessor Parcel Number: 2020-023-035	Tract: Tract No. 28837		Block: N/A	Lot: 13 & ptn 11 & 12
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object	<input type="radio"/> Site/ Open Space
				<input type="radio"/> Natural Feature

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1952	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: None
Architect/Designer: John B. Ferguson (engineer)			Contractor: Owner
Original Use: Single family residence			Present Use: Single family residence
Is the Proposed Monument on its Original Site?: <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown			If "No," where?:

3. STYLE & MATERIALS

Architectural Style: Ranch, Traditional		Stories: 1	Plan Shape: Irregular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Frame	Type: Frame	
	Cladding Material: Wood vertical & horizontal boards	Cladding Material: Flagstone	
ROOF	Type: Hipped with several gables	Type:	
	Material: Tile shingles (formerly wood shake)	Material:	
WINDOWS	Type: Casement	Type: Fixed	
	Material: wood or steel	Material: wood or steel	
ENTRY	Style: Centered	Style:	
	Material: Wood	Material:	

4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state or community
<input type="checkbox"/>	Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
<input type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1.	1964	Land resubdivided into current tract and barn was cut out of parcel.
2.	1995	Original shake shingle roof replaced with "Sierra Tile" to meet Los Angeles City requirements.
3.		
4.		
5.		
6.		
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

<input type="checkbox"/>	Listed in the National Register of Historic Places
<input type="checkbox"/>	Listed in the California Register of Historical Resources
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers
<input type="checkbox"/>	Located in a Historic Preservation Overlay Zone (HPOZ)
<input type="radio"/>	Contributing feature
<input type="radio"/>	Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by a historic resources survey(s)
Survey Name(s):	
Other historical or cultural resource designation(s):	

7. WRITTEN STATEMENTS

This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.

A. Proposed Monument Description – Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance – Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



8. CONTACT INFORMATION

Applicant

Name: Mark and Emilia Neudorff	Company:	
Street Address: 7806 Jason Avenue	City: North Hills	State: CA
Zip: 91304-4434	Phone Number: 818-324-7164	Email: ENeudorff@soccerone.com

Property Owner

Is the owner in support of the nomination? ☒ Yes ☐ No ☐ Unknown

Name: Mark and Emilia Neudorff Trustees	Company: Neudorff Family Trust	
Street Address: 7806 Jason Avenue	City: North Hills	State: CA
Zip: 91304-4434	Phone Number: 818-324-7164	Email: ENeudorff@soccerone.com

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher	Company:	
Street Address: 140 S. Avenue 57	City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher

Name:

01-06-17

Date:

Charles J.
Fisher

Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou,
email=arroyoseco@hotmail.com, c=US
Date: 2014.06.06 11:09:19 -07'00'

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



10. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Nomination Form | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 7. <input checked="" type="checkbox"/> Contemporary Photos |
| 3. <input checked="" type="checkbox"/> Bibliography | 8. <input type="checkbox"/> Historical Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents | |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213.978.1200
Website: preservation.lacity.org

Schaefer House

Architectural Description

This large Ranch Style home was originally constructed on a 5 acre parcel, the buildings consisted of a barn, residence/garage, swimming pool and pool house constructed between 1950 and 1955. The property was resubdivided into a an approximately two-thirds acre lot in 1964 and the barn was cut out of the parcel and demolished. The remaining structures are described as follows:

Main house and attached garage is built in a traditional ranch style plan using an asymmetrical design with a slightly concave facade and two wings to the rear. Major character defining features include a low pitched hipped and gabled roof, wide vertical horizontal siding a colorful flagstone bulkhead, long covered front and rear porches, covered carport connecting house and garage, with rear entry to garage, two chimneys (main rectangular one in widening brick, the second being a circular flared brick design at the rear), two paired porch supports on flagstone covered bases and a triangular gabled dormer in a low sloped roof to the left of the front porch. A second low roof is to the right on the garage section of the house, with no dormer. The original wood shake roof has been redone with metal shingles designed to look like the wood shake.

Architectural details include sea shells (including abalone) set into the flagstone bulkhead and porch column bases and a representation of a California mission set into the flagstone that flanks the wide heavy wooden front door, which has a eight light window near the top, flagstone walkways and porch flooring, a seat set in the bulkhead to the right of the front door with a wagon wheel made into the arm on its right, a wagon wheel window facing frontward in the garage, multi-light wood or steel casement windows and a wishing well in the brick covered rear patio.

Interior features include hardwood floors with flagstone at the entry, exposed wood beams and planks (with knots) in the living room and dining room ceilings, hanging lamp style lighting fixtures on chains, a built in wooden wet bar, some brick covered walls, large brick fireplaces in the living room and family room, a smaller roundish brick fireplace in the dining area, vertical knotty pine wall coverings in several rooms including kitchen cabinets, box beam ceilings and vertical paneled doors. The family room fireplace is set in an entirely rock and flagstone wall, with accents of shells, abalone, horseshoes, deer antlers and a whale

bone arching over a small shelf. It also has 2 huge square wooden pillars framing that wall and the fireplace. A wagon wheel is set into another stone wall.

Exterior features include a bent shaped swimming pool a wooden pool house, a large brick patio and barbeque and a play house.

The well landscaped grounds include mature trees, including pine, sycamore and various fruit trees, a number of drought tolerant plants, roses and manicured shrubs. The backyard has one large area that still has a lawn with the fruit trees anchoring it, but the area under the large pine tree is also drought-friendly with DG and bark, landscaped with shrubs and roses. Another interesting feature is a dry creek in the front yard.

Schaefer House

7806 Jason Avenue

Significance Statement

The main residence for this large lot was built in 1952 by Fred Schaefer in what was then the West 440 feet Lot 31 of Tract No. 2500. The house was preceded by a redwood barn that was built by Schaefer to the North of it on the West 440 feet of the South 165 feet of Lot 30, which was the other part of the original 5 acre property. Schaefer followed up the house with a swimming pool and pool house in 1955.

Frederick Charles Schaefer was born in Oak Park, Illinois on May 16, 1911 and listed himself as a carpenter in the census and Los Angeles City directories. He grew up on a ranch that his German-born parents, Otto and Elisa, owned in the San Fernando Valley. He married Esther Mary Hayden in Yuma Arizona on November 11, 1934 and the couple moved to Alaska and were living in Juneau and then Jean, Alaska. By 1940, they were living in the Garvanza area of Los Angeles, staying there for the decade before the house was built. In 1940, he was listed as building water towers.

Not much more has been confirmed about Fred Schaefer, but it is obvious that he intended his house to be his ultimate work of the carpenter's art. He bought the original 5 acres on August 4, 1950 and took out a permit for the barn on December 14th of that year, while still living in Garvanza. By the time he began the house they had moved to a rented house on Haynes Street in Van Nuys. He hired structural engineer John B. Ferguson to design the basic structure of the house, but the detailing was clearly Schaefer's own work. The stone use of sea shells in the stone bulkhead and column supports for the porch has led some to speculate that he was a sailor, but no evidence has been found to support that hypothesis. The choice as well as the arrangement of the various woods demonstrates his sheer ability as a master carpenter.

After moving into their new home, which cost over \$30,000.00 to build (a large amount in 1952), the Schaefer's contracted with engineer Henry A. Ross and the contracting firm of Morino and Testa to build a custom swimming pool. Schaefer built a small pool house to hold dressing rooms and to contain the equipment for the pool. He also may have constructed the brick pool deck himself.

The Schaefer's lived in the home until they were presented with an offer they couldn't refuse and retired to Sonoma, California, where he passed away on March

28, 1975, at the age of 64. On July 5, 1963, they deeded the property to "Royal Western Estates", which was a partnership between the Norris Corporation, a real estate developer and Philip and Jacqueline Rudnick. The two parties then carved out the house and pool into a separate parcel from the remaining land. The barn was left in the larger parcel and was removed. No permit was found for the demolition. The land was subdivided into Tract No. 28837, known as Royal Western Estates. The land that the Rudnicks owned was transformed into lot 13 of the new tract and the address was changed from 23311 Stagg Street to 7806 Jason Avenue, which was created into a cul-de-sac to the Southwest of the land. Two small adjustments were made to conform the lot with the original deeded parcel by taking a tiny strip of land, less than 0.14 feet in width from the Northwest line of Lot 11 and a 0.08 foot wide by 47.35 foot strip (with a tiny triangular Northern end) from the South end of Lot 12 to create the present configuration of the property.

Philip Rudnick was a lawyer and on June 21, 1972 he and his wife sold the house and moved to Bakersfield after selling the property Bruce F. and Katheryn L. Sales, who lived there for 6 years, until October 20, 1978, when they deeded it to Edwin Thomas Schenck III and his wife, Carolyn G. (Ireland), due to a pending divorce. The Schenck's sold the property to Steven E. and Jo E. Davidson. Six years later, on June August 24, 1982, the Davidson's deeded their home to Mark and Emilia Neudorff (the current owners) and moved to Post Falls, Idaho.

All of the home's owners have striven to protect the unique qualities of the home that Fred Schaefer built. The house is a completely unique version of the Traditional Ranch House design that swept California after World War II.

First built in the 1920s, the ranch style was extremely popular with the booming post-war middle class of the 1940s to 1970s. The style is often associated with tract housing built at this time, particularly in the western United States, which experienced a population explosion during this period, with a corresponding demand for housing. The style was exported to other nations. Their popularity waned in the late 20th century as neo-eclectic house styles, a return to using historical and traditional decoration, became popular.

Preservationist movements have begun in some ranch house neighborhoods, as well as renewed interest in the style from a younger generation who did not grow up in ranch-style houses. This renewed interest in the style has been compared to that which other house styles such as the bungalow and Queen Anne experienced in the 20th century, initial dominance of the market, replacement as the desired housing style, decay and lack of interest coupled with many teardowns, then renewed interest and gentrification of the surviving houses.

The Traditional Ranch House style has its roots in North American Spanish colonial architecture of the 17th to 19th century. These buildings used single story floor plans and native materials in a simple style to meet the needs of their inhabitants. Walls were often built of adobe brick and covered with plaster, or more simply used board and batten wood siding. Roofs were low and simple, and usually had wide eaves to help shade the windows from the Southwestern heat. Buildings often had interior courtyards which were surrounded by a U shaped floor plan. Large front porches were also common. These low slung, thick-walled, rustic working ranches were common in the Southwestern states.

By the 1950s, the California or Traditional Ranch House, were often called simply the ranch house or "rambler house", and accounted for nine out of every ten new houses. The seemingly endless ability of the style to accommodate the individual needs of the owner/occupant, combined with the very modern inclusion of the latest in building developments and simplicity of the design, satisfied the needs of the time. Ranch houses were built throughout America and were often given regional facelifts to suit regional tastes. Custom designs for some of these homes produced individual houses that were the epitome of their style. The subject house is particularly distinctive due to its unique design and use of materials as well as its sheer quality of construction.

It was also built toward the end of the small ranch period of San Fernando Valley history, which began in the period just before World War I and flourished until after the end of the Second World War. It hit its zenith during the 1930s when many of the Hollywood stars built large houses on ranches as getaways from the main city.

As the Valley grew in the Post War period, these ranches were sold for development, often, but not always, incorporating the original ranch house into the new tract. The value of the Schaefer House was such that it was one to remain after the new tract came in.

The Schaefer house clearly meets the requirements as an elaborate representative specimen of the Traditional Ranch House. It also reflects the broad cultural, economic and social history of the San Fernando Valley as a reminder of the development patterns that help to create the Valley as it is seen today.

