

# 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]**

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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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
<i>FEATURE</i>	<i>PRIMARY</i>		<i>SECONDARY</i>
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<br>(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](mailto: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](http://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

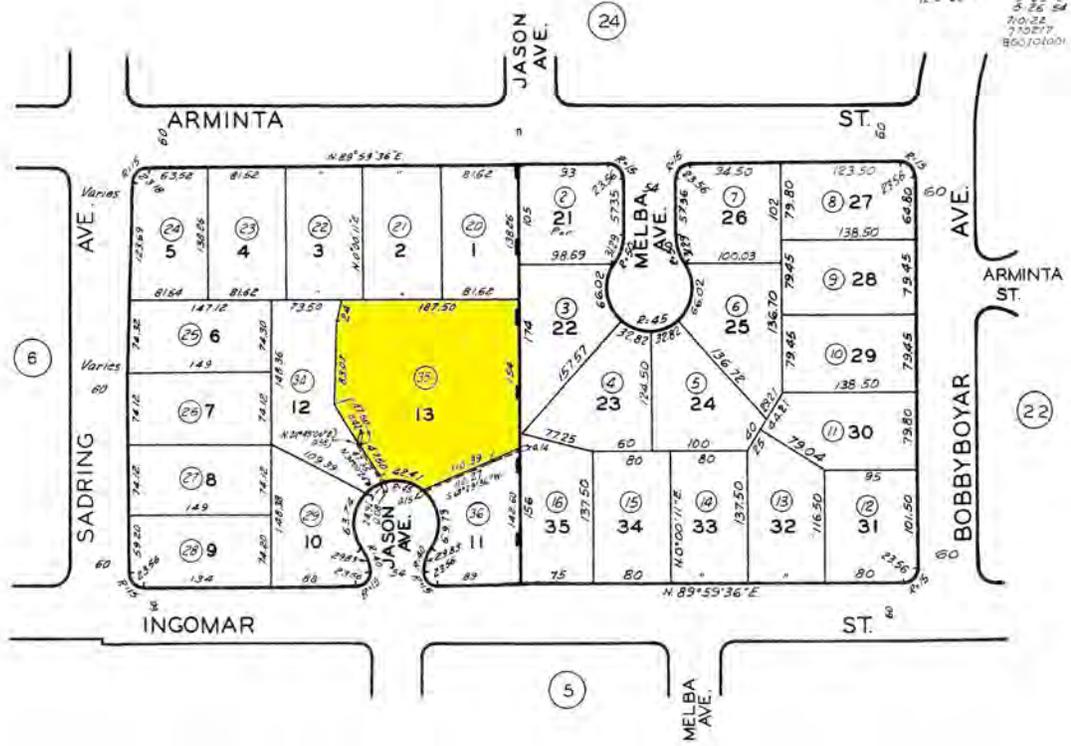
California Death Index.







2-13-24  
 12-2-23  
 REVISION  
 11-27-23  
 3-23-23  
 5-26-24  
 7-0-22  
 7-10-21  
 8-02-2020



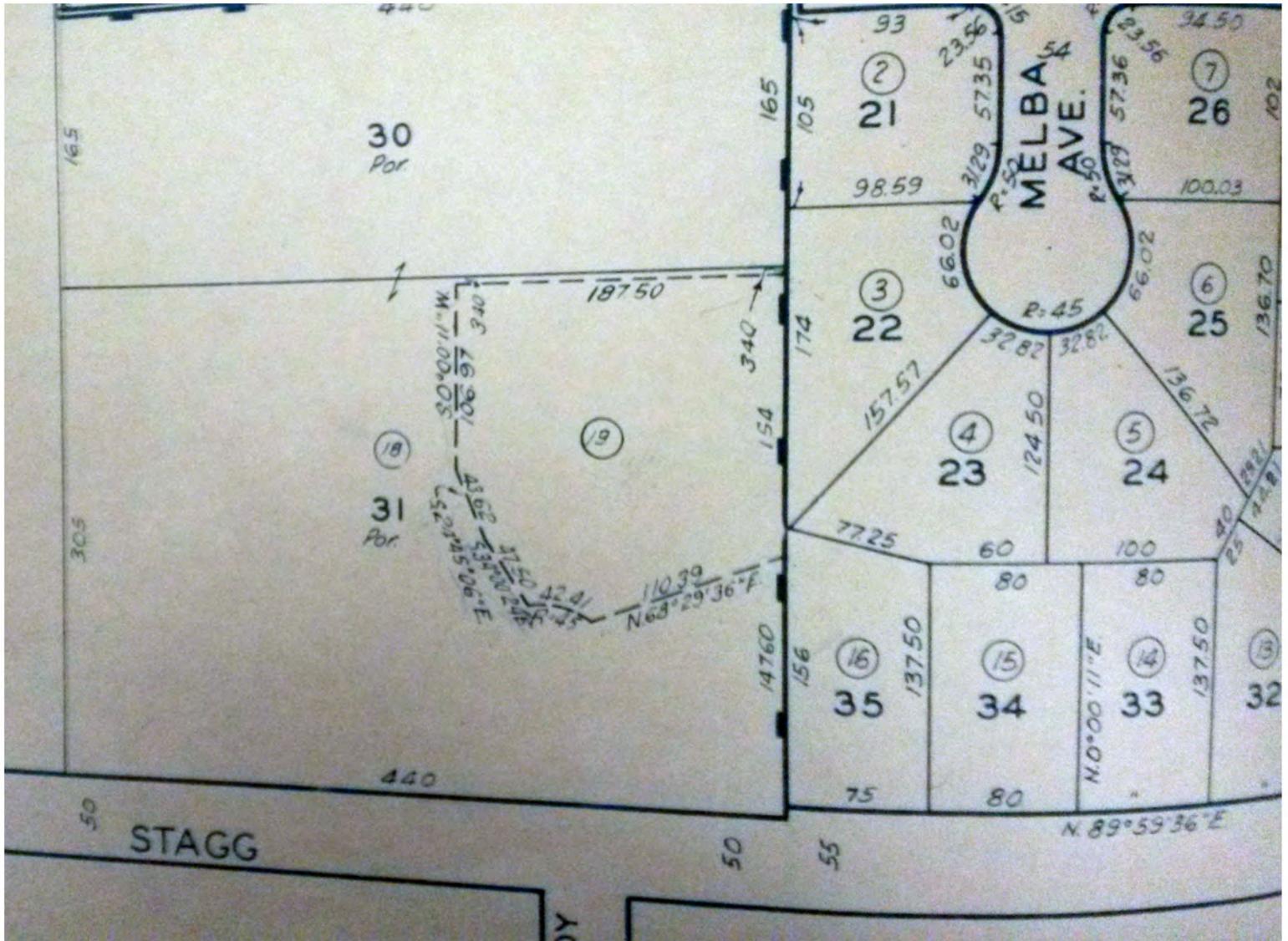
TRACT NO. 28837  
 M. B. 723 - 12 - 13

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.



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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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** 16 May Oak Park, Illinois [2 Sources ▾](#)

