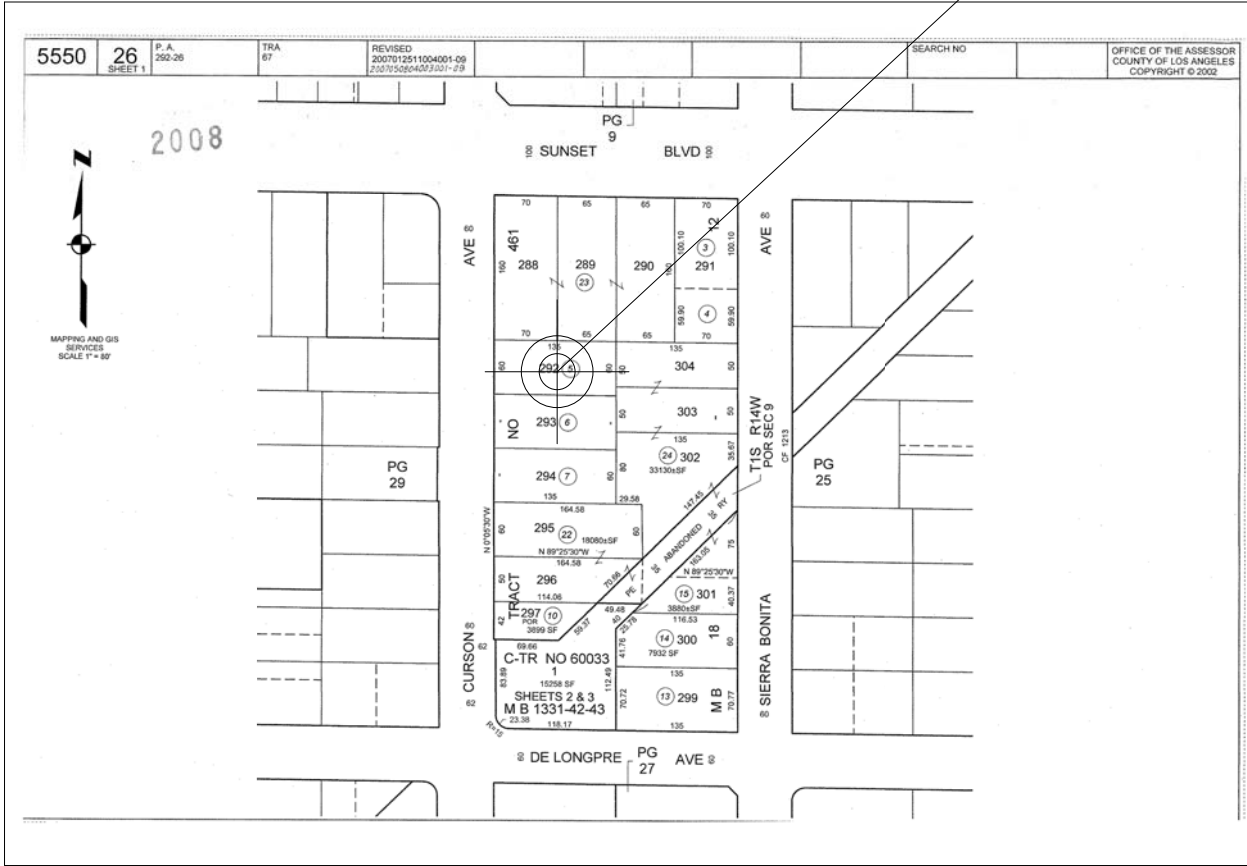


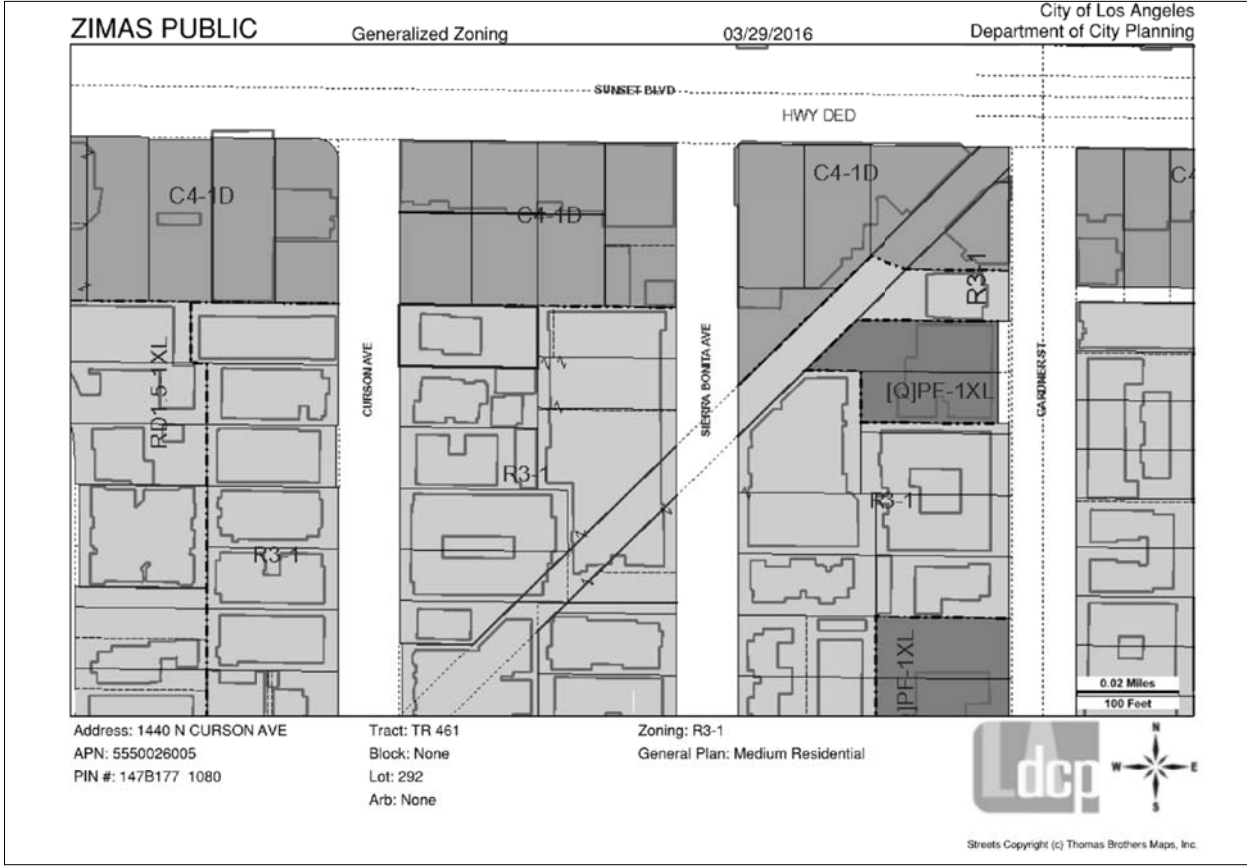
CURSON SLS



VICINITY MAP



ASSESSORS PARCEL MAP



ZONING MAP

PROJECT LOCATION:
1440 N CURSON AVE.
LOS ANGELES, CA. 90046

LEGAL DESCRIPTION:
TRACT: TR 461
BLOCK: NONE
LOT: 292
APN: 5550-026-005

PLANNING DEPARTMENT INFORMATION			
LEGAL DESCRIPTION			
TRACT: TR 461 BLOCK: NONE LOT: 292 MAP BOOK: 18-12 RECORDS OF LOS ANGELES COUNTY APN: 5550026005			
	VALUE	ALLOWABLE / REQ'D	PROVIDED
ZONE:	R3-1		
HEIGHT:		45'-0"	43'-0"
LOT AREA (Gross): 9,903.5 SF			
LOT AREA (After Street Dedication): 7,922 SF			
UNIT #			5
PARKING (req'd):	2/UNIT	10	10
PARKING (guest):	-	-	1
PARKING (total):	-	-	11