Schaefer House

Bibliography

Books:

Hess, Alan.....The Ranch House.....©2004, Harry N Abrams, Inc.
McAlester, Virginia and Lee....A Field Guide to American Houses.....©1990, Alfred A. Knopf
Roderick, Kevin...The San Fernando Valley-America's Suburb....©2001, Los Angeles Times Books

Additional Data Sources:

Los Angeles County Assessors Records

Los Angeles City Building Permits

Los Angeles County Subdivision Maps

United States Census Records

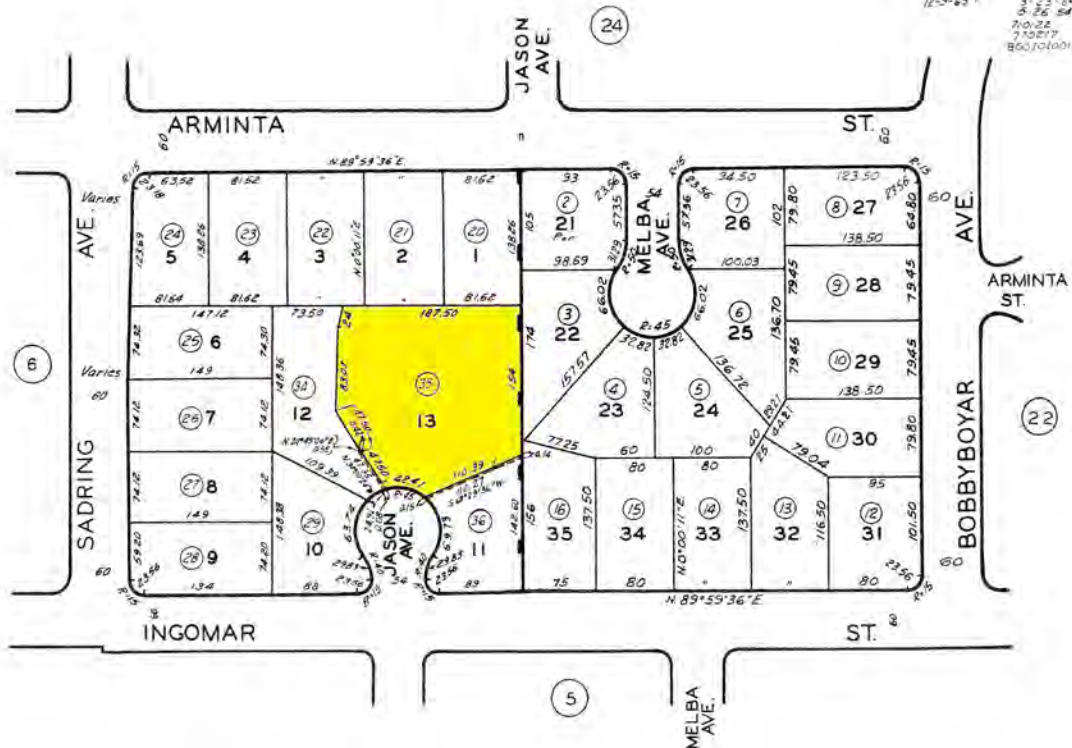
Sanborn Maps

Social Security Death Index

California Death Index.







TRACT NO. 28837
M. B. 723 - 12 - 13

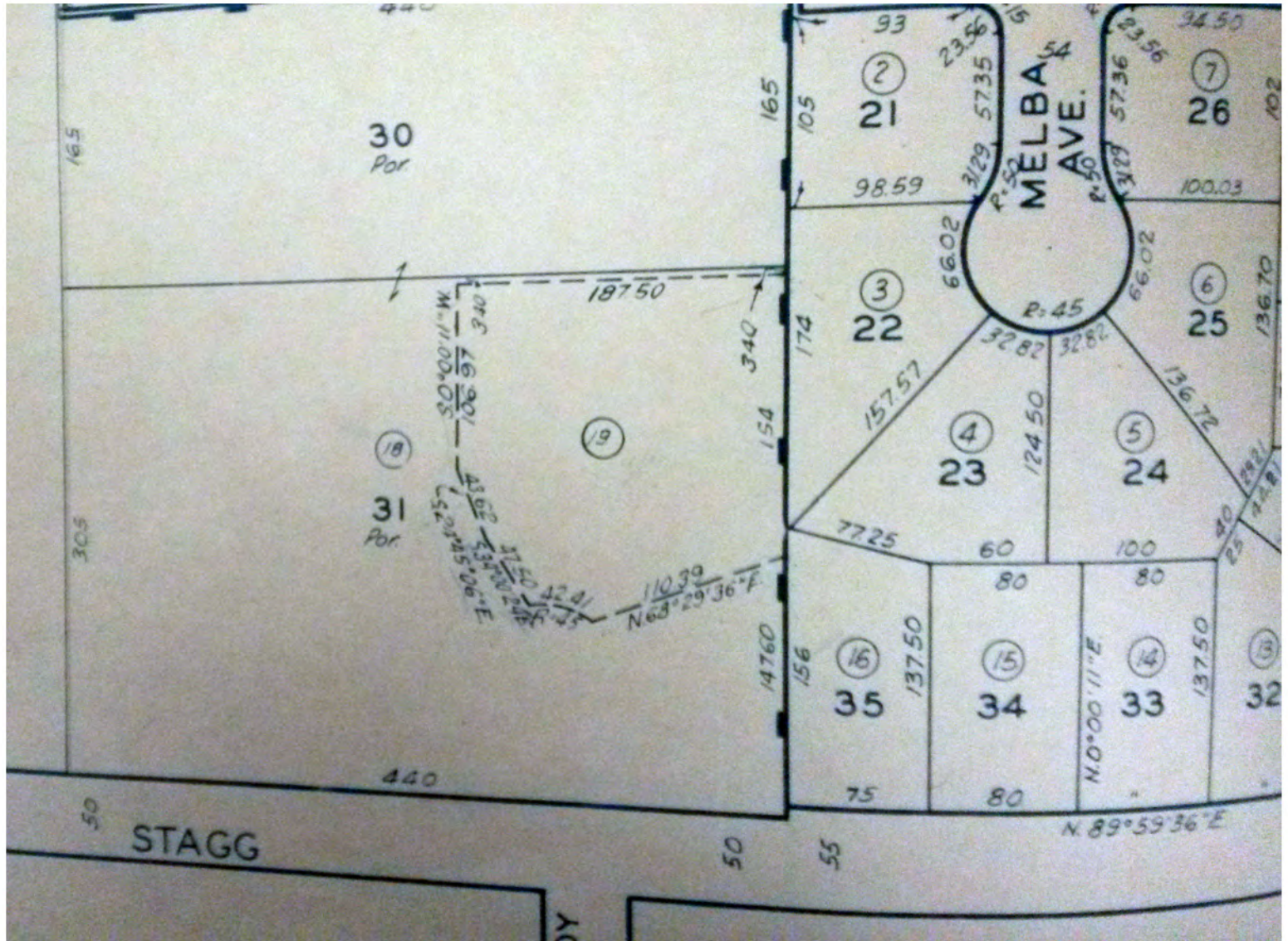
TRACT NO. 18986
M. B. 694 - 83 - 84

CODE
16

FOR PREV. ASSM'T. SEE:
2020-23

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

2-13-65
12-2-65
KEY: 11-30-65
3-23-66
5-26-66
7-0-66
7-10-67
8-0-10-68



1963-64 Los Angeles County Assessor's Map
showing property as divided between Royal Western
Estates and Philip and Jacqueline Rudnick
just before filing of Tract No. 28837.

Note: The Ancestry.com website will undergo scheduled maintenance on Friday, 24 October, from approximately 01:00 a.m. to 05:00 a.m. (EDT). During that time, some portions of the site may be unavailable. Thank you for your patience.

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Charles Fisher ▾

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Tree pages ▾

Owner: mberner1234

find a person in this tree ▾

Owner: mberner1234



Fred Charles Schaefer

Birth 16 May 1911 in Oak Park, Illinois

Death 28 Mar 1975 in Sonoma, California

[View his family tree](#) [View family members](#) [Print ▾](#) [More ▾](#)[Overview](#)[Facts and Sources](#)[Media Gallery](#)[Comments](#)[Member Connect](#)

Media Gallery

No photos, stories, audio or video have been added yet.

Timeline

1911	Birth	2 Sources ▾
16 May	Oak Park, Illinois	
1934	Marriage to Esther Mary Hayden	1 Source ▾
11 Nov	Yuma, Arizona	
Age: 23		
1975	Death	1 Source ▾
28 Mar	Sonoma, California	
Age: 63		
SSN issued		1 Source ▾
California		

[View Details](#)

Comments

[+ Add Comment](#)

No comments have been added yet.

Family Members

Parents

**Otto Carl Schaefer**

1874 – 1948

**Lizzie Grosse**

1879 – 1954

[Show siblings ▾](#)

Spouse & Children ▾

**Esther Mary Hayden**

1913 – 2000

**Private**[View Family Group Sheet](#)

Source Information

**California, Death Index, 1940-1997**

1 citation provides evidence for Name, Birth, Death, Gender

**OneWorldTree**

1 citation provides evidence for Name, Birth, Death, Gender, Marriage

**U.S., Social Security Death Index, 1935-2014**

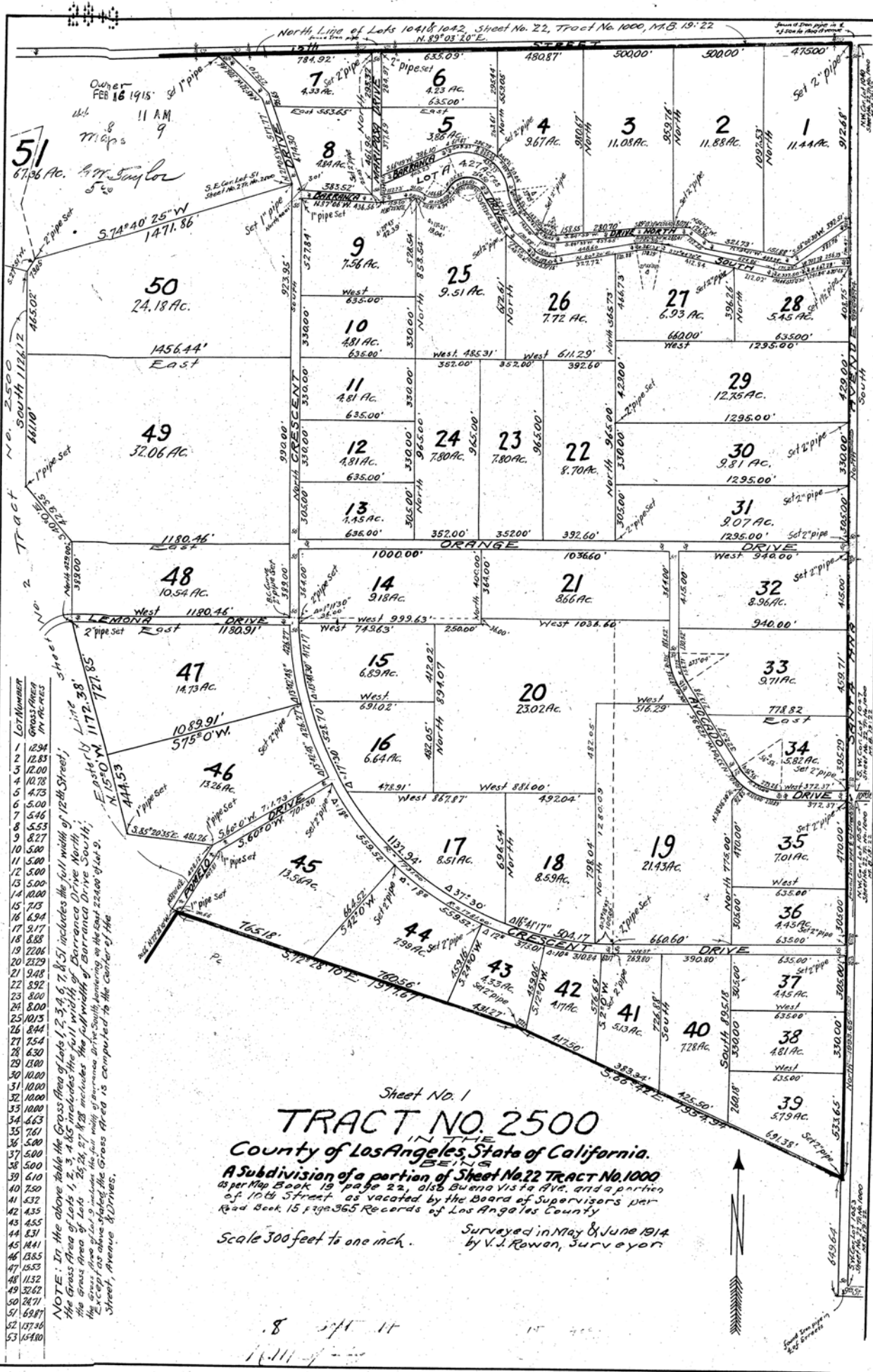
1 citation provides evidence for Name, Death, Birth, Social Security Number, Custom Event