**1934 Marriage to Esther Mary Hayden** 11 Nov Yuma, Arizona [1 Source ▾](#)  
Age: 23

**1975 Death** 28 Mar Sonoma, California [1 Source ▾](#)  
Age: 63

**SSN issued** California [1 Source ▾](#)

[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

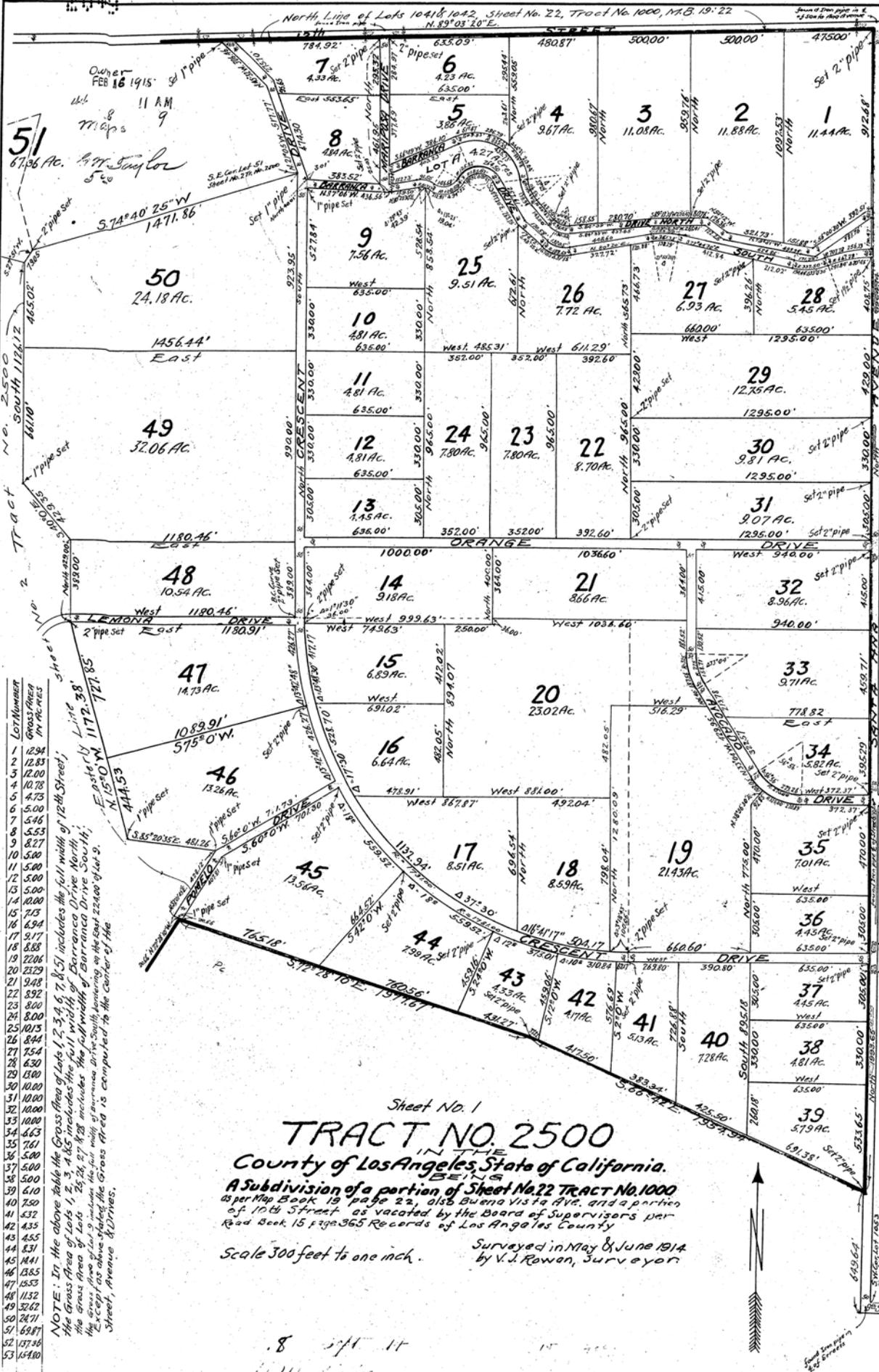
**U.S., Social Security Death Index, 1935-2014**  
1 citation provides evidence for Name, Death, Birth, Social Security Number, Custom Event

[View All Sources](#)

### Web Links

There are no weblinks available for this person.

Search The Web For **Fred Charles Schaefer**



Lot Number	Gross Area in Acres
1	1294
2	1283
3	1200
4	1078
5	473
6	500
7	545
8	553
9	827
10	500
11	500
12	500
13	500
14	400
15	703
16	694
17	917
18	217
19	226
20	229
21	948
22	892
23	800
24	800
25	1023
26	844
27	754
28	630
29	1100
30	1000
31	1000
32	1000
33	463
34	463
35	763
36	500
37	500
38	500
39	500
40	610
41	750
42	432
43	435
44	455
45	831
46	1441
47	1385
48	1853
49	1132
50	3262
51	2471
52	6987
53	13736
54	16410

NOTE: In the above table the Gross Area of Lots 1, 2, 3, 4, 6, 7, & 51 includes the full width of 12th Street; the Gross Area of Lots 1, 2, 3, 4 & 5 includes the full width of Barranca Drive North; the Gross Area of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 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778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Sheet No. 1  
**TRACT NO. 2500**  
 IN THE  
 County of Los Angeles State of California.  
 BEING  
 A Subdivision of a portion of Sheet No. 22 Tract No. 1000  
 as per Map Book 19 page 22, also Buena Vista Ave. and a portion  
 of 16th Street, as vacated by the Board of Supervisors per  
 Read Book 15 page 365 Records of Los Angeles County  
 Surveyed in May & June 1914  
 by V. J. Rowan, Surveyor

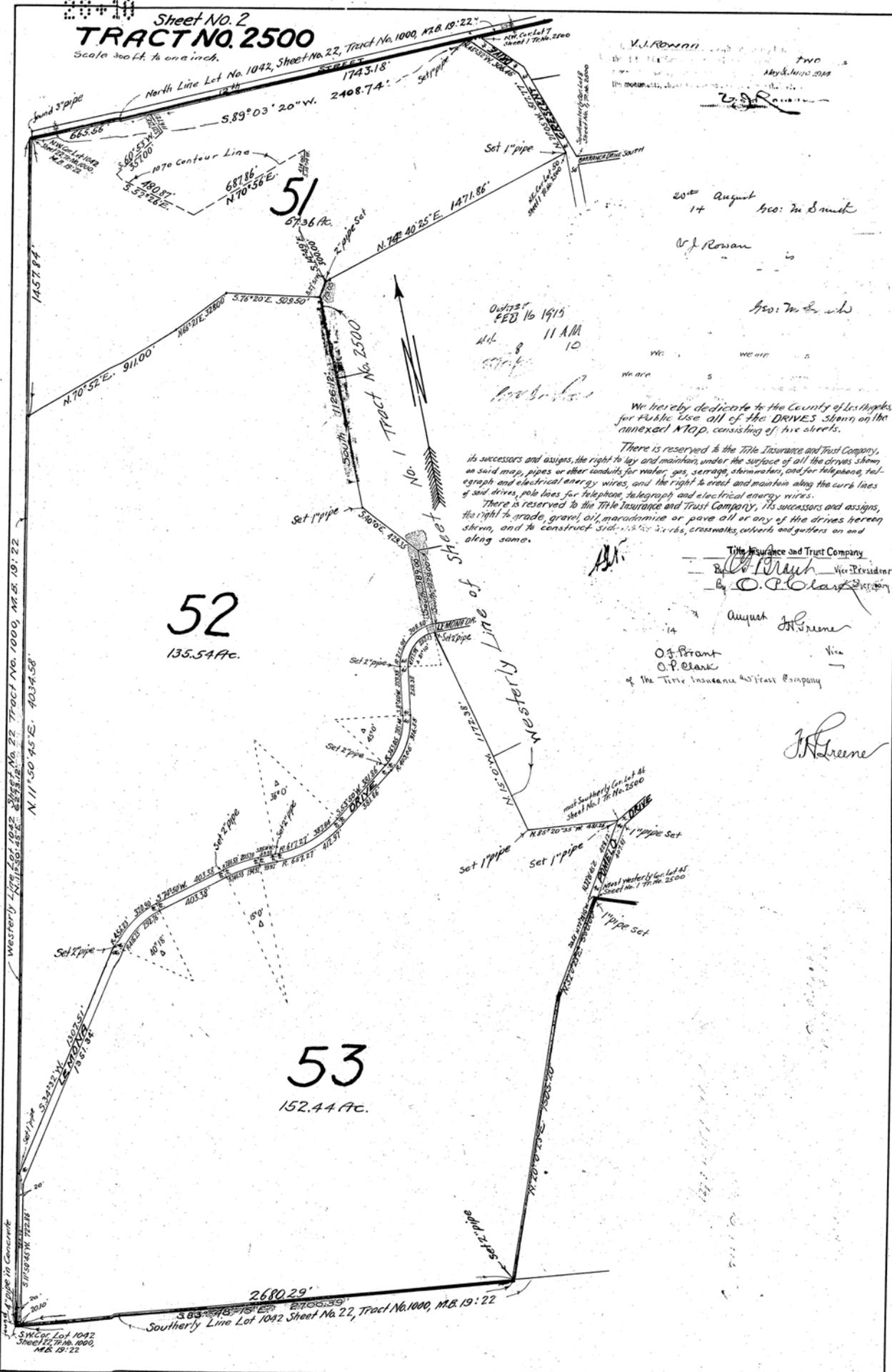
Scale 300 feet to one inch.



8 5/11 11

Sheet No. 2  
**TRACT NO. 2500**

Scale 300 ft. to one inch.