PROJECT INFORMATION	
PROJECT NAME:	1440 N. CURSON AVE.
PROJECT ADDRESS:	1440 N. CURSON AVE. LOS ANGELES, CA. 90046
APPLICANT & OWNER:	1440 N. CURSON INVESTORS LLC T: 949.293.7042
ARCHITECT:	JAY VANOS ARCHITECTS 1733 S. LA CIENEGA BLVD LOS ANGELES, CA. 90035 F: 310.280.0194 T: 310.280.0193
PROJECT DESCRIPTION:	5 UNIT SMALL LOT SUBDIVISION

UNIT BREAKDOWN		
TOTAL # OF UNITS:	5	
UNIT TYPE	# OF UNITS	SQUARE FOOTAGE
TYPE A1	1	2001 SF
UNIT B	3	2001 SF
UNIT A2	1	2001 SF
TOTAL	5	2001 SF

LOTS & UNITS	LOT AREA	FY (W)	SY (N)	SY (S)	RY (E)	FOOT PRINT	LOT COVERAGE	FLOOR AREA	FAR
LOT 1 (TYPE A1)	2037 SF	11' - 4"	17' - 0"	5' - 0"	0' - 4"	820 SF	%40	2001 SF	0.9 : 1
LOT 2 (TYPE B)	1321 SF	0' - 4"	17' - 0"	5' - 0"	0' - 4"	805 SF	%61	2001 SF	1.5 : 1
LOT 3 (TYPE B)	1321 SF	0' - 4"	17' - 0"	5' - 0"	0' - 4"	805 SF	%61	2001 SF	1.5 : 1
LOT 4 (TYPE B)	1321 SF	0' - 4"	17' - 0"	5' - 0"	0' - 4"	805 SF	%61	2001 SF	1.5 : 1
LOT 5 (TYPE A2)	1922 SF	0' - 4"	17' - 0"	5' - 0"	9' - 4"	820 SF	%42	2001 SF	1.0 : 1



SHEET INDEX	
00.PLANNING	
PL 1.0	COVER - PROJECT INFO
PL 1.1	PARCEL PROFILE REPORT
PL 1.2	3D
PL 1.3	RENDERINGS
PL 1.4	AREA CALCULATIONS - ZONING
PL 1.5	SURVEY
PL 2.0	SITE PLAN
PL 2.1	1.0 FIRST AND SECOND FLOOR
PL 2.2	2.0 THIRD AND FORTH FLOOR
PL 3.0	SOUTH AND WEST ELEVATION
PL 3.1	NORTH AND EAST ELEVATION
PL 4.0	SECTIONS 1 AND A

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CURSON SLS

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(v) 310.280.0193 (f) 310.280.0194
www.vanosarchitects.com

ZONE: R3-1

PROPERTY INFORMATION:

Address: 1440 N. CURSON AVE
Los Angeles, CA. 90046
APN: 5550-026-005
Zone: R3-1
Lot Area: 8103 sf
Lot Area After St. Ded: 7922 sf

OWNER:
1440 N. Curson Investors LLC
(v): 949.293.7042
Contact: Gerald Hammer

SURVEY:
Advanced Engineering & Consulting
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No.	Description	Date

COVER - PROJECT INFO

Project number
Date
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Author
Checker

PL 1.0

ScaleAs indicated



City of Los Angeles
Department of City Planning

3/29/2016
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1440 N CURSON AVE

ZIP CODES

90046

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-831-GPC

ORD-164712

BZA-4802

Address/Legal Information

PIN Number	147B177 1080
Lot/Parcel Area (Calculated)	8,103.1 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID C5
Assessor Parcel No. (APN)	5550026005
Tract	TR 461
Map Reference	M B 18-12
Block	None
Lot	292
Arb (Lot Cut Reference)	None
Map Sheet	147B177

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - David Ryu
Census Tract #	1898.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	Z1-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	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
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
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
Downtown Parking	No
Building Line	None

500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5550026005
APN Area (Co. Public Works)*	0.186 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$603,336
Assessed Improvement Val.	\$416,094
Last Owner Change	07/15/13
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	7-965
	5-91
	1682203
	1682199
	1498179
	1033956

Building 1	
Year Built	1914
Building Class	D55B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	2,013.0 (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

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
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)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.55973472
Nearest Fault (Name)	Hollywood Fault
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)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000

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

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Maximum Magnitude	6.40000000
Alquist Priolo Fault Zone	No
Landslide	No
Liquefaction	No
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	West
Division / Station	Hollywood
Reporting District	642
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	41
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-1986-831-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (A0293)