[View All Sources](#)

Web Links

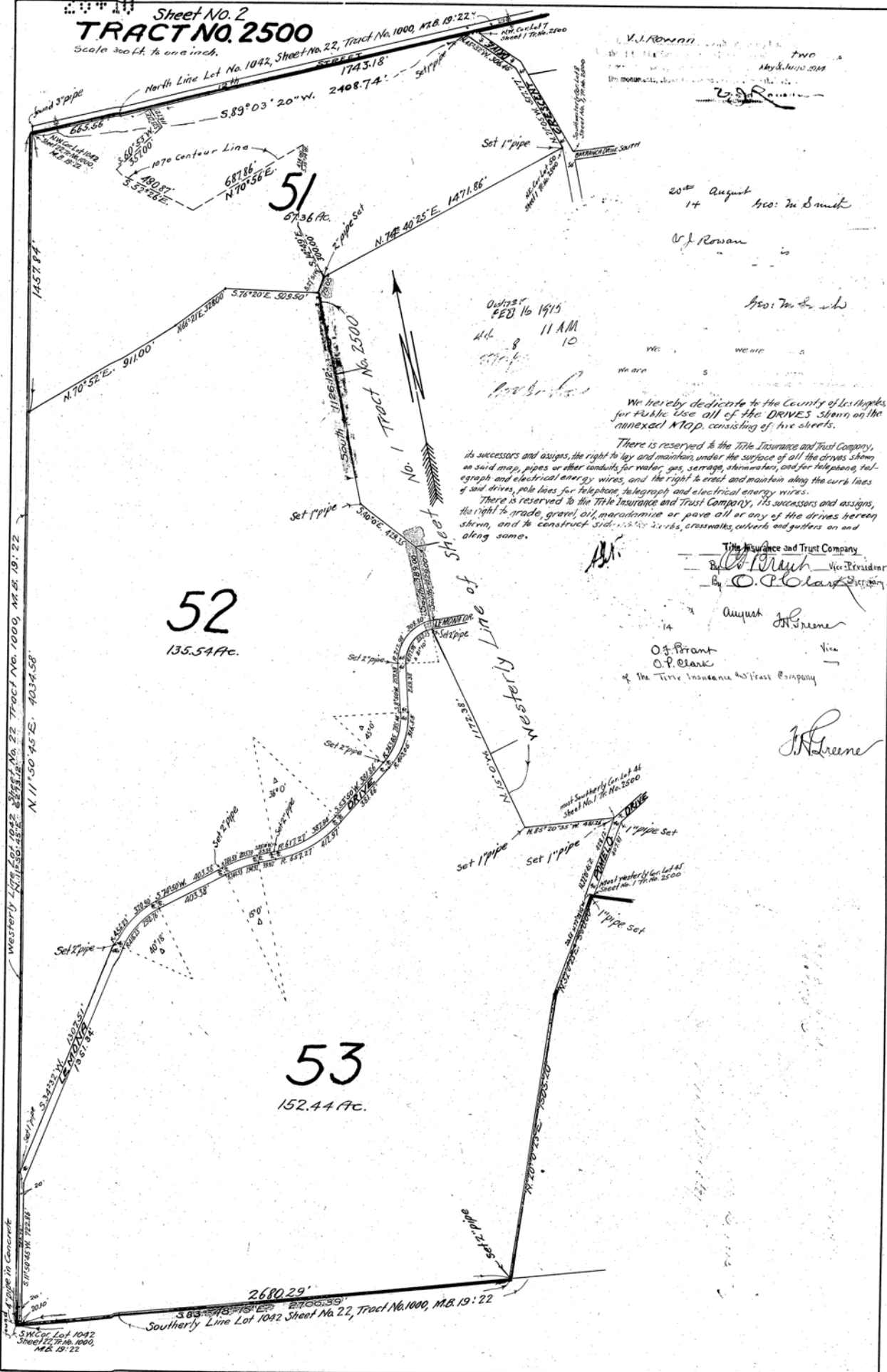
There are no weblinks available for this person.

Search The Web For **Fred Charles Schaefer**



Sheet No. 2
TRACT NO. 2500

Scale 300 ft. to one inch.



V.J. Rowan
two
Aug 8, 1915
1700

20th August
14
Geo: M. Smith

V.J. Rowan

Outlets
FEB 16 1915
11 AM
A.L. 8
10

Geo: M. Smith

We hereby dedicate to the County of Los Angeles for Public Use all of the DRIVES shown on the annexed Map, consisting of five streets.

There is reserved to the Title Insurance and Trust Company, its successors and assigns, the right to lay and maintain, under the surface of all the drives shown, as said map, pipes or other conduits for water, gas, sewerage, stormwater, and for telephone, telegraph and electrical energy wires, and the right to erect and maintain along the curb lines of said drives, pole lines for telephone, telegraph and electrical energy wires.
There is reserved to the Title Insurance and Trust Company, its successors and assigns, the right to grade, gravel, oil, macadamize or pave all or any of the drives herein shown, and to construct sidewalks, curbs, crosswalks, culverts and gutters on and along same.

Title Insurance and Trust Company
By O.P. Clark Vice-President
By O.P. Clark Secretary

August 14
J.H. Greene

O.P. Clark
Vice-President
of the Title Insurance and Trust Company

J.H. Greene

I HEREBY CERTIFY that, according to the records of the Office of the Bureau of Assessments of the Department of Public Works and the Treasurer of the City of Los Angeles, none of the lines of lot or parcels of the subdivision shown on the attached subdivision map will divide any land subject to any special assessment or bond representing a financial assessment which may be paid in full, except as follows: None

The amount necessary for the payment in full of such assessment and/or bond at this time is \$ None

Date: _____ ROBERT C. MATTI, Officer of the
Bureau of Assessments
By Carl M. Morrison
Treasurer of the
City of Los Angeles
By _____

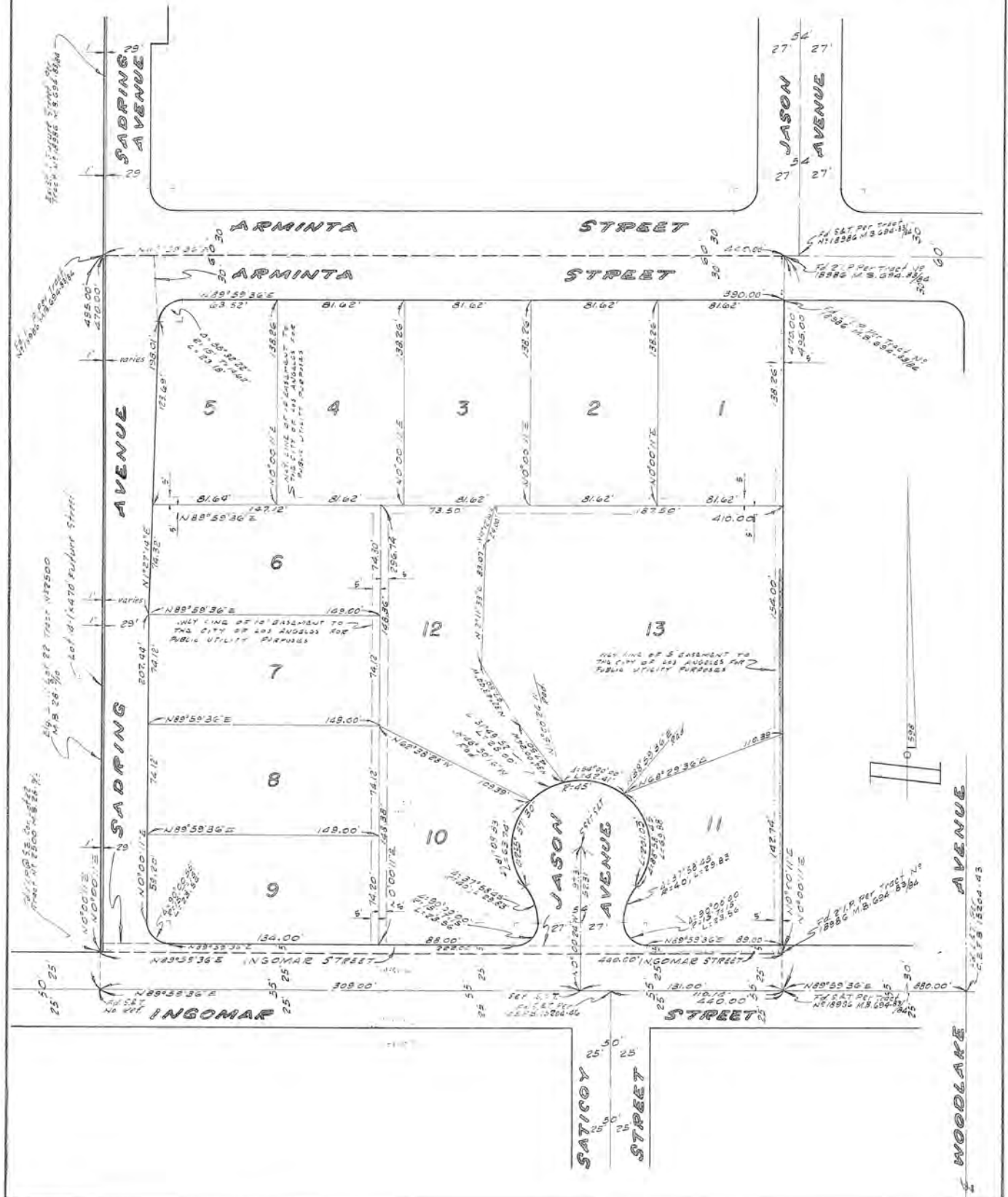
15

SHEET 2 OF 2 SHEETS

PG. 2

APR. 7 1964
5 45-41
123
13

2. *Flow*



Building Permit History
7806 Jason Avenue
North Hills

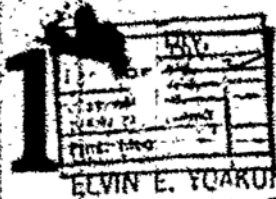
- December 14, 1950: Building Permit No. VN29656 to construct a 1-story 20' X 60' 1-room redwood frame storage barn at 23311 Stagg Street on the W 440 Ft of the S½ of Lot 30 and the W 440 Ft of Lot 31 of Tract No. 2500.
Owner: Fred Schaefer
Architect: None
Engineer: None
Contractor: Owner
Cost: \$1,800.00
- April 21, 1952: Building Permit No. VN25485 to construct a 1-story 140' X 74' 7-room frame and stucco dwelling and attached private garage at 23311 Stagg Street on the W 440 Ft of the S½ of Lot 30 and the W 440 Ft of Lot 31 of Tract No. 2500.
Owner: Fred Schaefer
Architect: None
Engineer: John B. Ferguson
Contractor: Owner
Cost: \$30,000.00
- March 3, 1954: Building Permit No. VN74092 to complete home started on Permit 1952VN25485.
Owner: Fred Schaefer
Architect: None
Engineer: None
Contractor: Owner
Cost: \$500.00
- June 9, 1955: Building Permit No. VN02232 to construct a 1-story 8' X 16' frame filter & dressing room pool house at 23311 Stagg Street on the W 440 Ft of the S½ of Lot 30 and the W 440 Ft of Lot 31 of Tract No. 2500.
Owner: Fred Schaeffer
Architect: None
Engineer: None
Contractor: Owner
Cost: \$150.00