V.J. Rowan  
 two  
 May 8, June 20, 1915

20<sup>th</sup> August  
 14  
 Geo: M. Smith

V.J. Rowan

Geo: M. Smith

Outset  
 FEB 16 1915  
 11 AM

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

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 on 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 V.J. Rowan Vice-President  
 By O.P. Clark Secretary

14 August 1915

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

J.H. Greene

# ROYAL WESTERN ESTATES

723 12

SCALE: 1" = 40'

SHEET 1 OF 2 SHEETS

## TRACT NO. 28837

IN THE CITY OF LOS ANGELES

BEING A SUBDIVISION OF A PORTION OF LOTS 30 AND 31 TRACT NE 2500 AS RECORDED IN MAP BOOK 28 PAGES 9 AND 10 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

### BASES OF BEARINGS

THE BEARING N89°55'50"E OF THE CENTERLINE OF INDOOR STREET SHOWN IN STAGE STREET ON MAP OF TRACT NE 18286 M.B. 284 PAGES 83 AND 84 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

### WAGNER - KERR ASSOCIATES INC.

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map, consisting of 2 Sheets correctly represents a true and complete survey made under my supervision June 1963, that the monuments of the character and locations shown hereon are in place or will be in place within twelve months from recording date of this map that said monuments are sufficient to enable the survey to be readily retraced and that the true corners to all center to the monuments shown hereon as set by me will be on file in the office of the City Engineer within twelve months from recording date shown hereon.

*James O. Kerr*  
Licensed Land Surveyor  
JAMES O. KERR  
L.S. 5162

We hereby certify that we are the owners of all or any interests in the lots included within the subdivision shown on the attached map and as contained in the accompanying and incorporated in said map and subdivisions shown within the colored corner lines, and we hereby dedicate to the public use the streets and avenues shown on said map within said subdivision. And we hereby dedicate for public use for street purposes, lot 1 designated as future street on said map, within said subdivision, reserving to ourselves for the use of ourselves and successive owners of said lot any and all ordinary uses of said lot except for access purposes including the laying of pipes, conduits or other underground facilities or the erection or construction of buildings thereon until such time as the legislative body shall accept the same for street purposes, and we hereby grant and dedicate to the City of Los Angeles easements for public utility purposes over the strips of land so designated on said map.

ROYAL WESTERN ESTATES  
a partnership  
KERRIE CORPORATION  
a corporation, general partner

*Philip Rudnick* *Jacqueline Rudnick*  
Philip Rudnick and Jacqueline Rudnick  
executed together per D-2812-108 OR

*Philip Rudnick* *Jacqueline Rudnick*  
Philip Rudnick and Jacqueline Rudnick  
executed together per D-2812-108 OR

TITLE INSURANCE AND TRUST COMPANY  
a corporation, trustee under deed of trust recorded July 23, 1963 as instrument N 2012 of Official Records.  
*William J. Wilson* *Robert L. Lindstrom*  
President Assistant Secretary

ARMANSON BANK AND TRUST COMPANY  
a corporation, trustee under deed of trust recorded July 5, 1963 as instrument N 2076 of Official Records.  
*Allen I. Halseth* *Wayne H. Matthews*  
VICE - President ASST. Secretary

COMMONWEALTH MANAGEMENT COMPANY  
a corporation, trustee under deed of trust recorded July 5, 1963 as instrument N 2075.  
*Robert H. Busch* *Philip W. Carey*  
VICE President Assistant Secretary

I HEREBY CERTIFY THAT THE CITY ENGINEER OF THE CITY OF LOS ANGELES APPROVED THE ATTACHED MAP AND RECEIVED ON BEHALF OF THE PUBLIC ALL THE STREETS, ROADS, ALLEYS, HIGHWAYS, EASEMENTS AND RIGHTS SHOWN ON SAID MAP AND THEREIN OFFERED FOR DEDICATION EXCEPT THOSE DESIGNATED "FUTURE STREET" AND "FUTURE ALLEY" PROVIDED THAT SUCH DEDICATION SHALL BE SUBJECT TO ACCEPTANCE OF SAID IMPROVEMENTS HEREIN OR UPON ANY STREET, ROAD, ALLEY, HIGHWAY OR SUBDIVISION OF THE CITY OF LOS ANGELES.  
May 22 1964  
City Engineer

I HEREBY CERTIFY that I have examined the map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereto, that all provisions of Chapter 124, Statutes of 1943 as amended, State of California and of all local ordinances applicable and in effect at the time of the approval of the tentative map have been complied with and I am satisfied that this map is technically correct.  
City Engineer  
Date: May 21, 1964

The signatures of the present owners of Oil and mineral rights as disclosed by deed recorded July 23, 1963 as instrument N 2076 of Official Records of Los Angeles County have been on file under the provisions of Section 15877, SUBDIVISION CONTROL ACT, and the Vice-President and Assistant Secretary of said partnership does not have a right of entry on a subject of the land.  
I hereby certify that a 2000 sq. ft. sufficient area in the sum of \$3,122.00 has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No. 28837, as required by law.  
Gordon T. Nesvig, Clerk of the Board of Supervisors of the County of Los Angeles, State of California  
By: *Earlger J. Dor* Deputy

State of California  
County of Los Angeles  
On this 27th day of MAY 1964 before me J.S. COOK a Notary Public in and for said County and State personally appeared SAUNDRA T. NIXON known to me to be the President and WAYNE H. MATTHEWS known to me to be the ASST. Secretary of the ARMANSON BANK AND TRUST COMPANY and they executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation herein named and acknowledged to me that such Corporation executed the same as their partner and that such partnership executed the same as owners.

*Sandra T. Nixon* *Wayne H. Matthews*  
City Clerk Notary Public

State of California  
County of Los Angeles  
On this 22nd day of MAY 1964 before me BERNARD SHAW a Notary Public in and for said County and State, personally appeared PHILIP RUDNICK AND JACQUELINE RUDNICK known to me to be the persons who executed the within instrument and acknowledged to me that such Corporation executed the same as owners and assistant partners.

*Philip Rudnick* *Jacqueline Rudnick*  
Bernard Shaw Notary Public

State of California  
County of Los Angeles  
On the 15th day of FEBRUARY 1964 before me SPOURLEY REYNOLDS a Notary Public in and for said County and State personally appeared WALTER M. GELBERSON known to me to be the Vice President and RICHARD L. KILBOMER known to me to be the Assistant Secretary of the TITLE INSURANCE AND TRUST COMPANY.

*Walter M. Gelberson* *Richard L. Kilbomer*  
Notary Public

State of California  
County of Los Angeles  
On the 9th day of MARCH 1964 before me SANDRA T. NIXON a Notary Public in and for said County and State personally appeared ALLEN I. HALSETH known to me to be the ASST. Secretary of the ARMANSON BANK AND TRUST COMPANY.

*Allen I. Halseth*  
Notary Public

State of California  
County of Los Angeles  
On the 25th day of MARCH 1964 before me SANDRA T. NIXON a Notary Public in and for said County and State personally appeared ROBERT H. BUSCH known to me to be the ASST. Secretary of the COMMONWEALTH MANAGEMENT COMPANY.

*Robert H. Busch*  
Notary Public

State of California  
County of Los Angeles  
On the 25th day of MARCH 1964 before me SANDRA T. NIXON a Notary Public in and for said County and State personally appeared PHILIP W. CAREY known to me to be the ASST. Secretary of the COMMONWEALTH MANAGEMENT COMPANY.

*Philip W. Carey*  
Notary Public

MAY 27 1964  
J.S. COOK  
Notary Public

I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California, a Certificate made by the City Engineer, dated August 11, 1964, certifying that it appears from the records of said City and County that *Philip Rudnick, Jacqueline Rudnick, William J. Wilson, Robert L. Lindstrom, Allen I. Halseth, Wayne H. Matthews, Robert H. Busch, Philip W. Carey* are the owners of the land shown on the attached map.  
City Engineer  
Date: May 21, 1964

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 lots 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 of this time is \$ *None*  
Date: ROBERT C. MAST, Director of the Bureau of Assessments  
City of Los Angeles  
By: *Robert C. Mast* Treasurer of the City of Los Angeles

# ROYAL WESTERN ESTATES

723

15

SCALE: 1" = 40'