Project Description(s): HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES

DATA NOT AVAILABLE

ORD-164712

BZA-4802

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ZIMAS PUBLIC

Generalized Zoning

03/29/2016

City of Los Angeles
Department of City Planning



Address: 1440 N CURSON AVE
APN: 5550026005
PIN #: 147B177 1080

Tract: TR 461
Block: None
Lot: 292
Arb: None

Zoning: R3-1
General Plan: Medium Residential



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VANOS ARCHITECTS INC

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ZONE: R3-1

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Contact: Gerald Hammer

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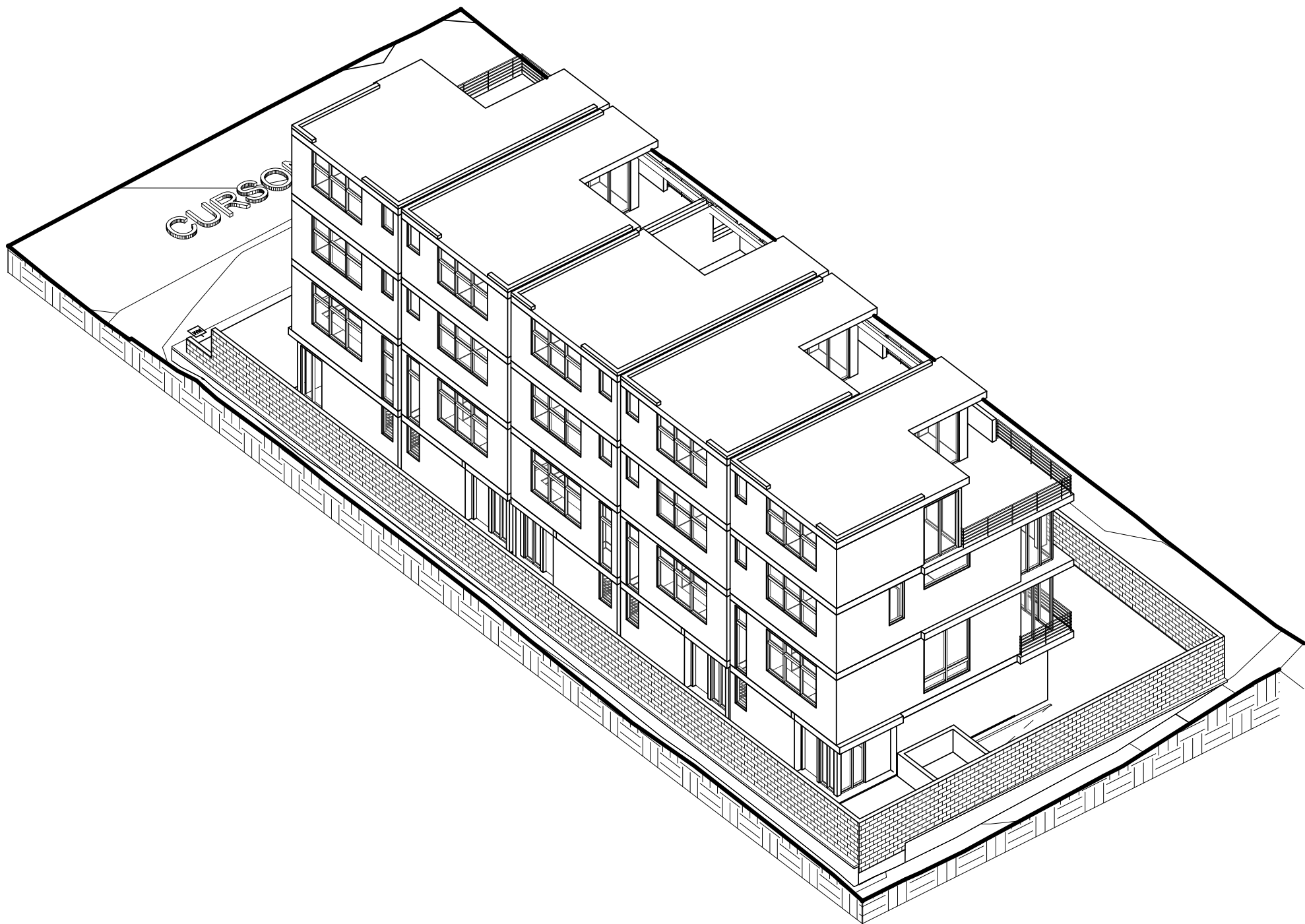
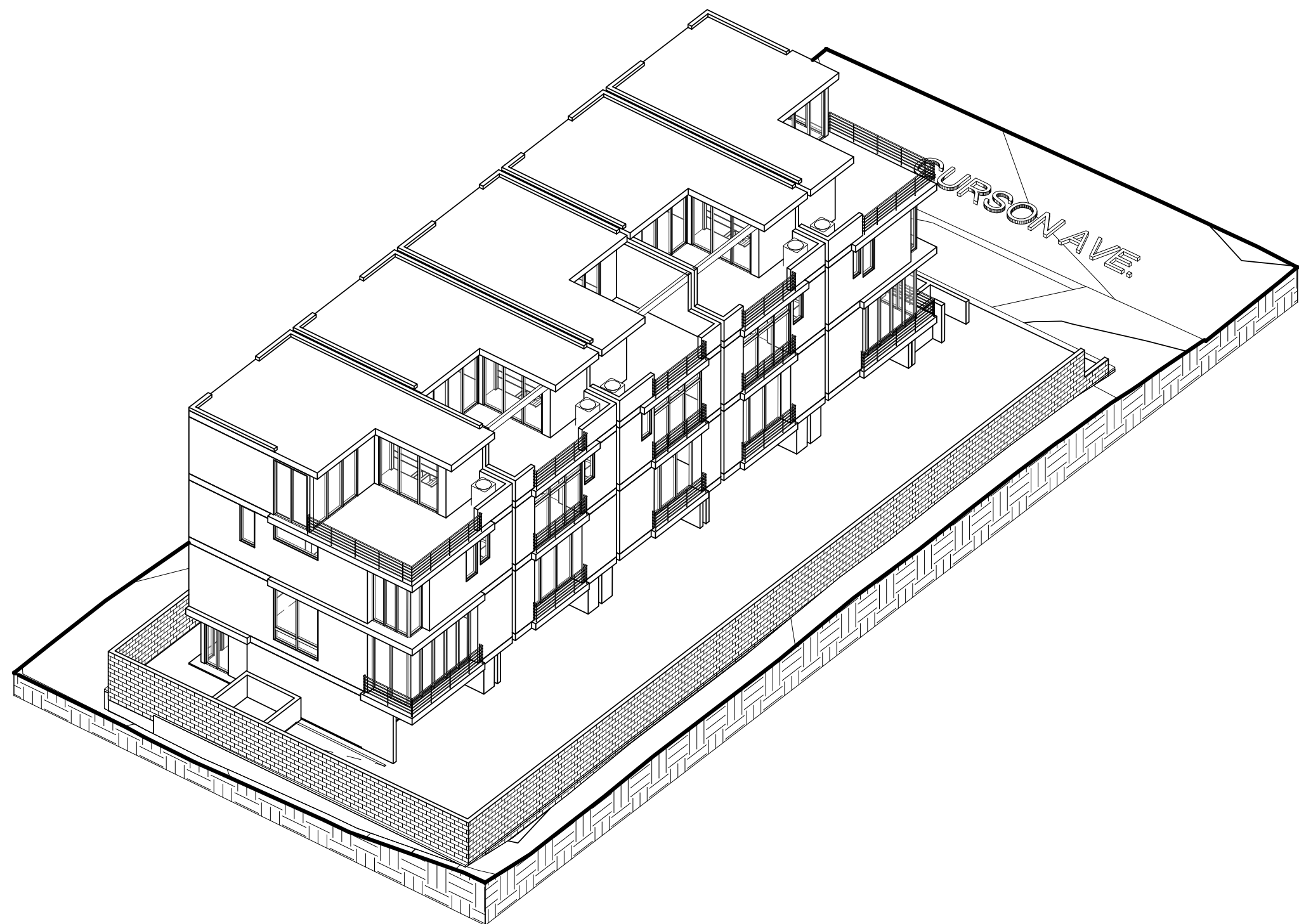
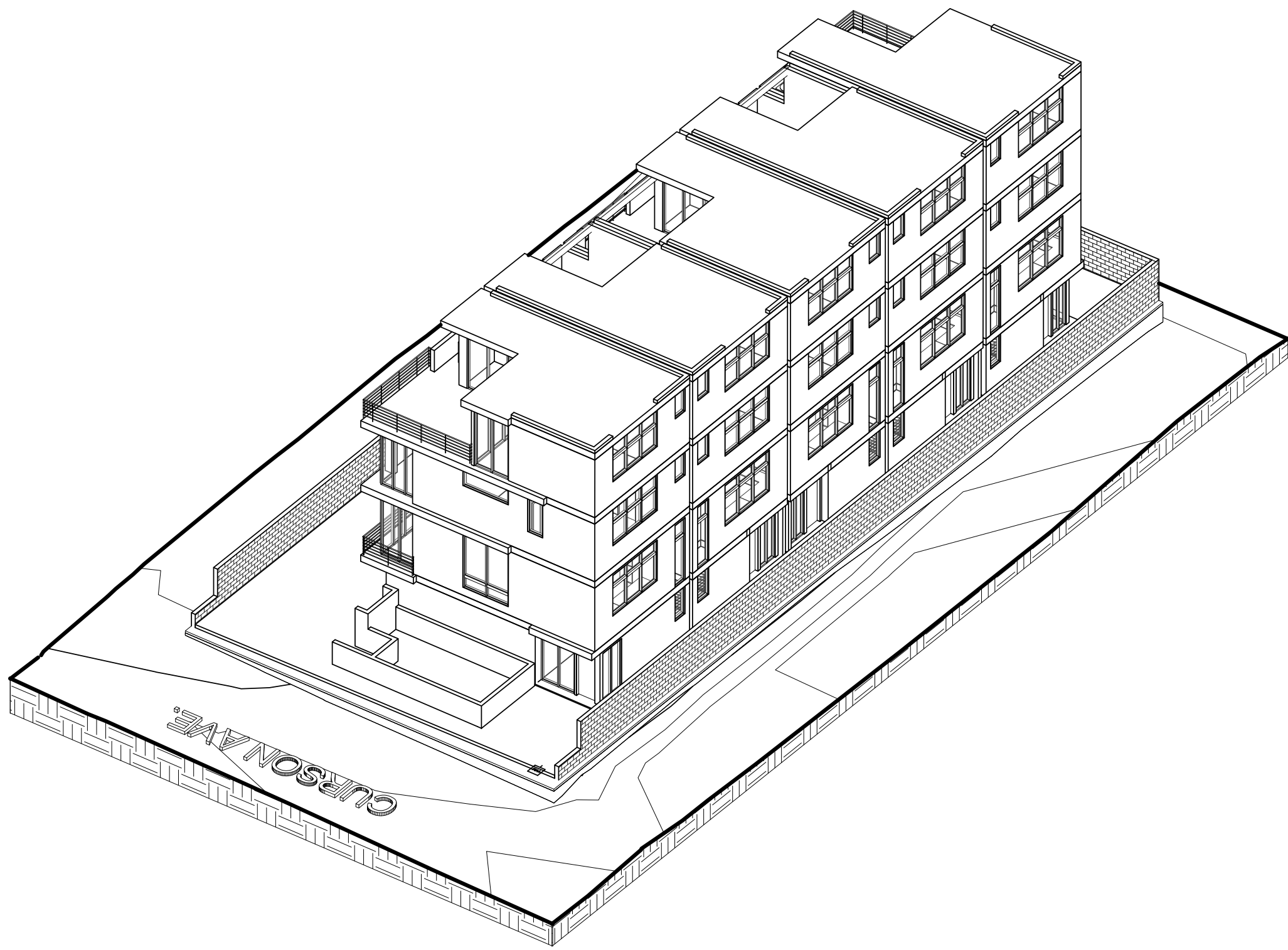
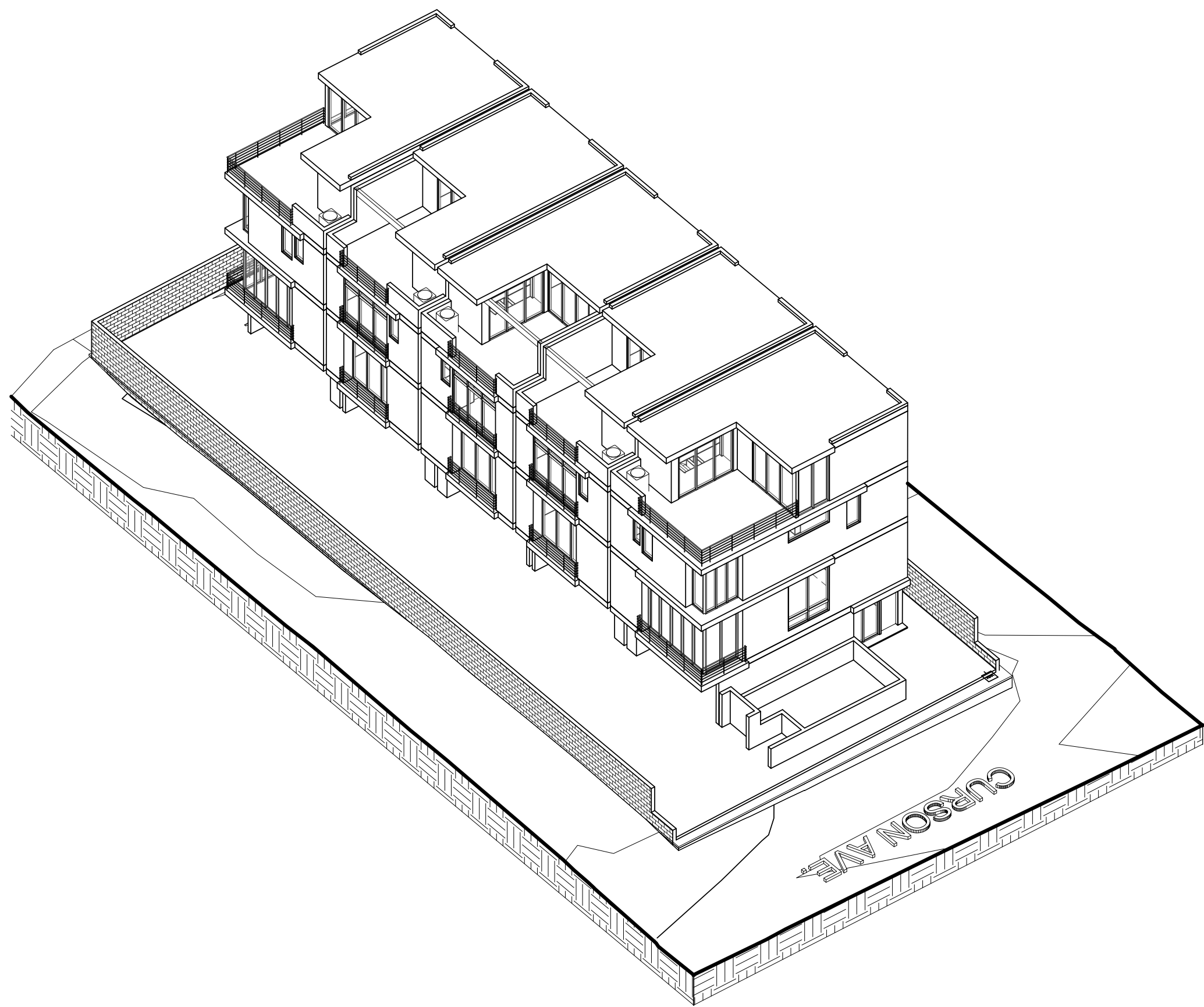
No.	Description	Date