April 14, 1955: Building Permit No. VN98573 to construct a 20' X 44' private swimming pool at 23311 Stagg Street on the W 440 Ft of the S½ of Lot 30 and the W 440 Ft of Lot 31 of Tract No. 2500.
Owner: F. Schaeffer
Architect: None
Engineer: Henry A. Ross
Contractor: Morino & Testa
Cost: \$3,200.00

December 2, 1964: Building Permit No. VN67577 for change of legal, address and plot plan. {7806 Jason Avenue, Lot 13, Tract No. 28837, Royal Western Estates}
Architect: None
Engineer: None
Contractor: Royal Western Estates
Cost: \$600.00

December 6, 1994: Building Permit No. WV20833 to construct a 6' high 150' long concrete fence, per std #519, along Western property line.
Owner: Mark Neudorff
Architect: None
Engineer: Bo Backlund
Contractor: B. R. Sheldon Construction
Cost: \$5,700.00

November 14, 1995: Building Permit No. VN92513 to tear off existing roof & re-roof with Sierra Tile class "A" RR # 24817 (85 squares). Smoke detector required..
Owner: M. Neudorff
Architect: None
Engineer: None
Contractor: Bopa Roofing
Cost: \$18,000.00



APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Part of Lot 30 931 (W 440' of E 1/2 of W 440' of S 1/2 of E 1/2 of 3)

Tract No 2500

Location of Building 23311 Stagg St
(House Number and Street)

Approved by
City Engineer

Between what cross streets? Woodlake & Colson

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Storage (Barn) Families Rooms
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner Fred Schaefer Phone CL-7-7064
(Print Name)

3. Owner's Address 311 San Pascual Ave P. O. Los Angeles - 42

4. Certified Architect State License No. Phone

5. Licensed Engineer State License No. Phone

6. Contractor OWNER State License No. Phone

7. Contractor's Address

8. VALUATION OF PROPOSED WORK 1800.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire apparatus, electrical wiring and elevators, equipment therein or thereon)

9. State how many buildings NOW on lot and give use of each. none
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 20' x 60' No. Stories 1 Height to highest point 12' Size lot 440' x 470'

11. Material Exterior Walls Redwood Type of Roofing Comp Shingles

For Accessory Buildings and similar structures (a) Footing: Width 1' Depth in Ground 1' Width of Wall 6"

(b) Size of Studs 2" x 4" Material of Floor concrete

(c) Size of Floor Joists 2" x 4" Size of Rafters 2" x 4"

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

DISTRICT OFFICE VAN NUYS

Sign here Fred Schaefer
(Owner or Authorized Agent)

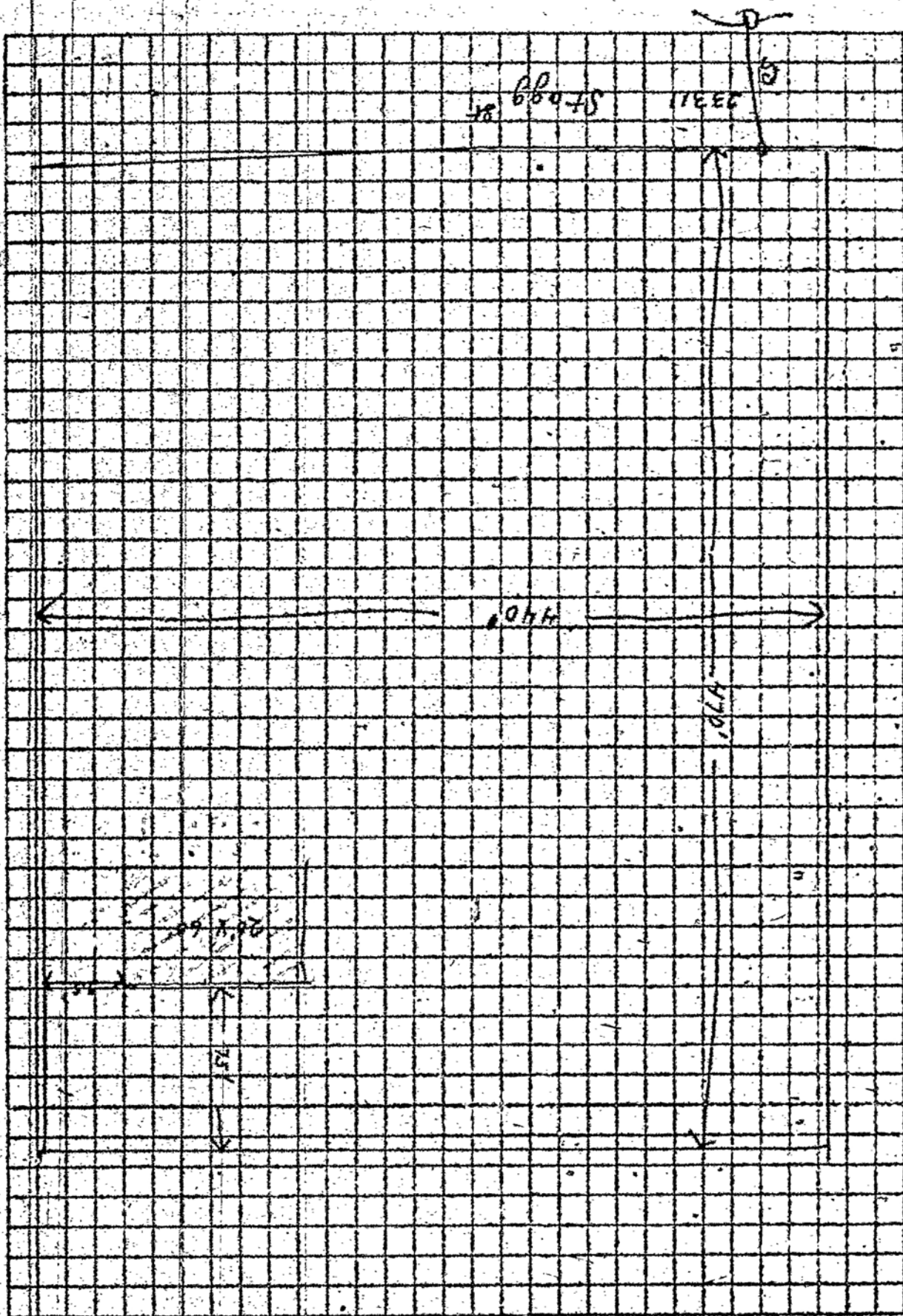
By

FOR DEPARTMENT USE ONLY					
PLAN CHECKING					
Valuation \$ <u>1800.00</u>	Investigation Fee \$ <u>800.00</u>		Bldg. Permit Fee \$ <u>800.00</u>		
Fee \$ <u>3.00</u>	Total				
TYPE <u>H</u>	Maximum No. Occupants <u> </u>	Inside Lot <u> </u>	Key Lot <u> </u>	Lot Size <u>440' x 470'</u>	Clear <u> </u>
GROUP <u>G-1</u>	Plans and Specifications checked <u>Ed Brown</u>	Corner Lot <u> </u>	Corner Lot Keyed <u> </u>	Fire District <u> </u>	Pl. rear alley <u> </u>
For Plans See <u> </u>	Correction <u>Alison</u>	Diag. Line <u> </u>	Street Widening <u> </u>	Appreciation checked and approved <u> </u>	Pl. side alley <u> </u>
Filed with <u> </u>	Plans, Specifications and Approvals rechecked and approved <u>Alison</u>	Continuous Inspection <u> </u>	APRINKLER specified required Value <u> </u>	Inspector <u> </u>	Curve <u> </u>

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	SEP 22 50		LA10825		
Supplemental Plan Checking					
Building Permit			LA29656		

70027 H.J.E. SEP-22 1950



1

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. West 440' of lot 31 and West 440' of the South
one half of lot 30.
Tract 62500

Location of Building 23311 Stagg St Approved by
City Engineer
(Give Number and Street)

Between what cross streets? Woodlake Ave and Cohasset St. Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Dwelling & AH GARAGE Families 1 Rooms 7
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner Fred Schaefer Phone St 5-4931
(Print Name)
3. Owner's Address 14211 Haymes St P. O. Van Nuys, Calif
4. Certificated Architect none State License No. Phone
5. Licensed Engineer John B. Ferguson State License No. 6410 Phone
6. Contractor none State License No. Phone
7. Contractor's Address none

8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) \$30,000.00

9. State how many buildings NOW on lot and give use of each one storage & shop (Wally)
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 14' x 24' x 12' No. Stories 1 Height to highest point 17' Size lot 40' x 50'

11. Material Exterior Walls Stucco & brick relieved Type of Roofing Shale

For Accessory Buildings and similar structures }
(a) Footing: Width 12" Depth in Ground 12" Width of Wall 6"
(b) Size of Studs 2" x 4" Material of Floor Wood
(c) Size of Floor Joists 2" x 6" Size of Rafters 2" x 4' x 6"

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Affidavit to file filed, Recorder
No 2817 of Jan 29, 1952

DISTRICT
OFFICE

Sign here (Mrs) Fred Schaefer
(Owner or Authorized Agent)

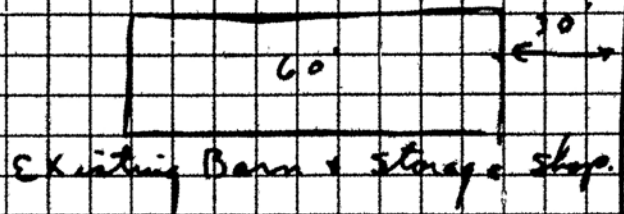
By _____

FOR DEPARTMENT USE ONLY							
PLAN CHECKING				Investigation Fee \$			
Valuation \$ <u>30,000</u>		Fee \$ <u>10.00</u>		Bldg. Permit Fee \$		Total \$ <u>83.00</u>	
TYPE <u>IL</u>	Maximum No. Occupants <u>1</u>	Inside Lot	Key Lot	Lot Size <u>180' x 90'</u>	1/4 Ft. rear alley	Clerk	
GROUP <u>R</u>	Plans and Specifications checked	Corner Lot	Corner Lot Keyed	Fire District	1/4 Ft. side alley	Clerk	
For Plan Fee	Correction Verified		Zone <u>A-1</u>	No. <u>7507</u>			
			Bldg. Line	Street Widening			
Filed with	Plans, Specifications and Application rechecked and approved		Continuous Inspection	SPRINKLER Required			
				Valuation Included			
				Yes— No			

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	AN 29'52		7317		
Supplemental Plan Checking			VN25485		
Building Permit	APR 21'52				

PC 1972



245'
(APPROX.)