SHEET 2 OF 2 SHEETS

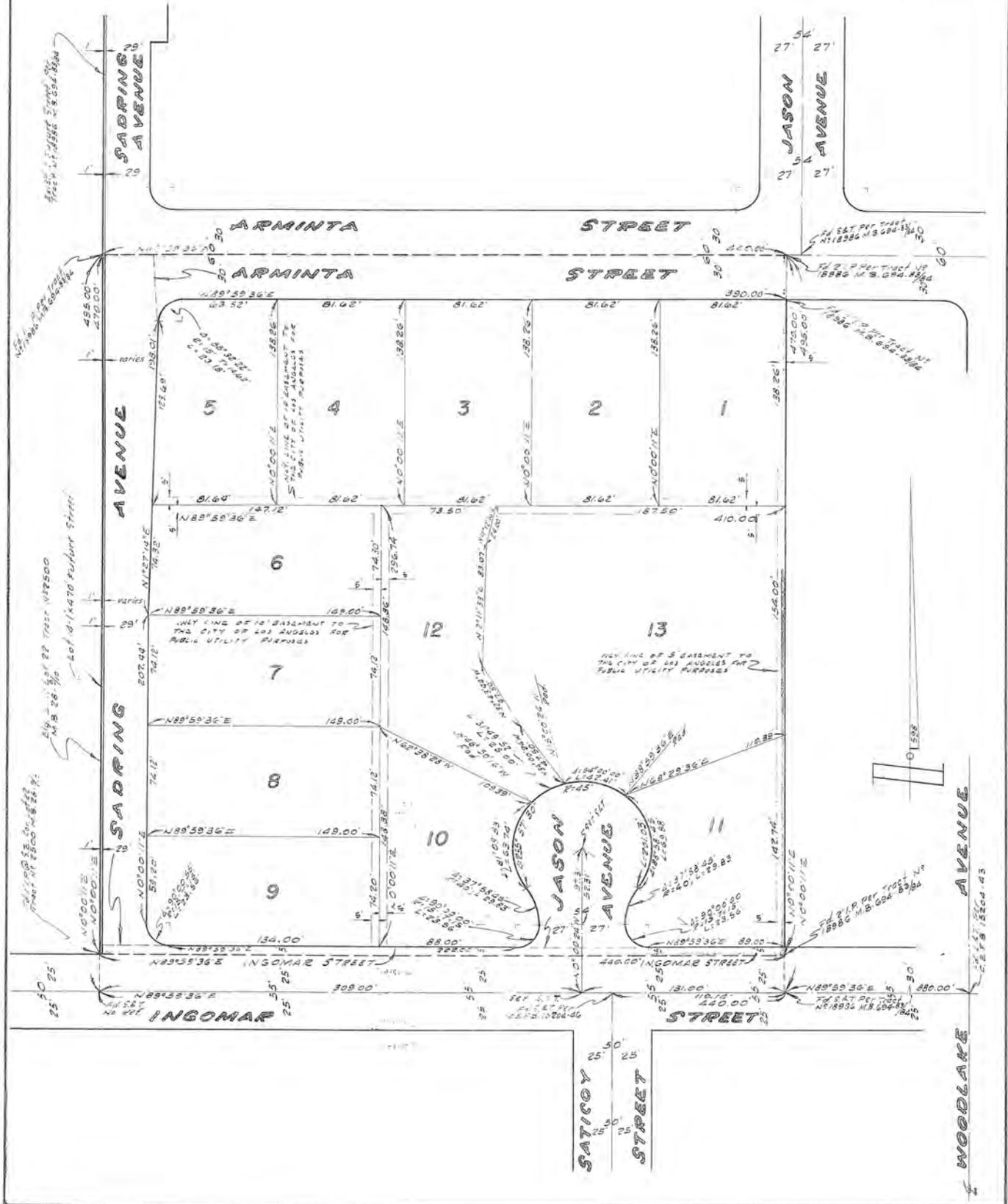
## TRACT NO. 28837

IN THE CITY OF LOS ANGELES

WAGNER - KERR ASSOCIATES INC.

Pg. 2

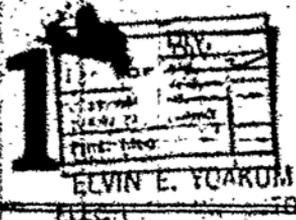
124.7 1964  
5  
723  
13



**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 1/4 W 440' of S 1/2 of 3)

Tract No 2500

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

Approved by  
City Engineer  
*[Signature]*  
Deputy

Between what cross streets? Woodlake & Colson

**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-7-7054  
(Print Name)

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

4. Certificated 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 (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire apparatus, electrical wiring and elevators) 1800.00

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      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.

Sign here Fred Schaefer  
(Owner or Authorized Agent)

DISTRICT OFFICE VAN NUYS

FOR DEPARTMENT USE ONLY					
PLAN CHECKING					
Valuation \$ <u>1800.</u>					Investigation Fee \$ <u>800</u>
Fee \$ <u>3.00</u>					Bldg. Permit Fee \$ <u>800</u>
					Total
<b>TYPE</b> <u>H</u>	Maximum No. Occupants <u>    </u>	Inside Lot <u>    </u>	Key Lot <u>    </u>	Lot Size <u>40 x 470</u>	City <u>    </u>
<b>GROUP</b> <u>G-1</u>	Plans and Specifications checked <u>Ed Brown</u>	Corner Lot <u>    </u>	Corner Lot Keyed <u>A-1</u>	Fire District <u>    </u>	City <u>    </u>
For Plans See <u>    </u>	Correction Noted <u>Alison</u>		Dwg. Line <u>    </u>	Street Widening <u>    </u>	District Map No. <u>7307</u>
Filed with <u>    </u>	Plans, Specifications and Approvals rechecked and approved <u>Alison</u>		Continuous Inspection <u>    </u>	SPRINKLER Specified, Required Valued In-Excluded <u>    </u>	Inspector <u>    </u>

DO NOT WRITE BELOW THIS LINE

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

ST. 00-75

ITEEC

5

440

440



440

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 No. 62500

Location of Building 23311 Stage St (Name Number and Street)

Approved by City Engineer (Signature) Deputy

Between what cross streets? Woodlake Ave and Cohasset St

USE INK OR INDELIBLE PENCIL

1. Purpose of building Dwelling & AH GARAGE Families 1 Rooms 7
2. Owner Fred Schaefer (Print Name) Phone ST 5-4931
2. Owner's Address 14211 Haynes 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) (2960) (Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 14.0 x 25.0' No. Stories 1 Height to highest point 17' Size lot 400 x 500'

11. Material Exterior Walls Stucco & metal reinforced Type of Roofing Shale

12. 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

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

DISTRICT OFFICE

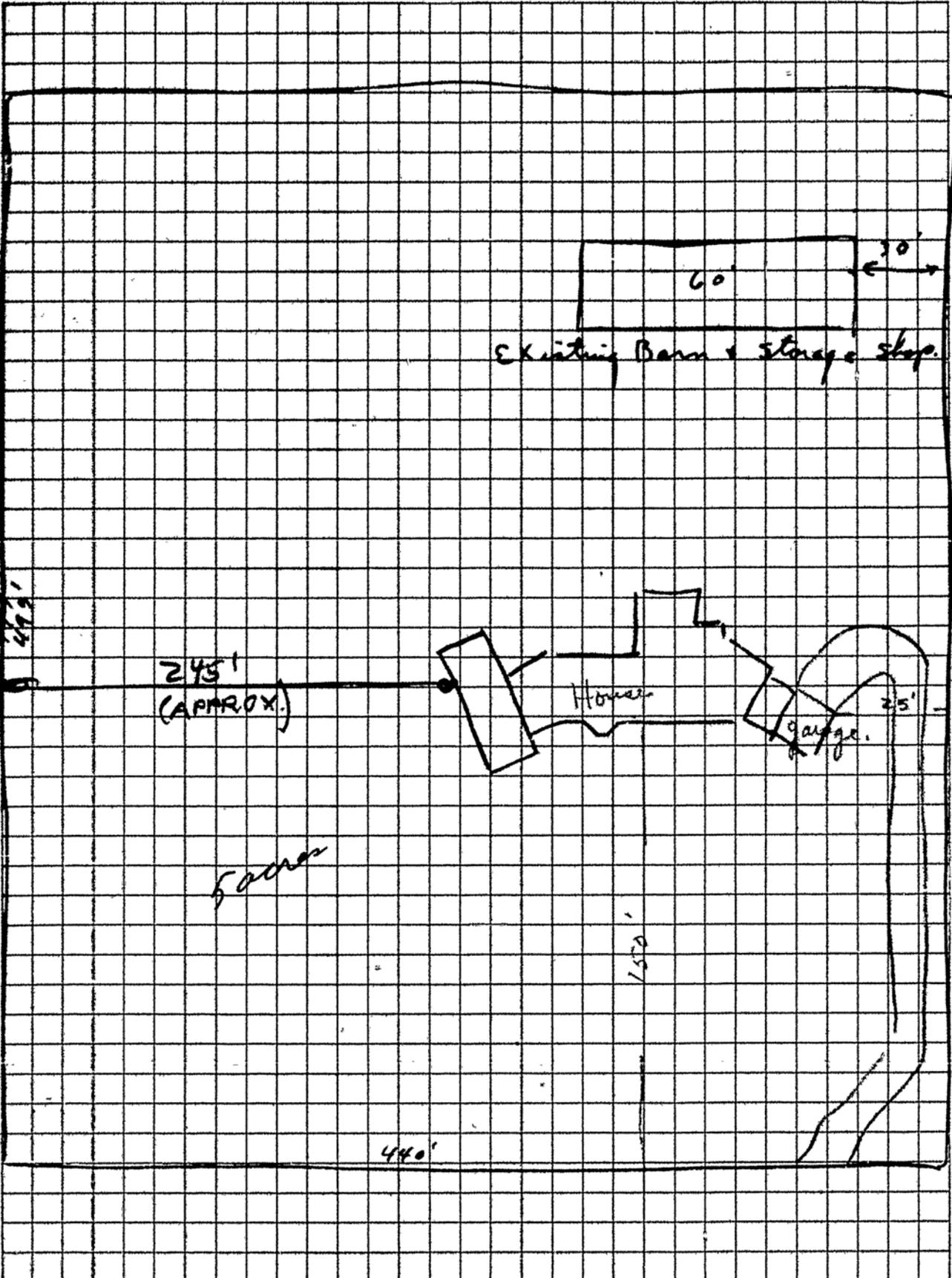
By (Signature)