PARCEL PROFILE
REPORT

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3/17/2017 5:30:47 PM



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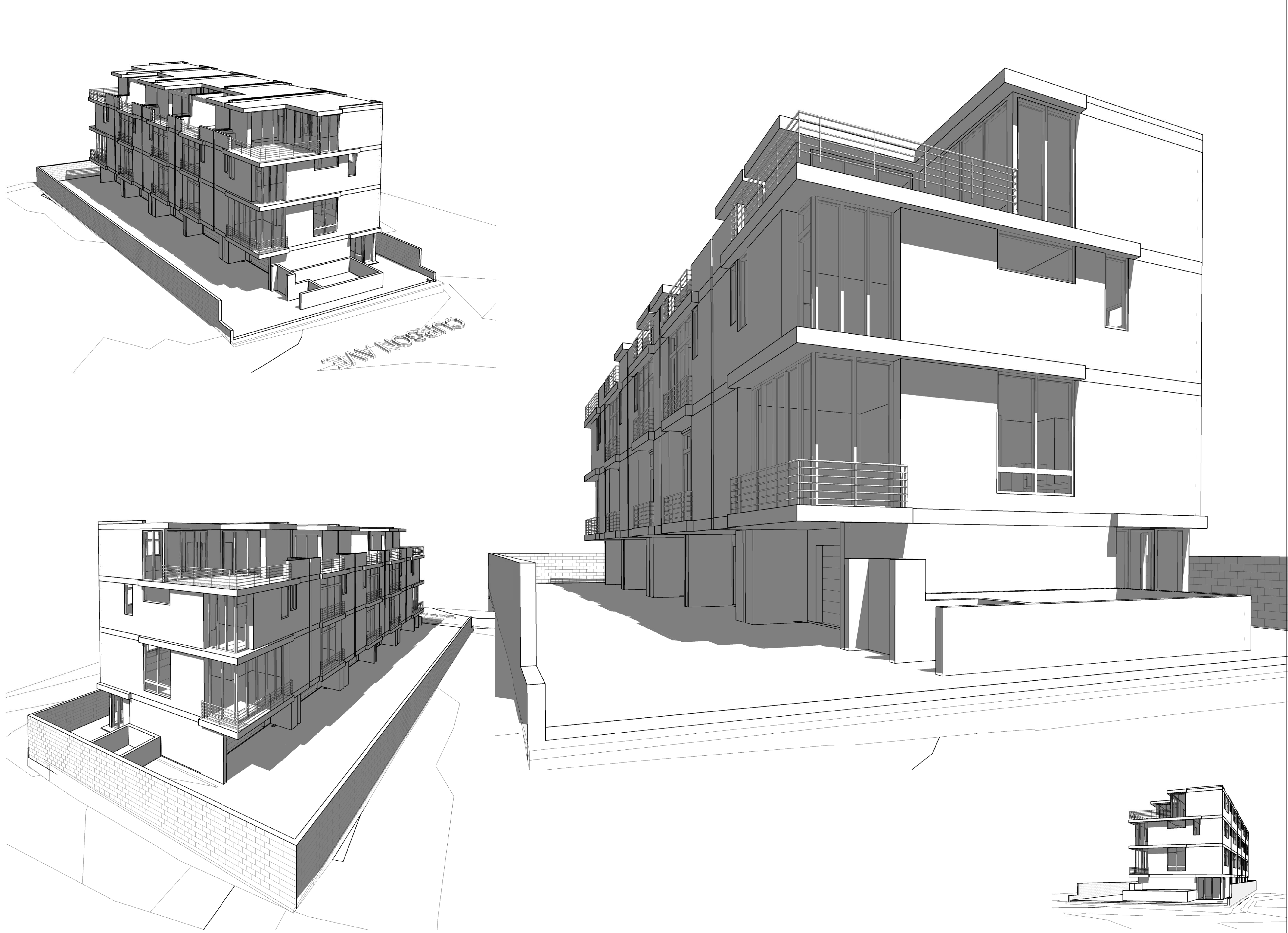
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No.	Description	Date

3D

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RENDERINGS

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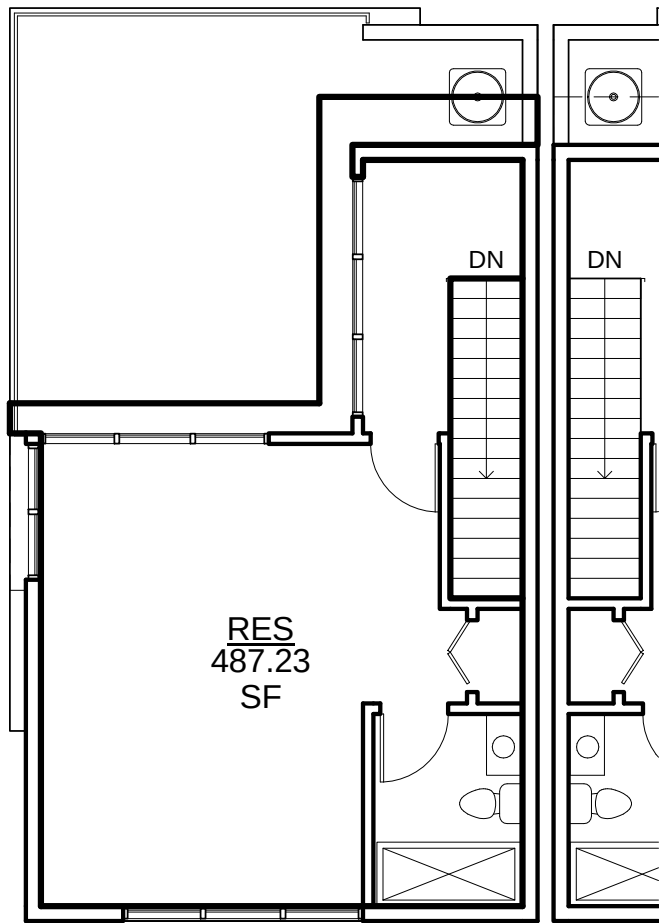
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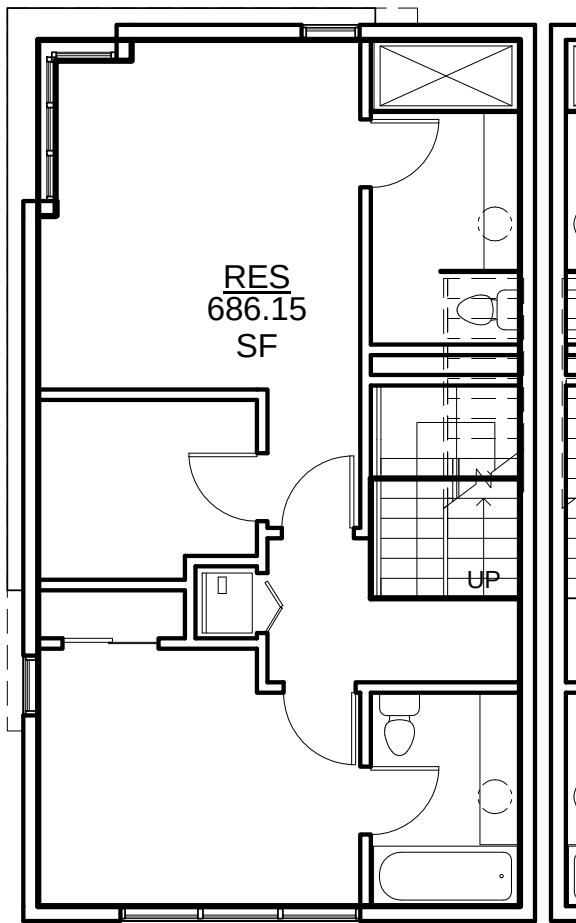
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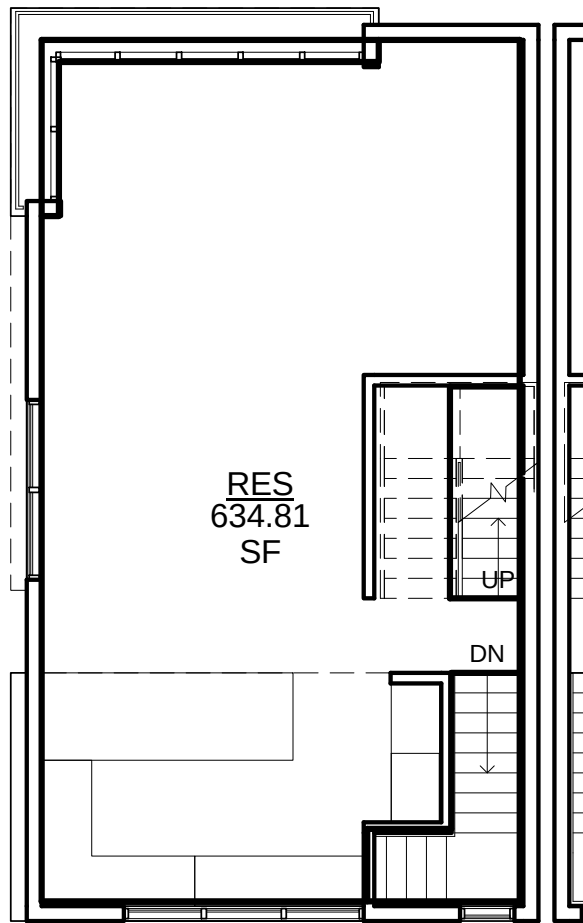
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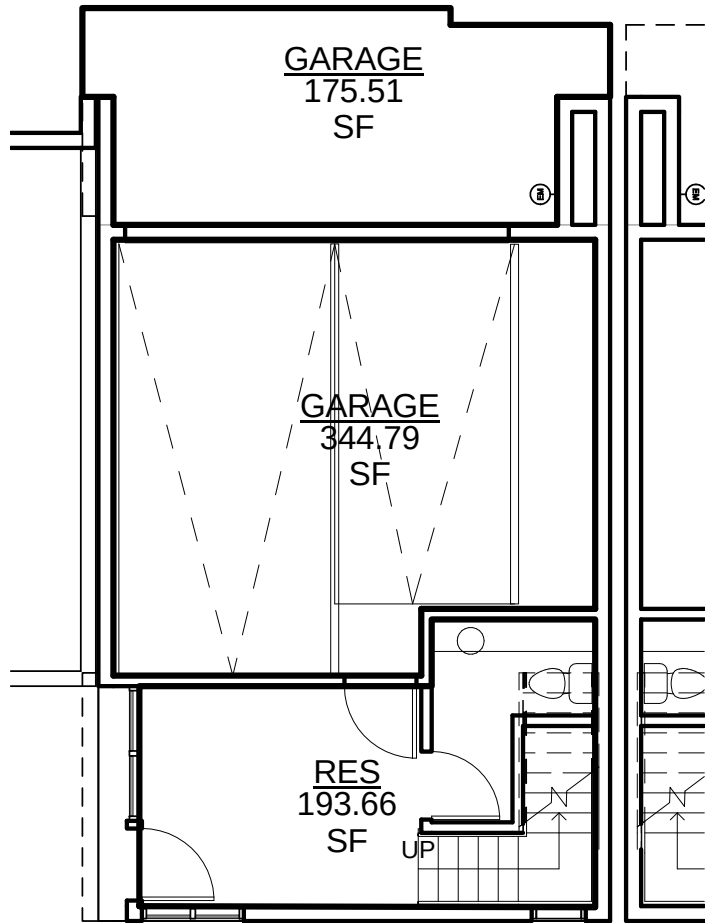
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1 Level 3
SCALE: 1/8" = 1'-0"