House

garage. 25'

500m

150'

440'

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 307 1/2 of 31 (part of)
Tract 2500

Location of Building 23311 Stage (House Number and Street) } Approved by
City Engineer

Between what cross streets? Chassett & Woodlake Ave } Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling attached garage Families 1 Rooms 9
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy under casts

3. Use of building AFTER alteration or moving same Families 1 Rooms 9

4. Owner Fred Schaffer Phone DL 82081
(Print Name)

5. Owner's Address 14211 Nanyue St. P. O. Van Nuys

6. Certificated Architect _____ State _____ License No. _____ Phone _____

7. Licensed Engineer _____ State _____ License No. _____ Phone _____

8. Contractor owner State _____ License No. _____ Phone _____

9. Contractor's Address _____

10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) 500

11. State how many buildings NOW } Dwelling and attached garage under casts
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 30 x 90 Number of stories high 1 Height to highest point 15

13. Material Exterior Walls wood Exterior framework wood
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

to complete home started on permit 25485

NEW CONSTRUCTION

15. Size of Addition None Size of Lot _____ Number of Stories when complete _____

16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____

17. Size of Studs _____ Material of Floor _____ Size of Rafters _____ Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

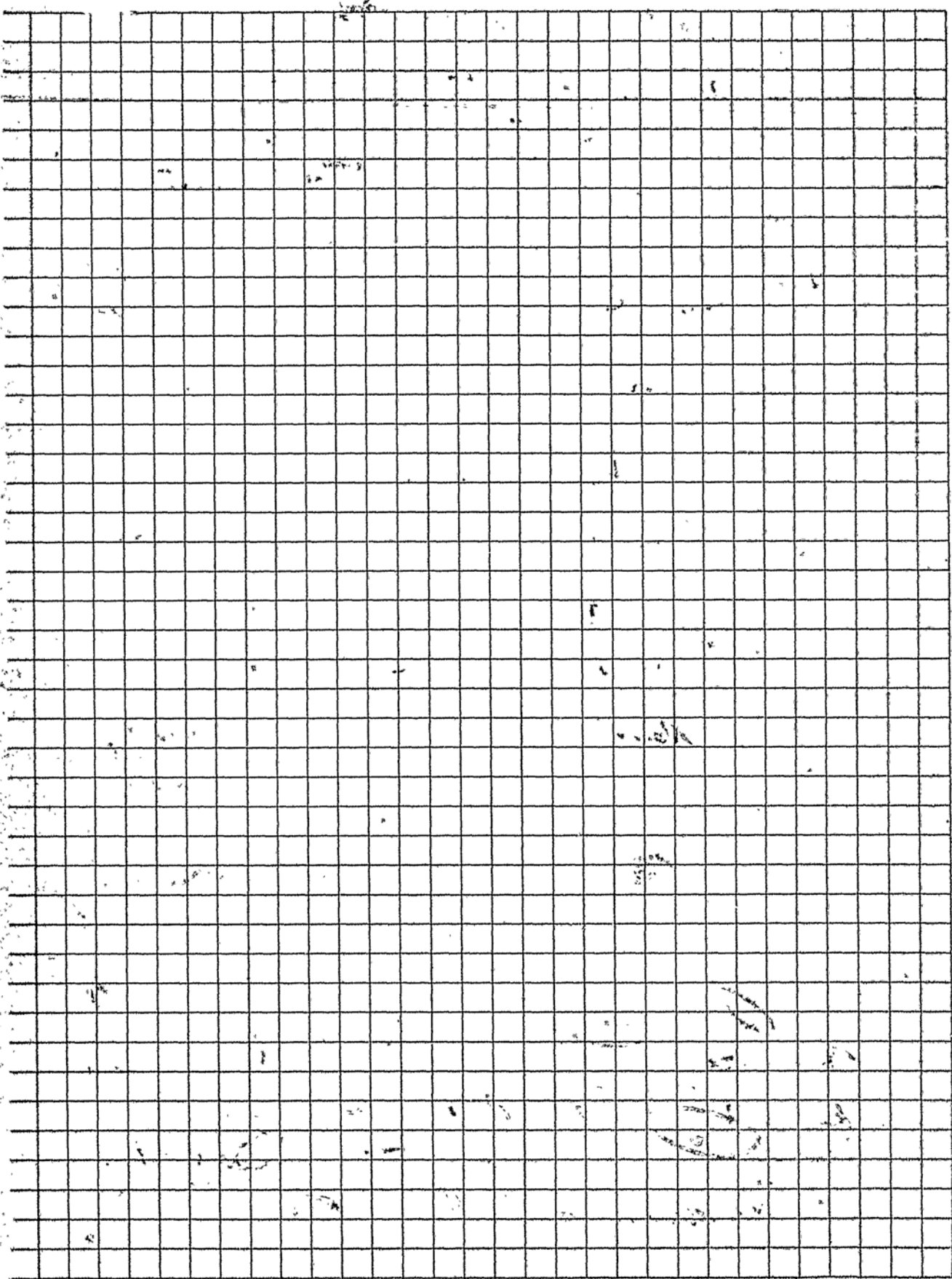
DISTRICT OFFICE HILLSIDE Sign here Fred Schaffer (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PLAN CHECKING			OCCUPANCY SURVEY			Investigation Fee \$	
Valuation \$			Area of Bldg. Sq. Ft.			Cert. of Occupancy Fee \$	
Fee \$			Fee \$			Bldg. Permit Fee \$	
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size		Ft. rear alley	Clerk
GROVE	Plans and Specifications checked	Corner Lot	Corner Lot Keyed	No. 60001		Ft. side alley	
For Plans See	Correction Verified		Zone	Fire District			
			Bldg. Line	No. 7507			
Filed with	Plans, Specifications and Application rechecked and approved		Continuous Inspection	Street Widening			
			SPRINKLER	Application checked and approved			
			Specified—Required	Inspector			
			Yes—No				

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	APR 28 '54				



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

W

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY





DIST. MAP 7507	1. LEGAL LOT	BLK.	TRACT 2500
ZONE A-1	JOB ADDRESS 23311 Stagg Street		APPROVED
MFG. DIST. R.O.D.	2. BETWEEN CROSS STREETS Cohasset AND Woodlake		
INSIDE X	3. PURPOSE OF BLDG. Filter & Dressing room		
KEY COR. LOT	4. OWNER Fred Schaefer DI 82081		
REV. COR LOT SIZE 440 x 470	5. OWNER'S ADDRESS 23311 Stagg St., C. P.		
REAR ALLEY	6. CERT. ARCH. None STATE LICENSE NUMBER		
SIDE ALLEY BLDG. LINE	7. LIC. ENGR. None STATE LICENSE NUMBER		
AFFIDAVITS	8. CONTRACTOR Owner STATE LICENSE NUMBER		
BLDG. AREA	9. SIZE OF NEW BLDG. 8 x 16 STORIES 1 HEIGHT 10		
SPRINKLERS REQ'D. SPECIFIED	10. MATERIAL OF EXTERIOR WALLS: Roof: Compo <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		

1

23311 Stagg Street

V. N.

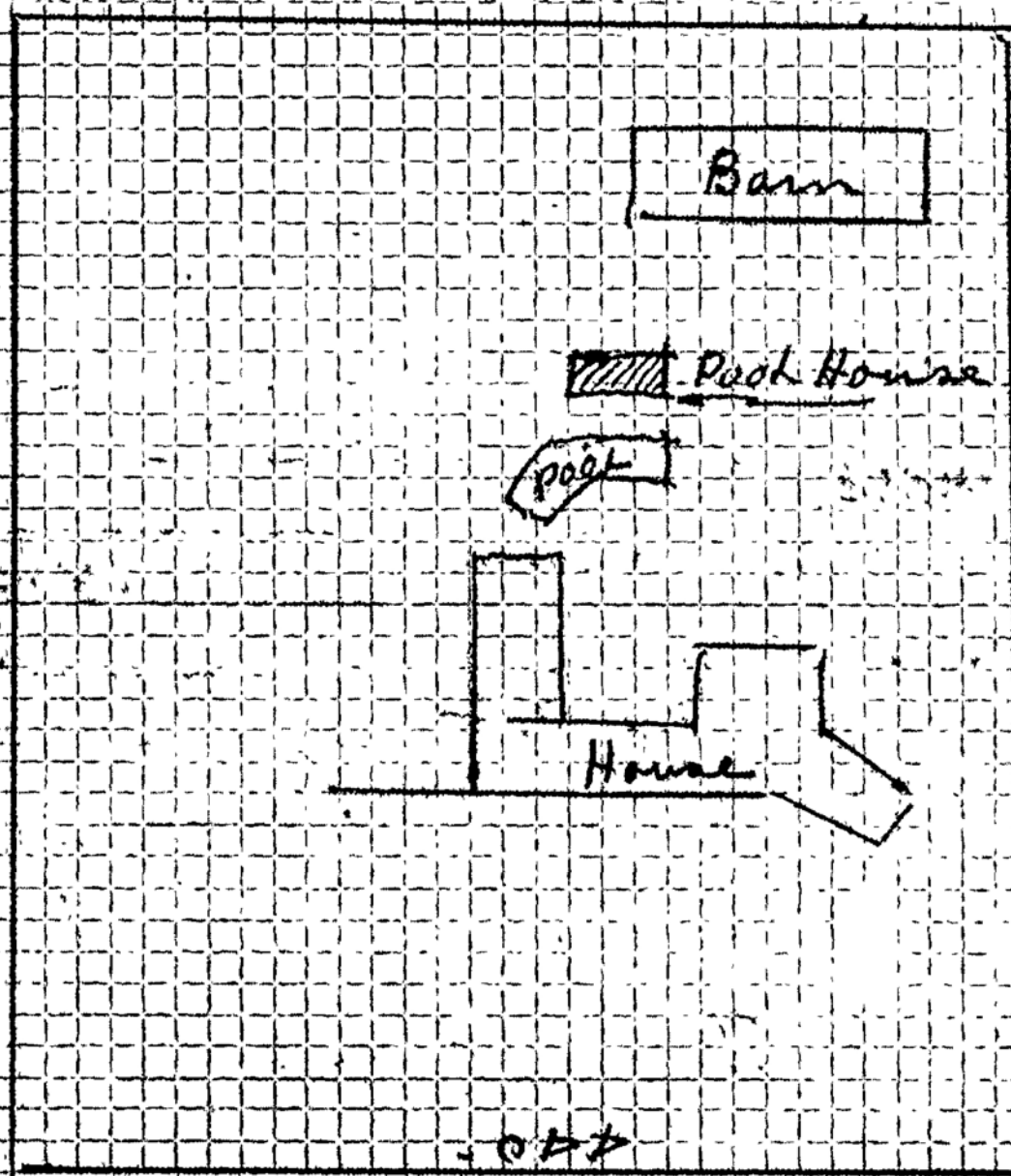
VALIDATION VN02232			
TYPE I	GROUP R-1	MAX. OCC. ACC.	JUN -9 1955
DIST. OFFICE V. N.		VN02232	
C. OF O. ISSUED		BP. 200	

DWELL. UNITS	11. VALUATION, TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$150.00 I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.  SIGNED	VALUATION APPROVED Schiller
PARKING SPACES		APPLICATION CHECKED 
GUEST ROOMS		PLANS CHECKED 
FILE WITH		CORRECTIONS VERIFIED
CONT. INSP.		PLANS APPROVED
GRADING	APPLICATION APPROVED 	

This Form When Properly Validated is a Permit to Do the Work Described

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

9-7-55 C.O.