Table with columns: PLAN CHECKING, Valuation \$ 30,000, Fee \$ 14.00, TYPE R, GROUP R, For Plans See X, Filed with (Signature), Investigation Fee \$, Bldg. Permit Fee \$, Total \$ 83.00, District Map No. 7507, Application checked and approved (Signature), SPRINKLER Required Valuation Included Yes - No

DO NOT WRITE BELOW THIS LINE

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Rows: Plan Checking (AN 2952, 7317), Supplemental Plan Checking, Building Permit (APR 21 1952, VN25485)

PC 1972



Existing Barn & storage shop.

245'  
(APPROX.)

House

garage.

50000

440'

150'

25'

60'

30'

475'

# 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 Stagg St } Approved by  
(House Number and Street) City Engineer  
Between what cross streets? Chassett & Woodlake Ave } Deputy.

**USE INK OR INDELIBLE PENCIL**

- Present use of building Dwelling attached garage Families 1 Rooms 9  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy under contract
- Use of building AFTER alteration or moving same Families 1 Rooms 9
- Owner Fred Schaffer Phone DL 82081  
(Print Name)
- Owner's Address 14211 Nanyue St P. O. Dan Nunez
- Certificated Architect License No. Phone
- Licensed Engineer License No. Phone
- Contractor owner License No. Phone
- Contractor's Address
- 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
- State how many buildings NOW } Dwelling and attached garage under contract  
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 30 x 90 Number of stories high 1 Height to highest point 15
- Material Exterior Walls wood Exterior framework wood  
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:

to complete work started  
on permit 25485

**NEW CONSTRUCTION**

- Size of Addition None Size of Lot x Number of Stories when complete x
- Footing: Width x Depth in Ground x Width of Wall x Size of Floor Joists x
- Size of Studs x Material of Floor x Size of Rafters x Type of Roofing x

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)

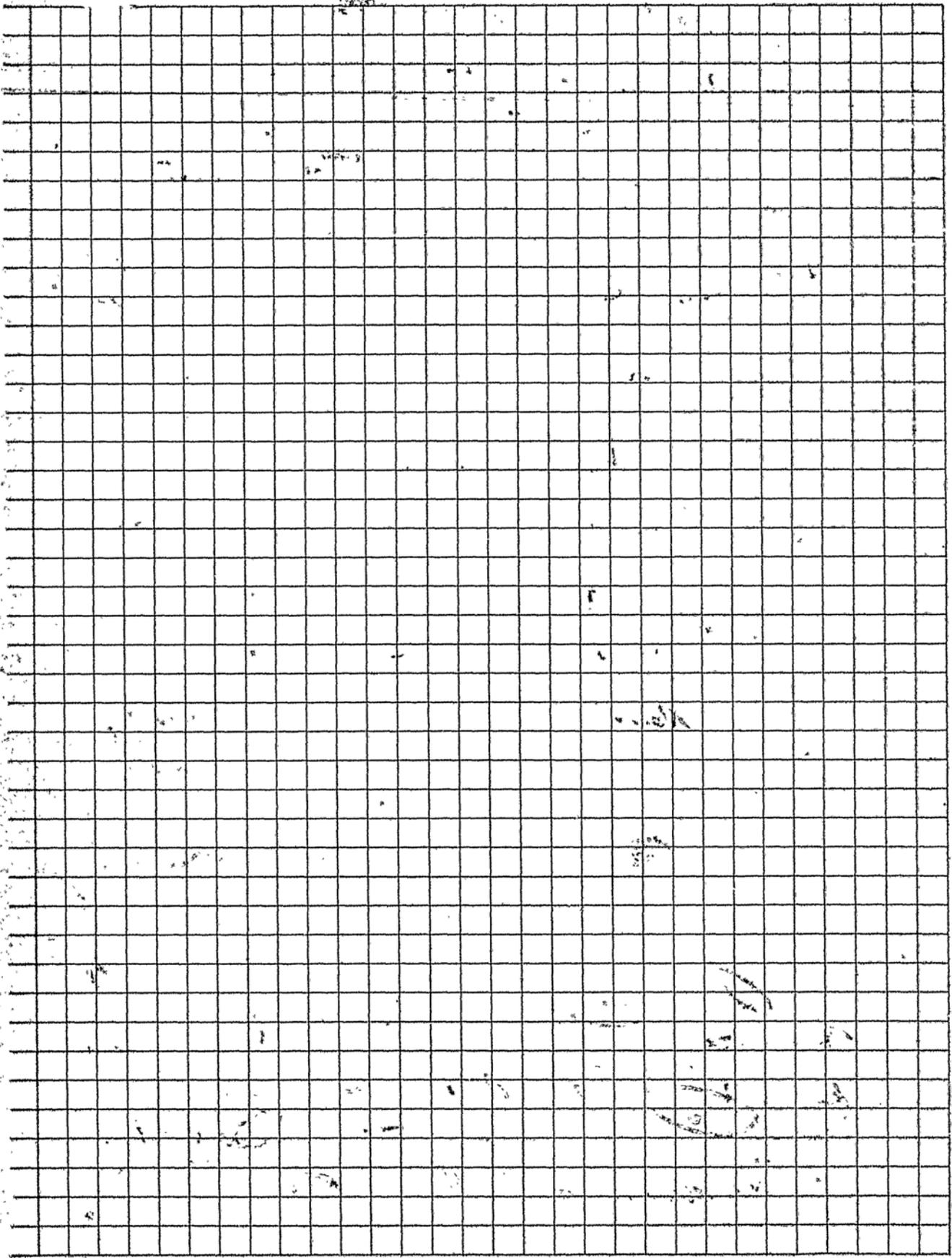
**FOR DEPARTMENT USE ONLY**

PLAN CHECKING			OCCUPANCY SURVEY		
Valuation \$			Area of Bldg. Sq. Ft.	Investigation Fee \$	
Fee \$			Fee \$	Cert. of Occupancy Fee \$	<u>350</u>
				Bldg. Permit Fee \$	
				Total \$	
<b>TYPE</b>	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Clerk
<u>GROUP</u>	Plans and Specifications checked	Corner Lot	Corner Lot Keyed	<u>46 Copal</u>	Ft. rear alley
For Plans See	Correction Verified		Zone		Ft. side alley
			<u>A-1</u>	Fire District	
			Bldg. Line	No.	District No. <u>2507</u>
				Street Widening	Application checked and approved
Filed with	Plans, Specifications and Application checked and approved	Continuous Inspection	FL	FL	Inspector
				SPRINKLER	
				Specified-Required	
				Installation Included	
				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	<u>APR 28 '54</u>				

6605492



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
<del>MFG. DIST.</del> R.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		