1 Level 2
SCALE: 1/8" = 1'-0"



1 Level 1
SCALE: 1/8" = 1'-0"

Area Schedule (Zoning Code) GROSS AREA		
Level	Name	Area

Not Placed	ROOF DECK	Not Placed
1 Level 1	GARAGE	344.79 SF
1 Level 1	RES	193.66 SF
1 Level 1	GARAGE	175.51 SF
1 Level 2	RES	634.81 SF
1 Level 3	RES	686.15 SF
1 Level 4	RES	487.23 SF
Grand total: 7		2522.14 SF

Area Schedule (Zoning Code) NET RES AREA		
Level	Name	Area

1 Level 1	RES	193.66 SF
1 Level 2	RES	634.81 SF
1 Level 3	RES	686.15 SF
1 Level 4	RES	487.23 SF
Grand total: 4		2001.85 SF

AREA
CALCULATIONS -
ZONING

Project number
Date
Drawn by
Checked by

Author
Checker

PL 1.4

Scale 1/8" = 1'-0"

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OWNER:

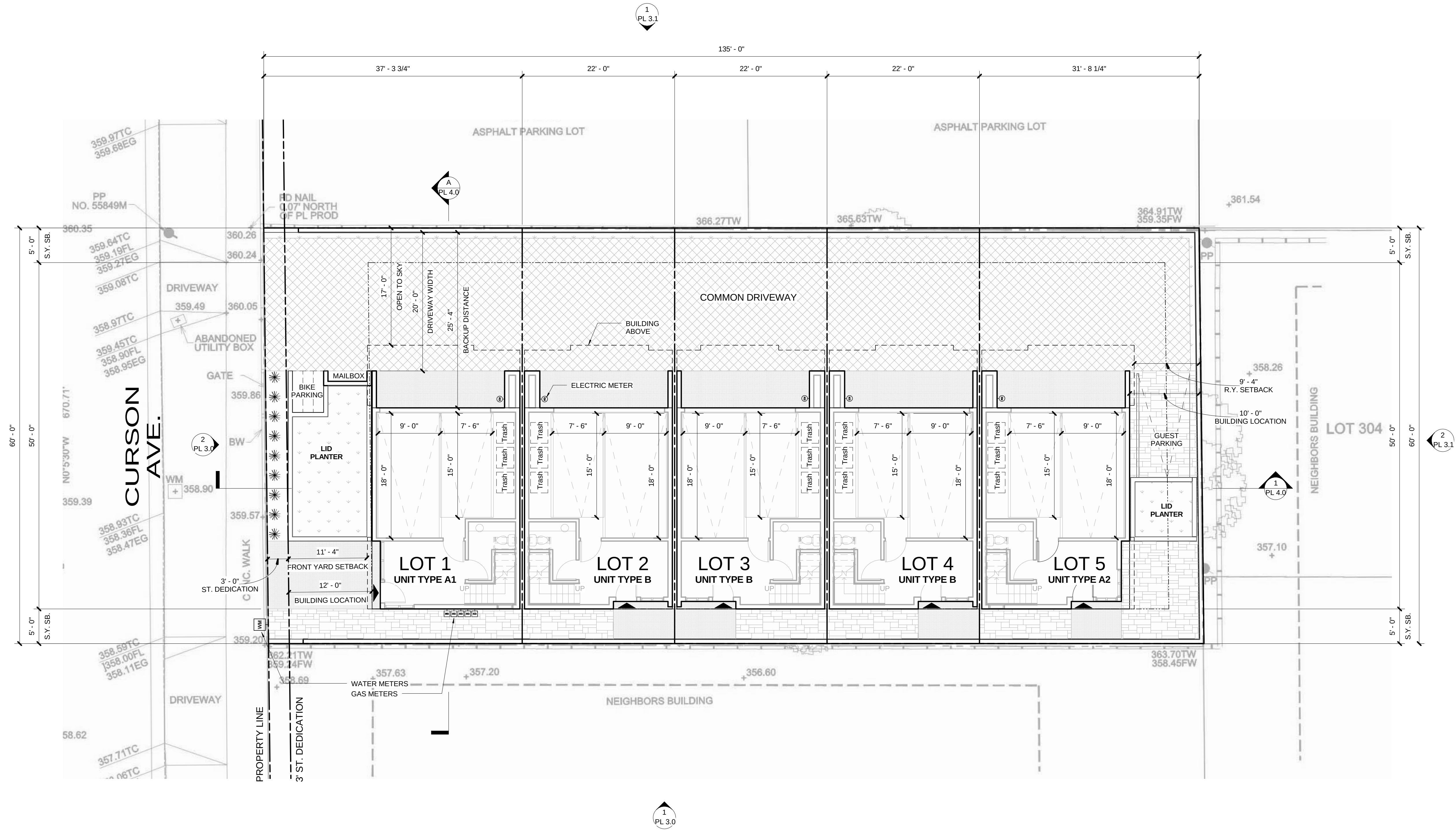
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LOTS & UNITS	LOT AREA	FY (W)	SY (N)	SY (S)	RY (E)	FOOT PRINT	LOT COVERAGE	FLOOR AREA	FAR
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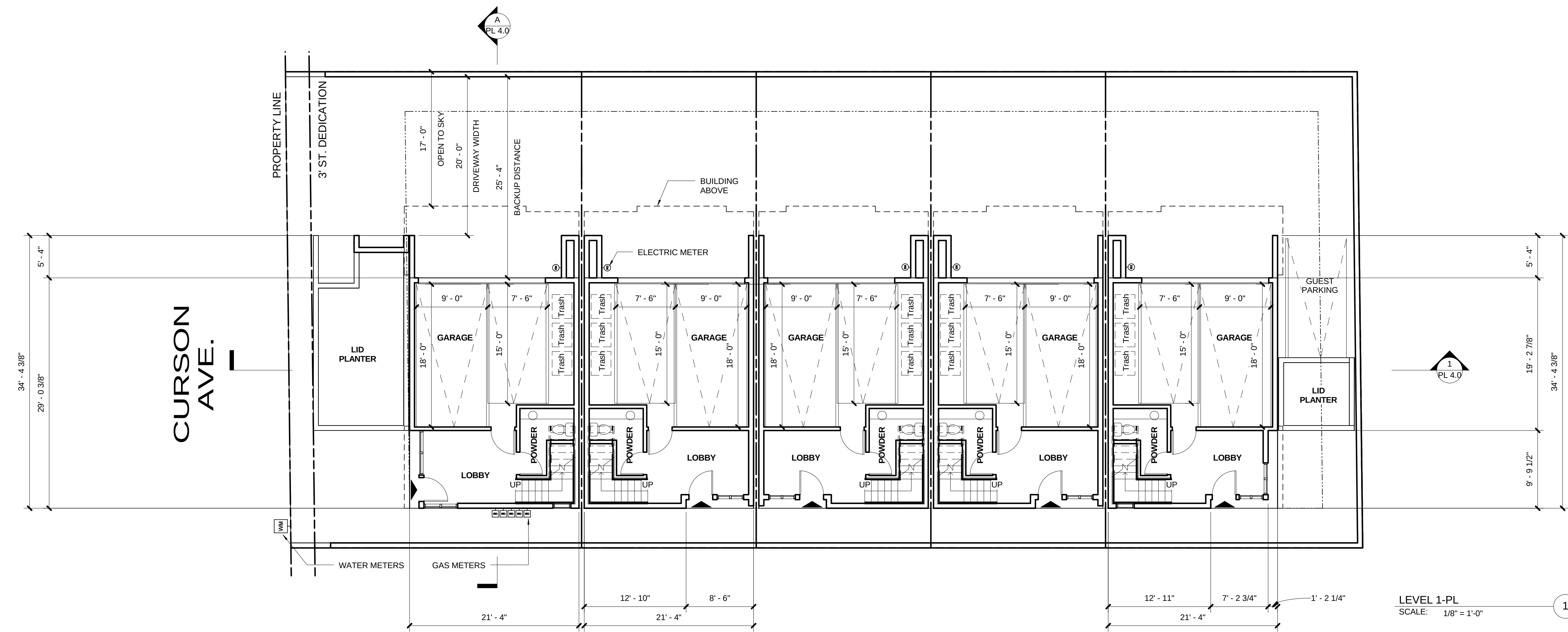
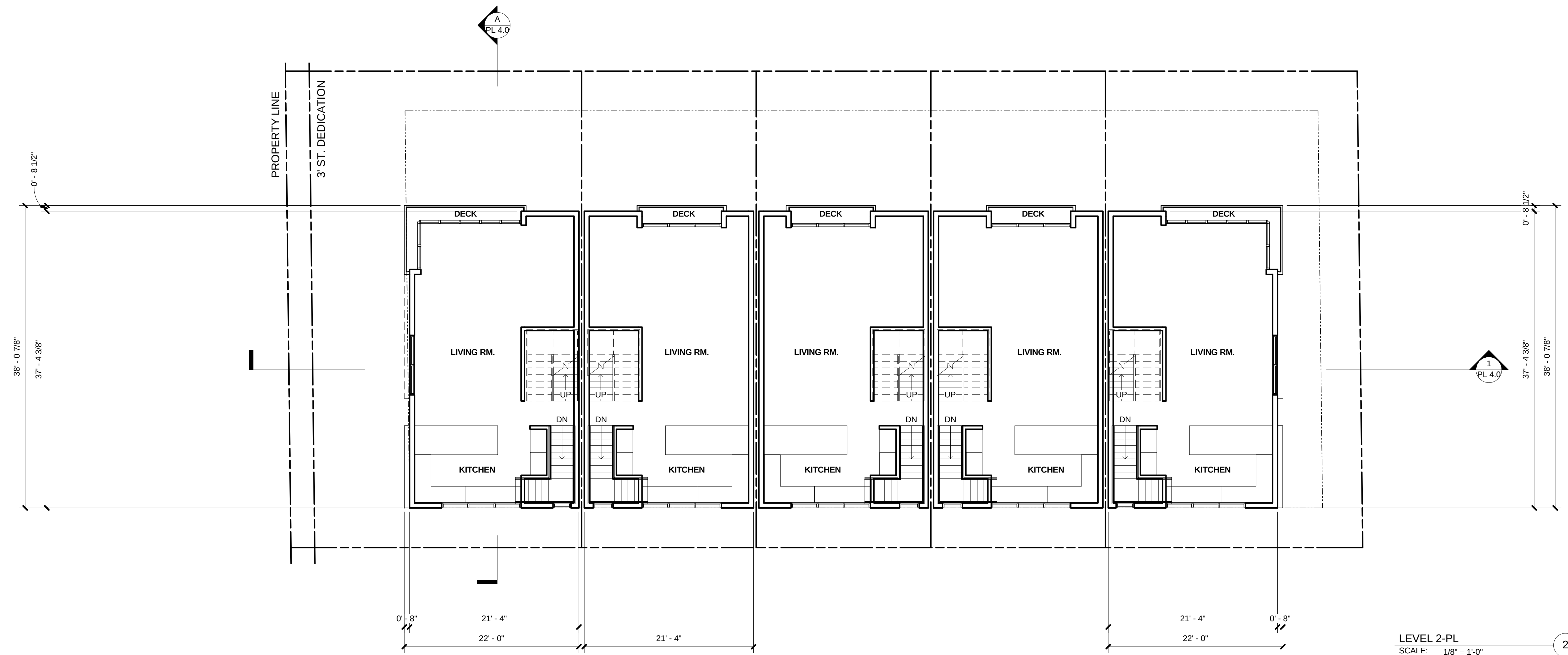
SITE PLAN-PLANNING
SCALE: 1/8" = 1'-0"