STAG-C.

1 GRADING

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

DEPT OF BUILDING AND SAFETY

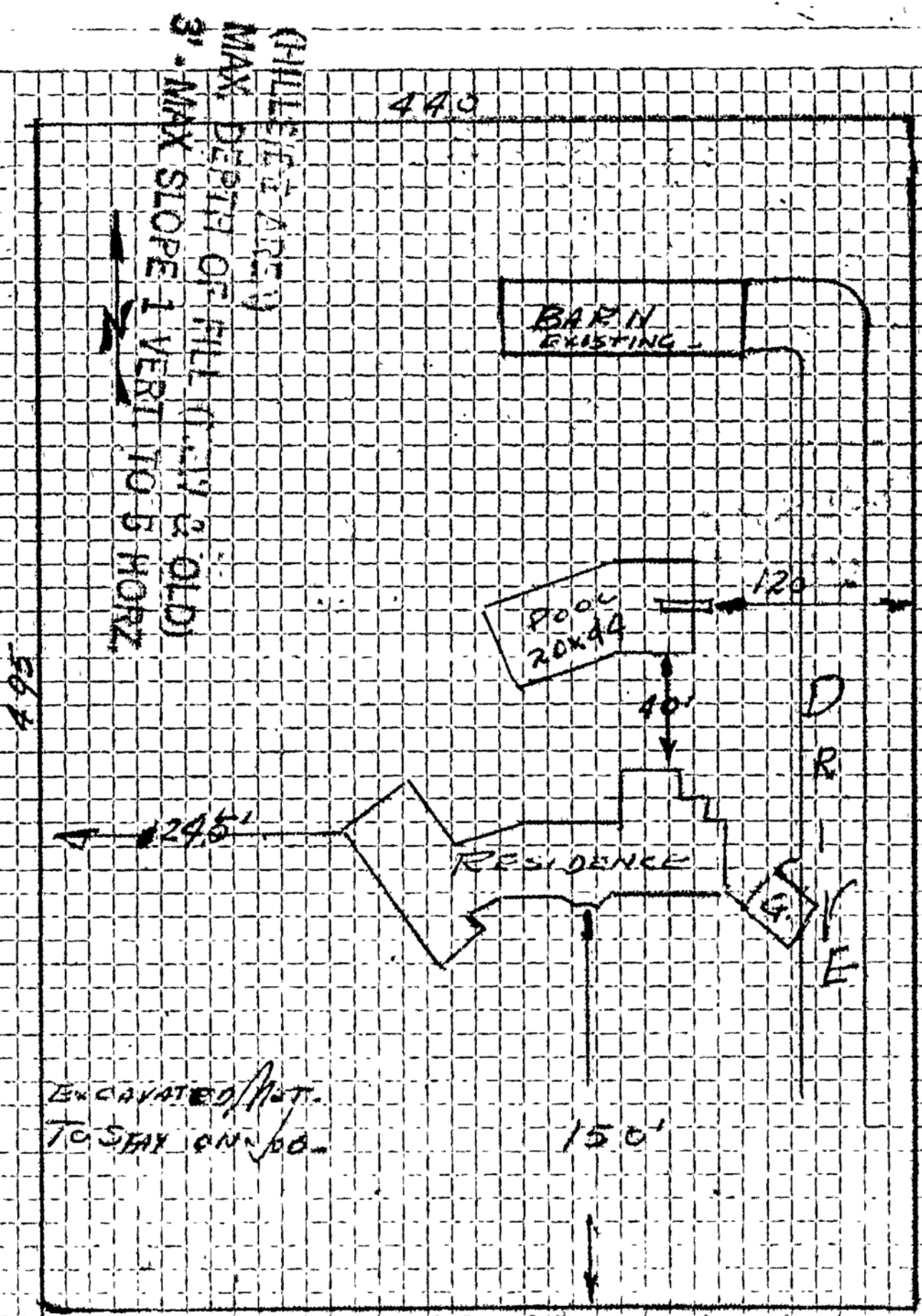
DIST. MAP 7507	1. LEGAL LOT SOUTH 1651' of W 440' of Lot 30 & W 440' of Lot 31	BLK Lot 30	TRACT 2500
ZONE A-1	JOB ADDRESS 23311 Stagg St., Canoga Park, Calif.	APPROVED	
FIRE DIST.	2. BETWEEN CROSS STREETS Saticoy AND Cohasset		
<u>INSIDE</u>	3. PURPOSE OF BLDG. Private swimming pool		
KEY COR. LOT	4. OWNER T. Schaeffer		
REV. COR. LOT SIZE 440 x 470	5. OWNER'S ADDRESS 23311 Stagg St.		
REAR ALLEY	6. CERT. ARCH.		
SIDE ALLEY	STATE LICENSE NUMBER		
BLDG. LINE	7. LIC. ENGR. Henry A. Ross STATE LICENSE NUMBER RE 6228		
AFFIDAVITS	8. CONTRACTOR Morino & Testa STATE LICENSE NUMBER 85184		
BLDG. AREA	9. SIZE OF NEW BLDG. 20 x 44 STORIES HEIGHT		
SPRINKLERS REQ'D. SPECIFIED	10. MATERIAL OF EXTERIOR WALLS: Gunita <input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> CONCRETE		

1 23311 Stagg Street

VALIDATION VN98573	APR 14 1955	37475
TYPE POOL	GROUP R	MAX. OCC. APR 14 1955
DIST. OFFICE V.H.	VN98573	
C. OF D. ISSUED	750 B.P. 1260	
DWELL. UNITS	11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 3200.00	VALUATION APPROVED <i>Hammer</i>
PARKING SPACES	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>MORINO & TESTA</i> SIGNED	APPLICATION CHECKED IN <i>Hammer</i>
GUEST ROOMS		PLANS CHECKED <i>Hammer</i>
FILE WITH		CORRECTIONS VERIFIED <i>Hammer</i>
CONT. INSP.		PLANS APPROVED <i>Hammer</i>
		APPLICATION APPROVED <i>Hammer</i>

This Form When Properly Validated is a Permit to
Do the Work Described

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.



ST 400 ST

8/27/56 C.D.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 13	BLK.	TRACT 28837	ADDRESS APPROVED <i>BWD portable</i>
2. BUILDING ADDRESS	7806 Jason Avenue			DIST. MAP 7507
3. BETWEEN CROSS STREETS	Ingomar AND Cul-d-sac			ZONE RE-1
4. PRESENT USE OF BUILDING	Dwelling & Garage			NEW USE OF BUILDING same (35)
5. OWNER'S NAME	Phil Rudnick			PHONE INSIDE
6. OWNER'S ADDRESS	7806 Jason Avenue			P.O. Canoga Park
7. CERT. ARCH.	STATE LICENSE			PHONE
8. LIC. ENGR.	STATE LICENSE			PHONE
9. CONTRACTOR	Royal Western Estates			STATE LICENSE B1205419
10. CONTRACTOR'S ADDRESS	12431 Oxnard Street			PHONE 984-9161
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
160 x 74	1	15	dwelling, garage, pool and dressing room	
12. MATERIAL	WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING			SPRINKLERS REQ'D SPECIFIED
EXT. WALLS:	STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER <input type="checkbox"/>			AFFIDAVITS
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ None 101 ⁰⁰			VALUATION APPROVED
14. SIZE OF ADDITION	STORIES HEIGHT			APPLICATION CHECKED
none				PLANS CHECKED
15. NEW WORK: (Describe)	EXT. WALLS ROOFING			CONNECTIONS VERIFIED
Change of legal, address, & plot plan				PLANS APPROVED
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.				APPLICATION APPROVED
Signed <i>[Signature]</i>				INSPECTOR
This Form When Properly Validated is a Permit to Do the Work Described.				FILE WITH Tr. # 28837
				CONT. INSP.

SEAL (Available) (Not Available)

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
IV	R-1	—	1/30	—	—	2 1/2	—	—	—

CASHIER'S USE ONLY

DEC-2-64

59324

CK VN-67577

L=2

1.30

DEC-2-64

59325

CK VN-67577

L=1

2.00

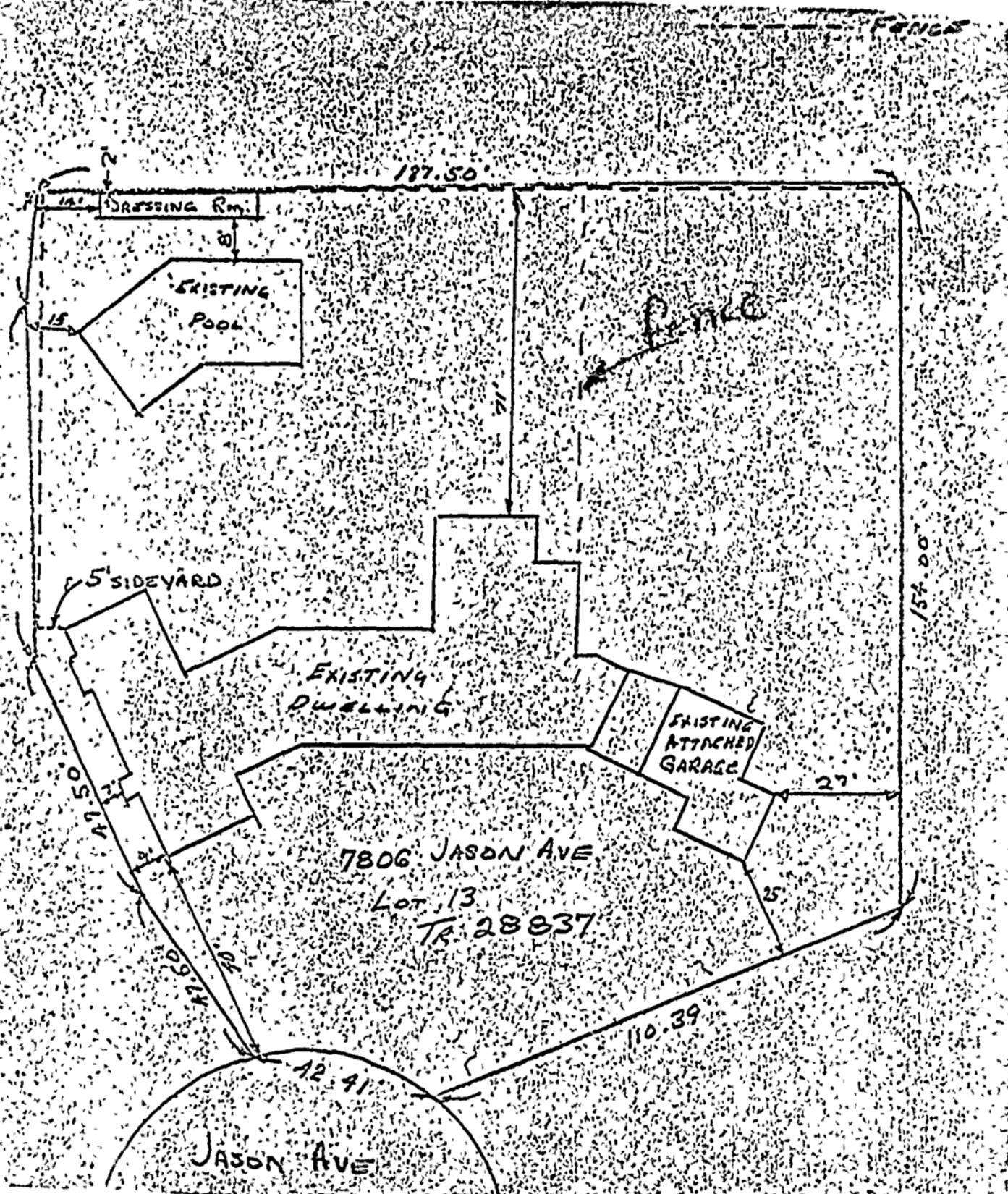
P.C. No.