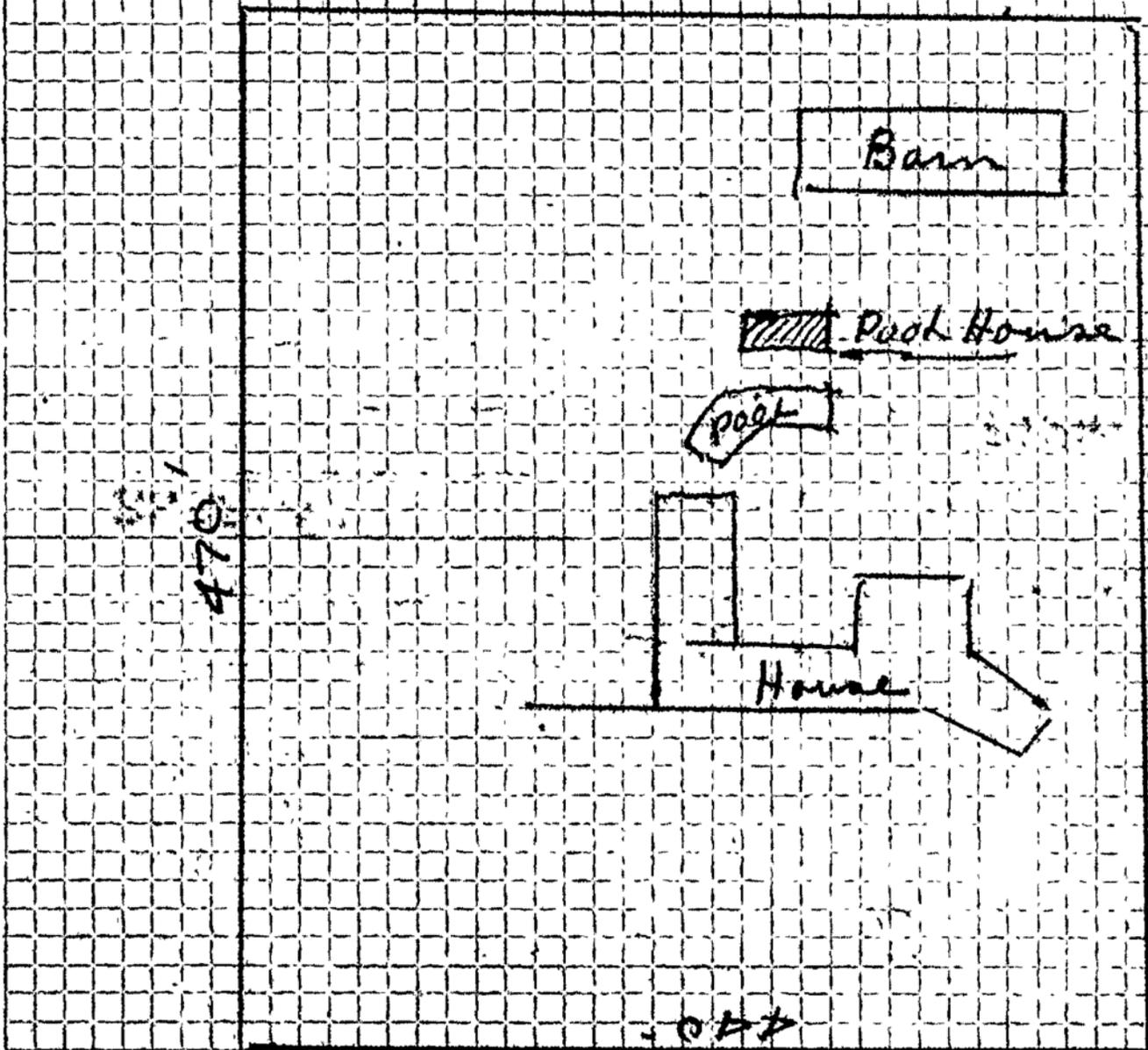
1		23311 Stagg Street		V. N.
VALIDATION VN02232				
TYPE I	GROUP R-1	MAX. OCC. ACC.	JUN -9 1955	VN02232
DIST. OFFICE V. N.	PC, 2 BP, 2			
C OF O. ISSUED				

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
PARKING SPACES		Schiller
GUEST ROOMS		APPLICATION CHECKED
FILE WITH		PLANS CHECKED
CONT. INSP.		CORRECTIONS VERIFIED
GRADING		PLANS APPROVED
		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.



ST H-G-

# 1 GRADING

## APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

DEPT OF BUILDING AND SAFETY

DIST. MAP <b>7507</b>	1. LEGAL LOT SOUTH 165' of W 440' of Lot 30 & W 440' of Lot 31	BLK Lot 30	TRACT 2500
ZONE <b>A-1</b>	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 F. Schaeffer		
REV. COR. LOT SIZE <b>440 x 470</b>	5. OWNER'S ADDRESS 23311 Stagg St.		
REAR ALLEY	6. CERT. ARCH.		STATE LICENSE NUMBER
SIDE ALLEY	7. LIC. ENGR. Henry A. Ross		STATE LICENSE NUMBER RE 6228
BLDG. LINE	8. CONTRACTOR Morino & Testa		STATE LICENSE NUMBER 85184
AFFIDAVITS	9. SIZE OF NEW BLDG. 20 x 44 STORIES HEIGHT		
BLDG. AREA	10. MATERIAL OF EXTERIOR WALLS: Gunita		
SPRINKLERS REQ'D. SPECIFIED	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input type="checkbox"/> METAL BRICK <input checked="" type="checkbox"/> CONC. BLOCK CONCRETE		

**1** - 23311 Stagg Street

VALIDATION <b>VN98573</b>	APR 14 1955	<b>37475</b>
TYPE <b>pool</b>	GROUP <b>R</b>	MAX. OCC. <b>APR 14 1955</b>
DIST. OFFICE <b>V.H.</b>	<b>VN98573</b>	
C. OF D. ISSUED	<b>REL 750 BR. 1260</b>	
DWELL. UNITS	11. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 3200.00	VALUATION APPROVED <i>[Signature]</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 &amp; TESTA</i> SIGNED	APPLICATION CHECKED IN <i>[Signature]</i>
GUEST ROOMS		PLANS CHECKED <i>[Signature]</i>
FILE WITH		CORRECTIONS VERIFIED <i>[Signature]</i>
CONT. INSP.		PLANS APPROVED <i>[Signature]</i>
		APPLICATION APPROVED <i>[Signature]</i>

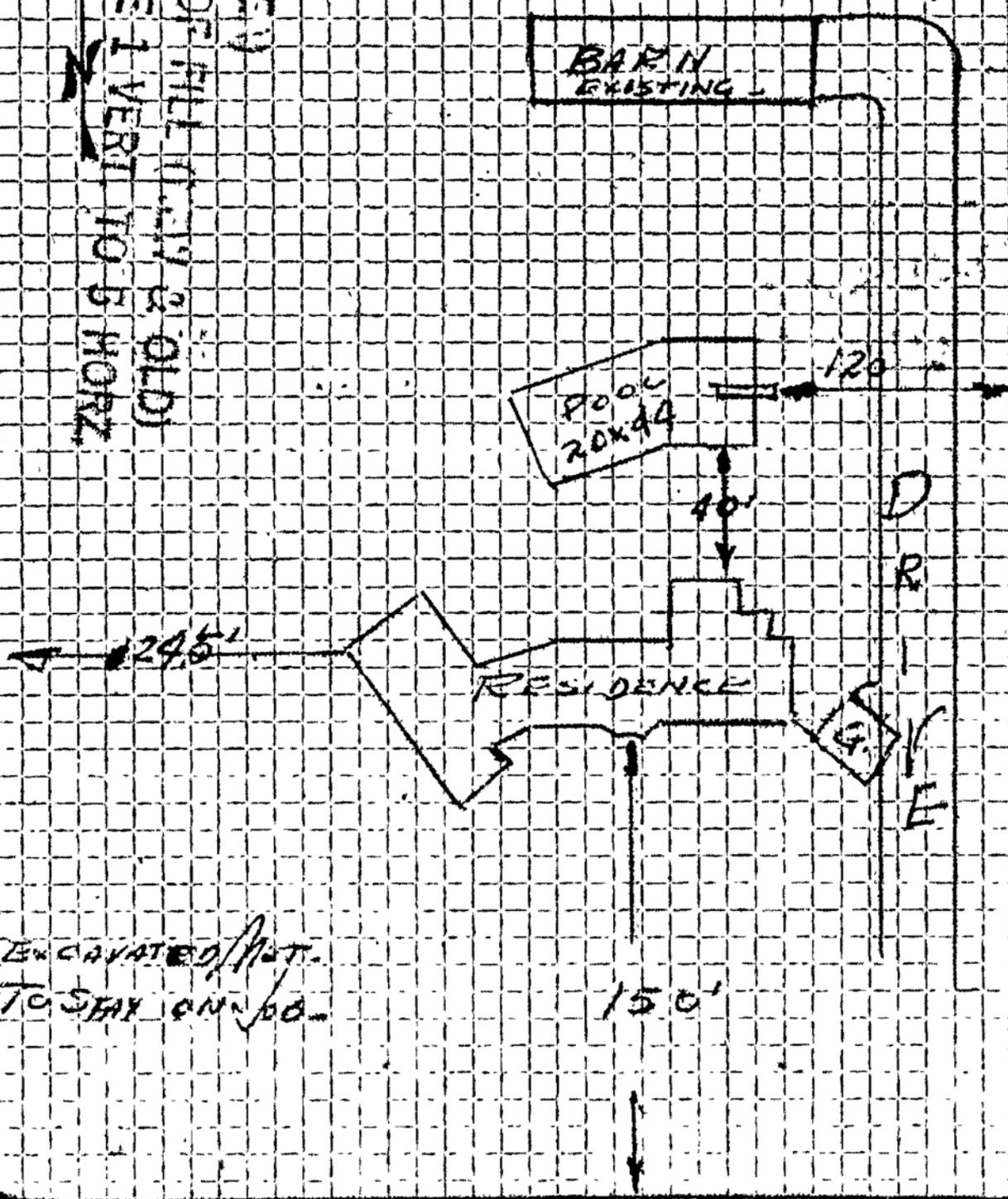
This Form When Properly Validated is a Permit to Do the Work Described

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

440

(PHILISTINE)  
MAX. DEPTH OF FILL (NEW & OLD)  
3' MAX SLOPE 1 VERT TO 5 HORIZ.

495



EXCAVATED 1/2 FT.  
TO STAY ON 100.

150'

STAGE 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.

Form with 15 numbered sections: 1. LEGAL DESCR., LOT 13, BLK., TRACT 28837; 2. BUILDING ADDRESS 7806 Jason Avenue; 3. BETWEEN CROSS STREETS Ingomar AND Cul-d-sac; 4. PRESENT USE OF BUILDING Dwelling & Garage; 5. OWNER'S NAME Phil Rudnick; 6. OWNER'S ADDRESS 7806 Jason Avenue; 7. CERT. ARCH.; 8. LIC. ENGR.; 9. CONTRACTOR Royal Western Estates; 10. CONTRACTOR'S ADDRESS 12431 Oxnard Street; 11. SIZE OF EXISTING BLDG. 160 x 74; 12. MATERIAL; 13. VALUATION \$ 101; 14. SIZE OF ADDITION none; 15. NEW WORK: Change of legal, address, & plot plan.

SEWER (Available) (Not Available)

CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Values include R-1, 1/30, 2, 2, 1, 1.30, 2.00.

CASHIER'S USE ONLY section with stamp: DEC-2-64 59324 CK VN=67577 L=2 1.30; DEC-2-64 59325 CK VN=67577 L=1 2.00. Includes fields for P.C. No., GRADING Yes, CRIT. SOIL, and CONS.



**1 APPLICATION FOR INSPECTION**

**OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY**

EQ 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
2. PURPOSE OF BUILDING	23 FENCE PER STD #519				CENSUS TRACT 1344.01
3. JOB ADDRESS	7806 JASON AV				ZONE RE11-1
4. BETWEEN CROSS STREETS AND					FIRE DIST. FBZ
5. OWNER'S NAME	MASRK NEJDORFF 348-2285				COUNTY DIST. 3
6. OWNER'S ADDRESS	7806 JASON AV WEST HILLS 91304				LOT TYPE
7. ENGINEER	BO BACKLUND 1017890 (805) 489-4477				LOT SIZE
8. ARCHITECT OR DESIGNER					
9. ARCHITECT OR ENGINEER'S ADDRESS	316 E. BRANCH ST ARROYO GRANDE 93420				AFFIDAVITS
10. CONTRACTOR	B.R. SHELDON CONC. 148976 350611 349-8804				
11. SIZE OF NEW BLDG.	WIDTH 150	STORIES	HEIGHT 6	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. VN
					P.C. REQ'D
					GRADING Yes
					SEISMIC
					HWY. DED.
					FLOOD EQ

PURPOSE OF BUILDING	FENCE PER STD #519		STORIES	HEIGHT 6	FILE WITH
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	ZONED RE11-1	
DWELL UNITS	MAX. OCC.	APPLICATION APPROVED 10/385		LE12/16/94	
GUEST ROOMS	PARKING REQ'D.	PARKING PROVIDED	INSPECTION ACTIVITY		
			INSPECTOR		
P.C.	G.P.I. + NP	CONT. INSP.	SYS: YES		
S.P.C.	P.M.		08-B-1 (R.8/89)		
B.P.	E.I.	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.	NO FEE NO FEE NO FEE			
S.D.	S.O.S.S.	12/06/94 10:06:00AM W01 T-8550 C 25			
ISSUING OFFICE	WV	SPRINKLERS	BLDG PERMITS R 84.00		
P.C. NO.	F.H.	ENERGY	INVOICE # 0010388 88		
CC		DAS	EI RESIDENTIAL 0.57		
			ONE STOP 1.69		
			SYS DEV 5.07		
			MISCELLANEOUS 5.00		
			CITY PLAN SURC 2.52		
			NO FEE 0.00		

Unless 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.

CASHIER'S USE ONLY

94WV 20833

UNDER PENALTY OF PERJURY I HEREBY AFFIRM THAT I HAVE NOT AND WILL NOT RECEIVE ANY INSURANCE SETTLEMENT WHICH INCLUDES PAYMENT FOR DEPT OF BUILDING & SAFETY... WITHIN OF HEREIN...  
 [Signature]  
 OWNER OR OWNER'S AGENT

**DECLARATIONS AND CERTIFICATIONS**

**15. LICENSED CONTRACTORS DECLARATION**  
 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 12/5/94 Lic. Class CB Lic. No. 350611 Contractor's Signature [Signature]  
 Contractor's Mailing Address 19214 Inga Dr St. Vincente

**16. OWNER-BUILDER DECLARATION**  
 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 does such work himself or through his 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 did not build or 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 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 \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**17. WORKERS' COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's 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 12/5/94 Applicant's Signature [Signature]  
 Applicant's Mailing Address \_\_\_\_\_

**18. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
 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 \_\_\_\_\_ Applicant's 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.

**19. CONSTRUCTION LENDING AGENCY**  
 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)

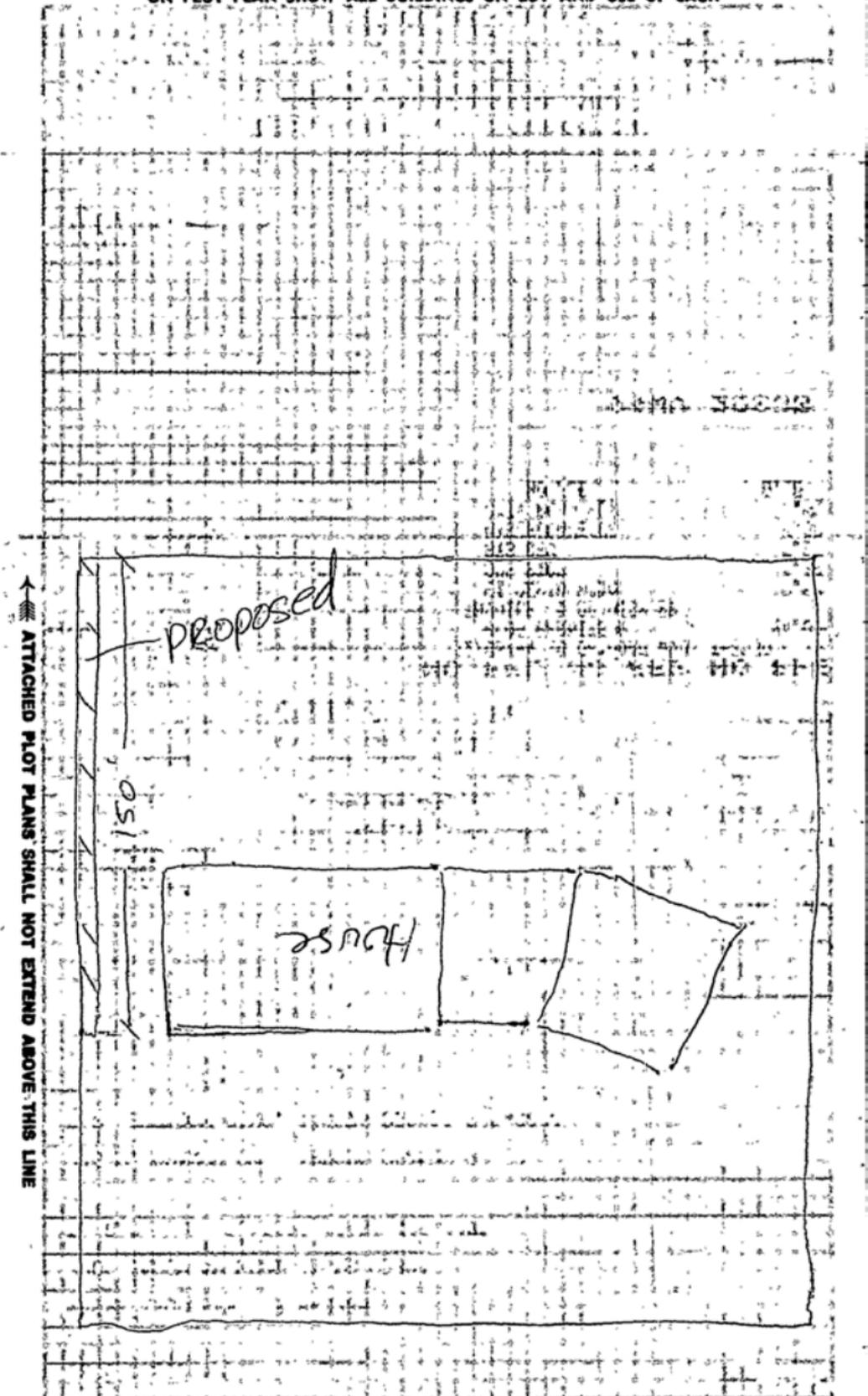
Signed [Signature] Contractor 12/5/94  
 (Owner or agent having property owner's consent) Position Date