GRADING

Yes

CRIT. SOIL

CONS.



SCOPE OF PERMIT

"This permit is on application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting, the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed."

(See Sec. 91.0202 L.A.M.C.)

1

APPLICATION

FOR

INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

OF NEW BUILDING
AND FOR CERTIFICATE
OF OCCUPANCY

1/94 OBS# N.L. 171

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT ARB 2 FOR 11	BLOCK	TRACT 28837	COUNTY REF. NO.	DIST. MAP 189B093 CENSUS TRACT 1344.01
2. PURPOSE OF BUILDING (23 FENCE PER STD #519					ZONE RE11-1
3. JOB ADDRESS 7806 JASON AV					FIRE DIST. COUNTY DIST. FBZ 3
4. BETWEEN CROSS STREETS AND					LOT TYPE
5. OWNER'S NAME MASRK NEUDORFF 348-2285	PHONE				LOT SIZE
6. OWNER'S ADDRESS 7806 JASON AV WEST HILLS 91304	CITY ZIP				
7. ENGINEER BO BACKLUND 1017890 (805) 489-4477	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE				ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE				BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS 3176 E. BRANCH ST ARROYO GRANDE 93420	CITY ZIP				AFFIDAVITS
10. CONTRACTOR B.R. SHELDON CONC. 148976 350611 349-8804	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE				
11. SIZE OF NEW BLDG. WIDTH LENGTH 150	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. MATERIAL OF CONSTRUCTION EXT. WALLS ROOF FLOOR					
13. JOB ADDRESS 7806 JASON AV	STREET GUIDE				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 5,700.00				DIST. OFF. P.C. REQ'D VN
					GRADING SEISMIC Yes
					HWY. DED. FLOOD EQ
PURPOSE OF BUILDING FENCE STD #519					FILE WITH
TYPE GROUP OCC. FLOOR AREA more than PLANS CHECKED					ZONED BY 12/16/94
DWELL UNITS	MAX. OCC.	APPLICATION APPROVED 10/385			TYPE jb
GUEST ROOMS	PARKING REQ'D.	PARKING PROVIDED	INSPECTION ACTIVITY		
STD. COMP.		GEN. MAJ.S. EQ.			INSPECTOR
P.C.	G.P.I. + NP	CONT. INSP.	SYS: YES		
S.P.C.	P.M.				
B.P. 84.00	E.I. 57	CLAIMS FOR REFUND OF FEES PAID ON PERMITS MUST BE FILED: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.			
I.F.	O.S.S.				
S.D.	S.O.S.S.				
ISSUING OFFICE WV	EXP. DATE 5+2.56	SPRINKLERS			
P.C. NO. CC	F.H.	ENERGY	DAS		
<p>Under a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.</p> <p>NO FEE NO FEE NO FEE 12/06/94 10:06:00AM WV01 T-8550 C 25 BLDG PERMITS R 84.00 INVOICE # 0010388 BB EI RESIDENTIAL 0.57 ONE STOP 1.69 SYS DEV 5.07 MISCELLANEOUS 5.00 CITY PLAN SURC 2.52 NO FEE 0.00</p> <p>94WV 20833</p>					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 12/15/94 Lic. Class CB Lic. No. 350611 Contractor's Signature [Signature]
Contractor's Mailing Address 19214 Inglewood St. West

OWNER-BUILDER DECLARATION

16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Sec. B. & P. C. for this reason.

Date 12/15/94 Owner's Signature [Signature]

WORKERS' COMPENSATION DECLARATION

17. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1250551 Insurance Company State Fund

☐ Certified copy is hereby furnished.☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 12/15/94 Applicant's Signature [Signature]

Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 12/15/94 Applicant's Signature [Signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

19. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name

Lender's Address

20. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [Signature] Contractor 12/15/94

(Owner or agent having property owner's consent)

Position

Date

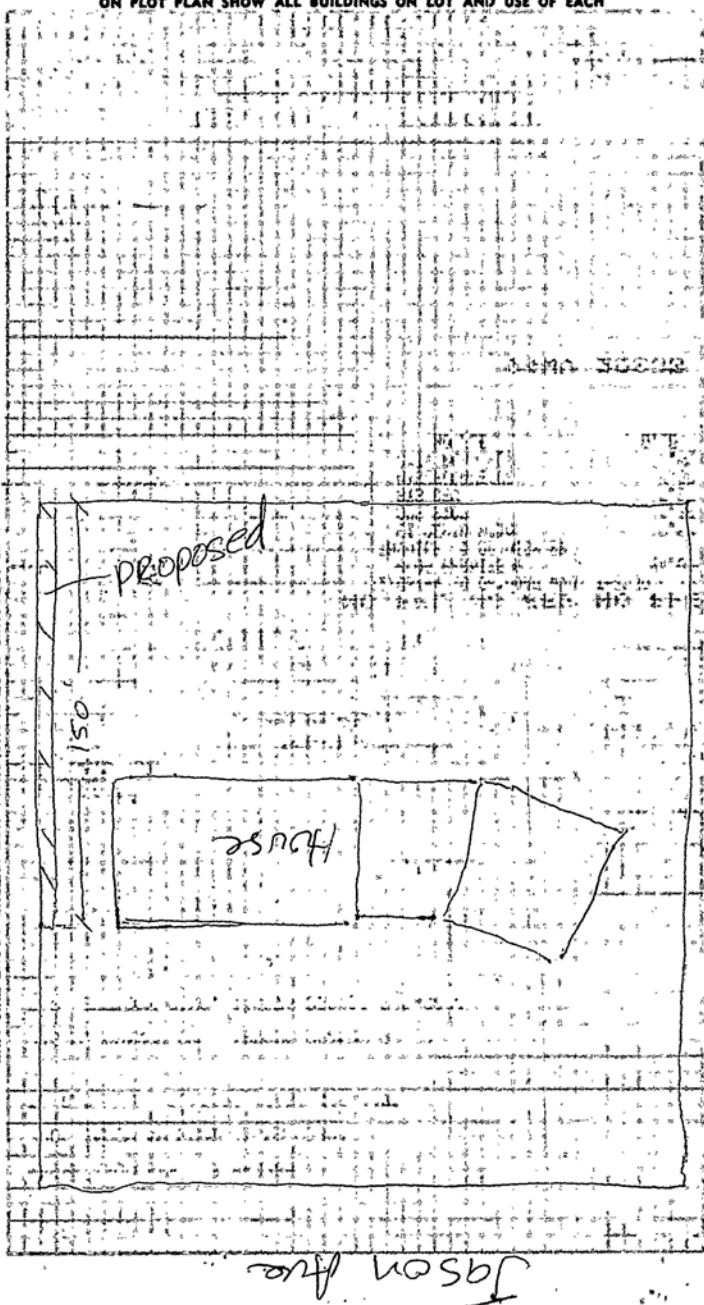
50100400172

Bureau of Engineering		ADDRESS APPROVED		
		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
SEWERS RES. NO. CERT. NO.		FLOOD CLEARANCE		
		SEWERS AVAILABLE		
		NOT AVAILABLE		
		SFC PAID		
	SFC NOT APPLICABLE	SFC DUE		
Grading		PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire		APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing		HOUSING AUTHORITY APPROVAL		
Planning		APPROVED UNDER CASE #		
Transportation		APPROVED FOR		
Construction Tax		RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

↑
ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



THIS PERMIT IS FOR (Check one)
☐ NEW BLDG/
STRUCTURE
☒ ADD, ALTER, REPAIR
EXISTING BUILDING
☐ RELOCATE
EXIST. BLDG. ☐ DEMOLITION OF
ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY

INCIDENT CODE



REF. NO.

PROJECT ADDRESS 7806 JASON AV		SUITE/UNIT NO.	CROSS STREETS INGOMAR & CUL DE SAC
TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) 28837		BLOCK	LOT(S) and ARB(S) e.g. 15, 18 (Arb 3), 12, 18 11(arb2), 12(arb2), & 13, (arb 1,2)
LOT TYPE		LOT SIZE	ZONE REII-1
AFFIDAVITS, EASEMENTS AND RESTRICTIONS ZI 1802		BUILDING LINE	ALLEY
		DIST. MAP 189B093	ASSESSOR'S ID 2020 023 035
		CENSUS TRACT 1344.01	ADDR. APPD. DATE
		COUNCIL DIST. 3	FIRE DISTRICT
		GRADING	FLOOD ZONE
		HIGHWAY DED.	SEISMIC STUDY

PROPERTY OWNER M. NEWDORFF		PHONE 348-2285	APPLICANT SCOTT JOHNSON	PHONE 761-1550
ADDRESS 7806 JASON AV		SUITE/UNIT NO.	ADDRESS 8291 MONIQUE	SUITE/UNIT NO.
CITY/STATE/ZIP WEST HILLS, CA			CITY/STATE/ZIP CYPRESS, CA 90630	
ARCHITECT NAME	ADDRESS	LIC CLASS	ACTIVE STATE LIC NO.	CITY BUS LIC NO
ENGINEER				PHONE NO
CONTRACTOR BOBA ROOFING 13672 ONKAYHA, IRVINE		C39 675902		778-6294
PROPOSED USE OF BUILDING (01) SAME	EXISTING USE OF BUILDING (Leave blank for new buildings) (01) SFD W/ATT GAR			
DESCRIPTION OF WORK <input type="checkbox"/> DAMAGE REPAIR <10% <input type="checkbox"/> PATCH PLASTER/ DRYWALL <input type="checkbox"/> INT. NON-STRUCTURAL REMODEL <input type="checkbox"/> DOOR/WINDOW CHANGEOUT <input type="checkbox"/> RE-STUCCO/SIDING <input type="checkbox"/> RE-ROOF OTHER: (Describe) TEAR OFF EXISTING ROOF & RE-ROOF WITH SIERRA TILE CLASS "A"				
RR # 24817 (85 SQS). SMOKE DET. RQD. 1-5 PSF				

COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS				
<input type="checkbox"/> ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F. <input type="checkbox"/> PLUMBING (NOT INCLUDING FIRE SPRINKLERS) <input type="checkbox"/> HVAC WORK FOR HEAT/VENT SIZE < 150,000 BTU AND A.C. SIZE < 25 TONS				
DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)				
ELECT. CONTR. NAME	ADDRESS	LIC CLASS	ACTIVE STATE LIC NO.	CITY BUS. LIC NO
PLUMB. CONTR.				PHONE NO
HVAC CONTR.				

D. NO. OF EXISTING BLDGS. ON LOT AND USE			
LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC FABRICATOR REQ'D FOR
REQ'D PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)
LOCATION OF REQ'D FIRE SPRINKLERS		TYPE OF INSPECTION CS EQ FS MS GEN	DISTRICT/NSP OFFICE LA VN WLA SP
LATERAL/FDN SYSTEMS	SHEARWALL	EBF/CBF	SMRSF/OMRSF
SPECIAL INSPECTIONS	CONTINUOUS/SPREAD	PILE/CAISSON	MAT/BASE ISOLATION
	CONC > 2000 PSI	FIELD WELDING	GUNITE/SHOTCRETE
	MASONRY	REBAR WELDS	GRADING

E. P.C. NO.		VALUATION (Including all fixed operating equipment) \$ 18000.00	
PLAN CHECK	SUPP. PLAN CHECK	E.Q. INSTR. 1.80	SUPPLEMENT TO PERMIT NO. dk
HILLSIDE POSTING	BLDG. PERMIT 170.00	PLAN MAINT.	PLAN CHECKED BY
PRE-INSPECTION	ELEC. PRMT (26%)	FIRE HYDRANT	D.A. PLAN CHECKED BY
INVESTIGATION FEE	PLUMB. PRMT (26%)	ARTS DEV FEE	ZONING VERIFIED BY 11/14/95 KM ZMAP
RELOCATION FEE	HVAC PRMT (13%)	SCHOOL DIST FEE	APPLICATION APPROVED BY C. Villarreal BSID 48805
		SCH DIST FL AREA	PRINT C. Villarreal DATE 11-14-95
<input type="checkbox"/> ENERGY <input checked="" type="checkbox"/> SURCHARGES		PLOT PLAN ATTACHED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<input type="checkbox"/> D.A. SURCH. <input type="checkbox"/> SEWER CAP REQ'D		OTHER ATTACHMENTS (Describe) <input type="checkbox"/> YES	

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 88.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

FOR CASHIER'S USE ONLY

11/14/95 08:35:10AM VND4 T-5841 C 16
BLDG PERMITS R 170.00
INVOICE # 0048806 BB
EI RESIDENTIAL 1.80
ONE STOP 3.44
SYS DEV 10.31
MISCELLANEOUS 5.00
CITY PLAN SURC 5.10
FROM TRAN 5840 TO 5841
TOTAL CHECK 274.45
274.45

95VN 92513

BUREAU OF ENGINEERING		SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO _____ SEWER CERTIFICATE NO _____	PLANNING WORKSHEET NO. _____ APPROVED UNDER CASE NO. _____ LANDSCAPE/EXTERISCAPE _____
CURB RAMP	DRIVEWAY	SEWER FACILITIES CHARGE <input type="checkbox"/> NOT APPLICABLE	SITE PLAN REVIEW
FLOOD	INDUSTRIAL WASTE	<input type="checkbox"/> DUE <input type="checkbox"/> PAID	FIRE DEPT. <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____
HIGHWAY DEDICATION <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED		GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED	DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> ORD. NO. _____
EXCAVATION ADJACENT TO PUBLIC WAY		<input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK	CAL OSHA
CONSTR. TAX RECEIPT NO _____ DWELLING UNITS _____		CRA APPROVED RE-DEV. PROJECT	AQMD-AB3205
HOUSING AUTHORITY		CEQA	DEPT. WATER & POWER
CULTURAL AFFAIRS			CASH/SURETY BOND NO _____ MILES MOVED _____
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS _____		<input type="checkbox"/> FROM OUTSIDE CITY OF L.A.	

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

☒ Building ☐ Electrical ☐ Plumbing ☐ HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

☒ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Golden Eagle Policy No.: NW 350105

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 11/14/95

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the electrical permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy No.: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy No.: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy No.: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: _____ Date: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's Address: _____

☒ I declare that notification of Asbestos Removal is not applicable. ☐ I declare that a notification letter has been sent to the AQMD or EPA. Sign: [Signature] Date: 11/14/95

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ ☐ OWNER ☐ AUTHORIZED AGENT

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department, officer or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: Scott Johnson Sign: [Signature] Date: 11/14/95 ☐ OWNER ☒ AUTHORIZED AGENT ☐ CONTRACTOR

Schaefer House

Photographs



Schaefer House, front facade, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front facade of garage wing, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front facade, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, Satellite view, 7806 Jason Avenue, ©2017, (Google Earth)



Schaefer House, rear facade, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, main chimney, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, secondary chimney, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, wishing well in back, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, center rear wing, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, Western rear wing, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, swimming pool and pool house, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, rear lawn and fruit trees, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, barbeque, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, garage and carport facing rear, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, wagon wheel window, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front facade, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front porch left of entry, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front porch right of entry and stone bench, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front porch, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front porch support with abalone shell, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front bulkhead with shells, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, Mission sculpture by front door, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front door, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, front entry foyer, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, living room, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, living room, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, living room chimney, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, family room, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, family room fireplace, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, family room fireplace, 7806 Jason Avenue, January 11, 2017, (Emilia Nuedorff photo)



Schaefer House, family room fireplace whale bone niche, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, wagon wheel in stone wall, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, sitting room, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, kitchen fireplace, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, kitchen, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



Schaefer House, kitchen, 7806 Jason Avenue, October 7, 2014, (Charles J. Fisher photo)



City of Los Angeles Department of City Planning

5/24/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7806 N JASON AVE

ZIP CODES

91304

RECENT ACTIVITY

None

CASE NUMBERS

CPC-14979

ORD-87135

ORD-129279

ORD-127530

ENV-2005-8253-ND

Address/Legal Information

PIN Number	189B093 538
Lot/Parcel Area (Calculated)	32,440.8 (sq ft)
Thomas Brothers Grid	PAGE 529 - GRID F3
Assessor Parcel No. (APN)	2020023035
Tract	TR 28837
Map Reference	M B 723-12/13
Block	None
Lot	13
Arb (Lot Cut Reference)	1
Map Sheet	189B093

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 - Mitchell Englander
Census Tract #	1344.23
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	RE11-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Very Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
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
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2020023035
Ownership (Assessor)	
Owner1	NEUDORFF, MARK AND EMILIA TRS NEUDORFF FAMILY TRUST
Address	7806 JASON AVE WEST HILLS CA 91304
Ownership (Bureau of Engineering, Land Records)	
Owner	BOCK, DAVID & MARILYN HANKS, ROLLIE D. & CYNTHIA D. (TRS) ROLLIE D. & CYNTHIA D. HANKS FAMILY TRUST ET AL NEUDORFF, MARK G. & EMILIA M. (TRS) NEUDORFF FAMILY TRUST DTD 7/11/2002 NEUDORFF, MARK G. & EMILIA M. (TRS) NEUDORFF FAMILY TRUST DTD 7/11/2002
Address	23301 INGDMER ST CANOGA PARK CA 91304 7811 JASON AVE CANOGA PARK CA 91304 7806 JASON AVE. WEST HILLS CA 91304 7806 JASON AVE. WEST HILLS CA 91304
APN Area (Co. Public Works)*	0.735 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$323,379
Assessed Improvement Val.	\$485,077
Last Owner Change	03/31/2008
Last Sale Amount	\$0
Tax Rate Area	16
Deed Ref No. (City Clerk)	651092 296965 2-433 2-432 182528 182527 182526 1342936+ 1342936 1244696 1166500 0545386
Building 1	
Year Built	1952
Building Class	D8D
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	4,013.0 (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

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

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
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
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	11.6247672
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
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Valley
Division / Station	Topanga
Reporting District	2111

Fire Information

Bureau	Valley
Batallion	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:	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.

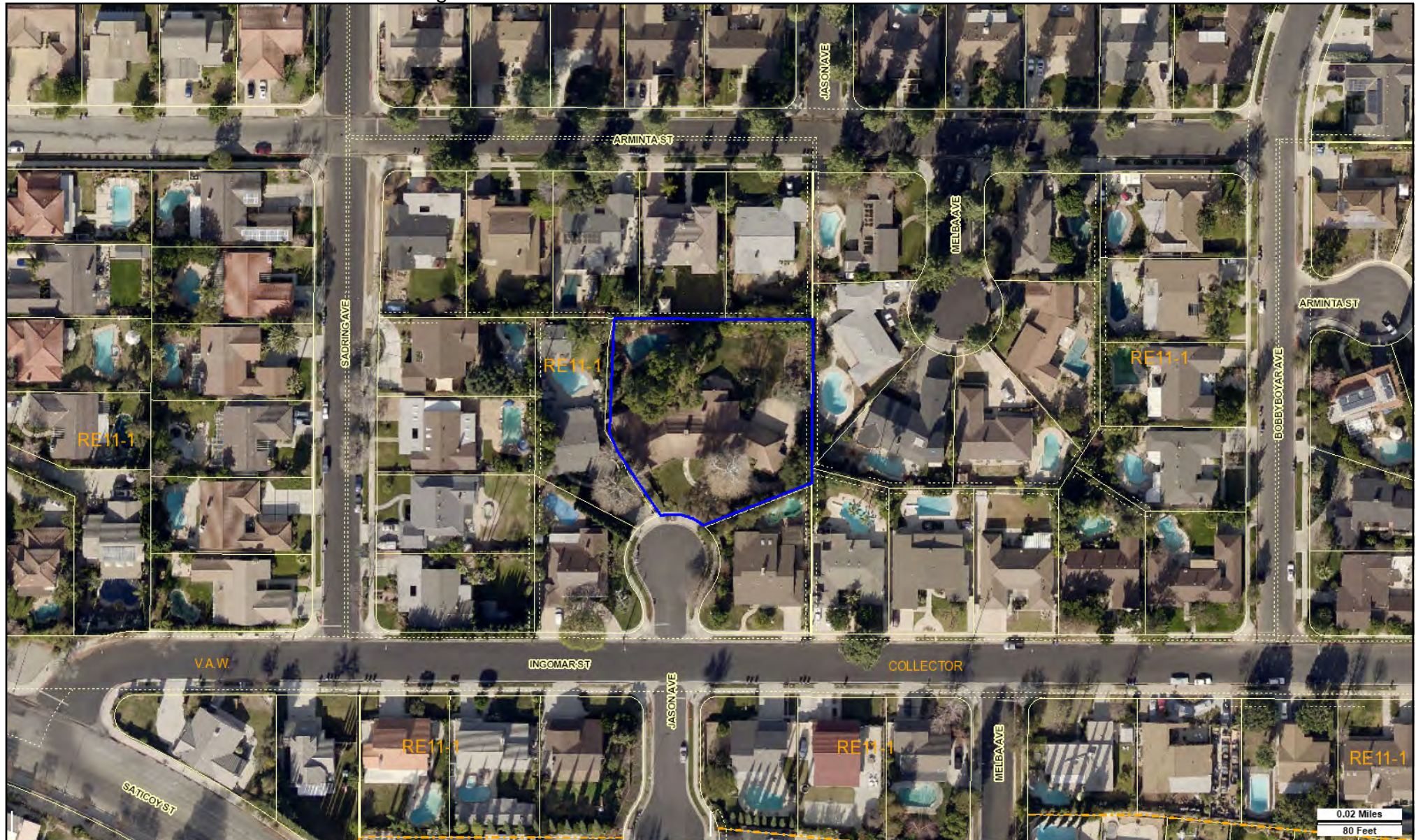
DATA NOT AVAILABLE

CPC-14979

ORD-87135

ORD-129279

ORD-127530



Address: 7806 N JASON AVE

APN: 2020023035

PIN #: 189B093 538

Tract: TR 28837

Block: None

Lot: 13

Arb: 1

Zoning: RE11-1

General Plan: Very Low Residential