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

Jason Ave

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



**A 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. 18, 19 (ARB 3), 12, 18 11(arb2), 12(arb2), & 13, (arb 1,2) DIST. MAP 189B093

ASSESSOR'S ID 2020 023 035

LOT TYPE LOT SIZE ZONE REII-1 BUILDING LINE ALLEY CENSUS TRACT 1344.01 ADDR. APPD DATE

AFFIDAVITS, EASEMENTS AND RESTRICTIONS ZI 1802 *[Signature]* COUNCIL DIST. 3 FIRE DISTRICT FLOOD ZONE GRADING HIGHWAY DED. SEISMIC STUDY

**B PROPERTY OWNER** M. NEWDORFF PHONE 348-2285 SUITE/UNIT NO. ADDRESS 7806 JASON AV WEST HILLS, CA ARCHITECT NAME ADDRESS ENGINEER

**APPLICANT** SCOTT JOHNSON PHONE 761-1550 SUITE/UNIT NO. ADDRESS 8291 MONIQUE CYPRESS, CA 90630 LIC CLASS ACTIVE STATE LIC NO. CITY BUS LIC NO. 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  
 DAMAGE REPAIR <10%  PATCH PLASTER/ DRYWALL  INT. NON-STRUCTURAL REMODEL  DOOR/WINDOW CHANGEOUT  RE-STUCCO/SIDING  RE-ROOF  
 OTHER: (Describe) TEAR OFF EXISTING ROOF & RE-ROOF WITH SIERRA TILE CLASS "A" METAL  
 RR # 24817 (85 SQS). SMOKE DET. ROD. 1-5 P's f

**C 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**

ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F.  PLUMBING (NOT INCLUDING FIRE SPRINKLERS)  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. PHONE NO.

PLUMB. CONTR.

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	DISTRICT/NSP OFFICE
LATERAL/FDN SYSTEMS		CS EQ FS MS GEN	LA VN WLA SP

LATERAL/FDN SYSTEMS  SHEARWALL  CONTINUOUS/SPREAD  EB/FCBF  PILE/CAISSON  SMRSF/OMRSF  OTHER

SPECIAL INSPECTIONS  CONC > 2000 PSI  FIELD WELDING  MASONRY  REBAR WELDS  GUNITE/SHOTCRETE  GRADING  GRADE BEAMS/CAISSONS  OTHER

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

**E P.C. NO.**

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

Unless a shorter period of time has been established by an official action, plan check approval good for 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. 88.0803 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.).

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/EXERISCAPE
CURB RAMP	DRIVEWAY	SEWER FACILITIES CHANGE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID	SITE PLAN REVIEW
FLOOD	INDUSTRIAL WASTE	GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK	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	EXCAVATION ADJACENT TO PUBLIC WAY	CRA APPROVED RE-DEV PROJECT	DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> ORD. NO. _____
CONSTR. TAX RECEIPT NO _____ DWELLING UNITS _____	HOUSING AUTHORITY	C.E.Q.A.	CAL OSHA AQMD-AB3205
CULTURAL AFFAIRS	COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS _____	<input type="checkbox"/> FROM OUTSIDE CITY OF L.A.	DEPT. WATER & POWER CASH/SURETY BOND NO _____ MILES MOVED _____

**1 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 \_\_\_\_\_ 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.**

**2 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 \_\_\_\_\_

**3 ASBESTOS REMOVAL**  
 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 \_\_\_\_\_ Date 11/14/95

**4 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

**5 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 of 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 \_\_\_\_\_ 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](http://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
<b>Assessor Information</b>	
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.

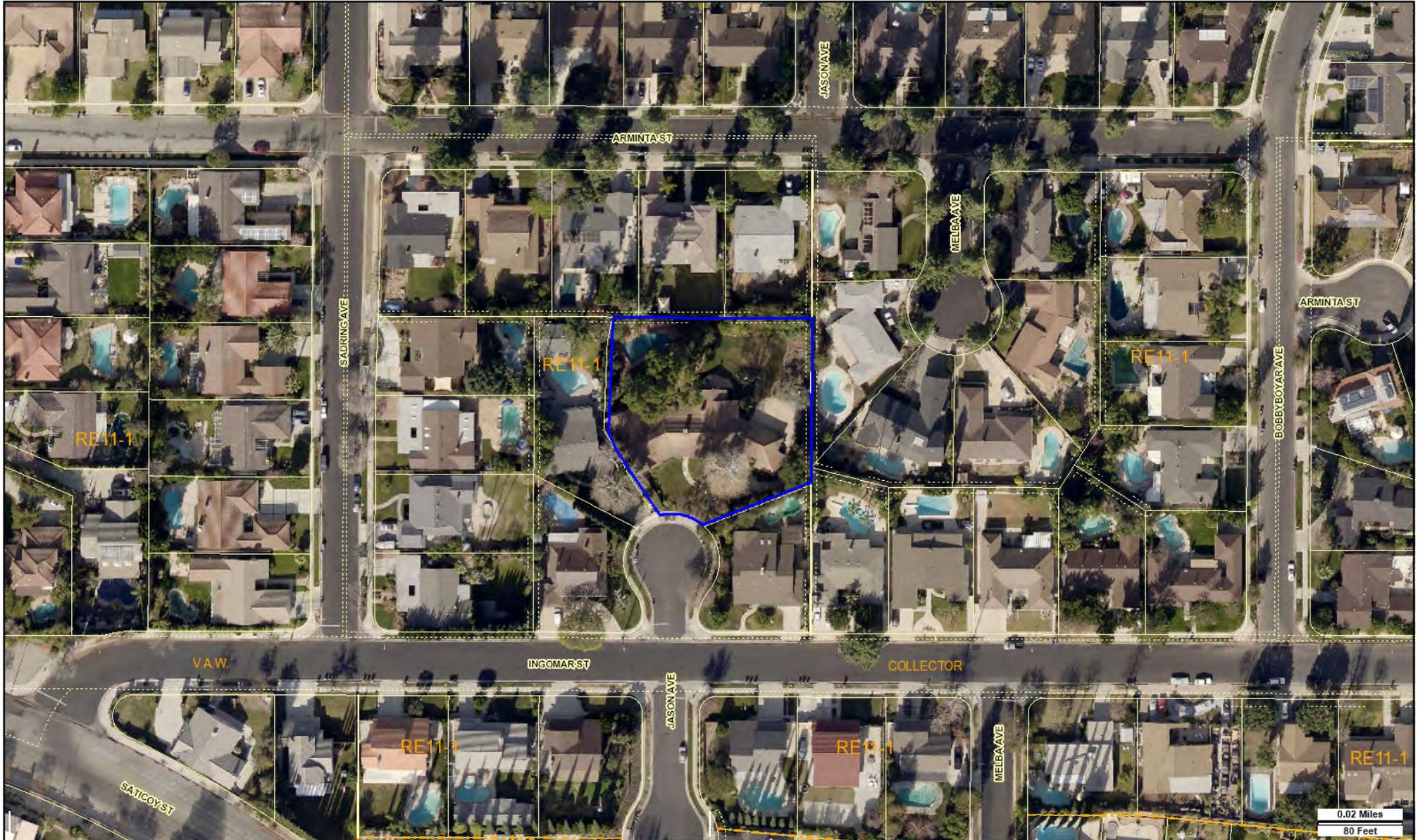
## DATA NOT AVAILABLE

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