SITE PLAN

Project number	
Date	
Drawn by	Author
Checked by	Checker
Scale	As indicated

PL 2.0



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No.	Description	Date

1.0 FIRST AND SECOND FLOOR

Project number
Date
Drawn by
Checked by

Author
Checker

PL 2.1

Scale 1/8" = 1'-0"

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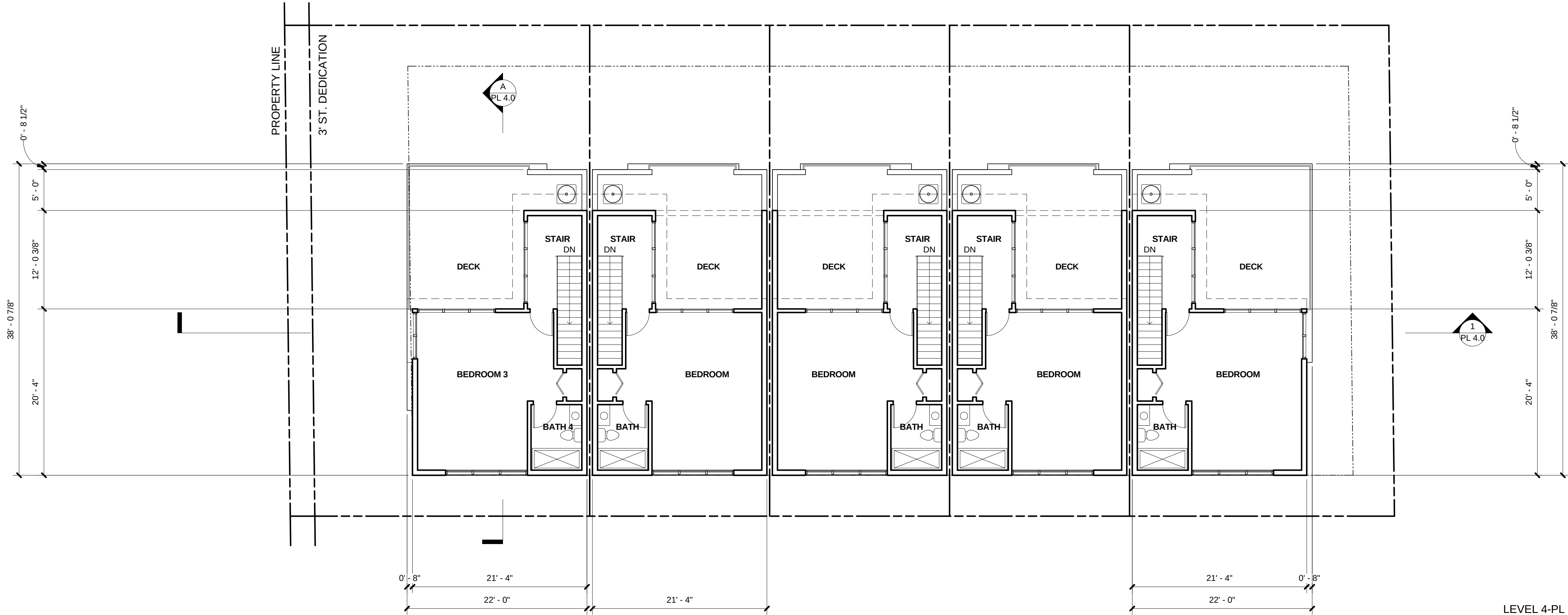
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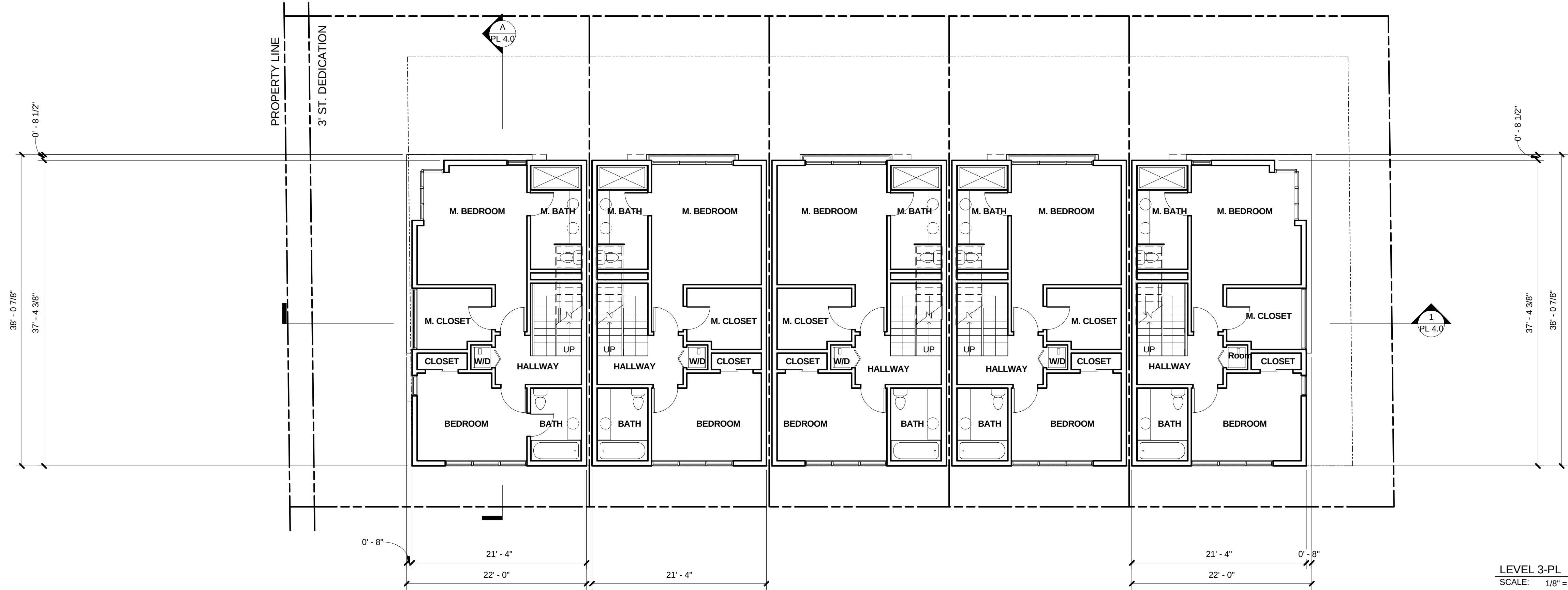
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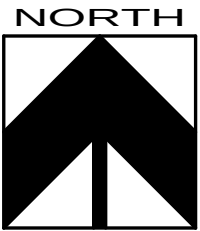
LEVEL 4-PL
SCALE: 1/8" = 1'-0"

2



LEVEL 3-PL
SCALE: 1/8" = 1'-0"

1



2.0 THIRD AND
FORTH FLOOR

No.	Description	Date

Project number	
Date	
Drawn by	Author
Checked by	Checker

PL 2.2

Scale	1/8" = 1'-0"
-------	--------------



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Contact: Joel Silverman

No.	Description	Date

SOUTH AND WEST ELEVATION

Project number

Date

Drawn by

Checked by

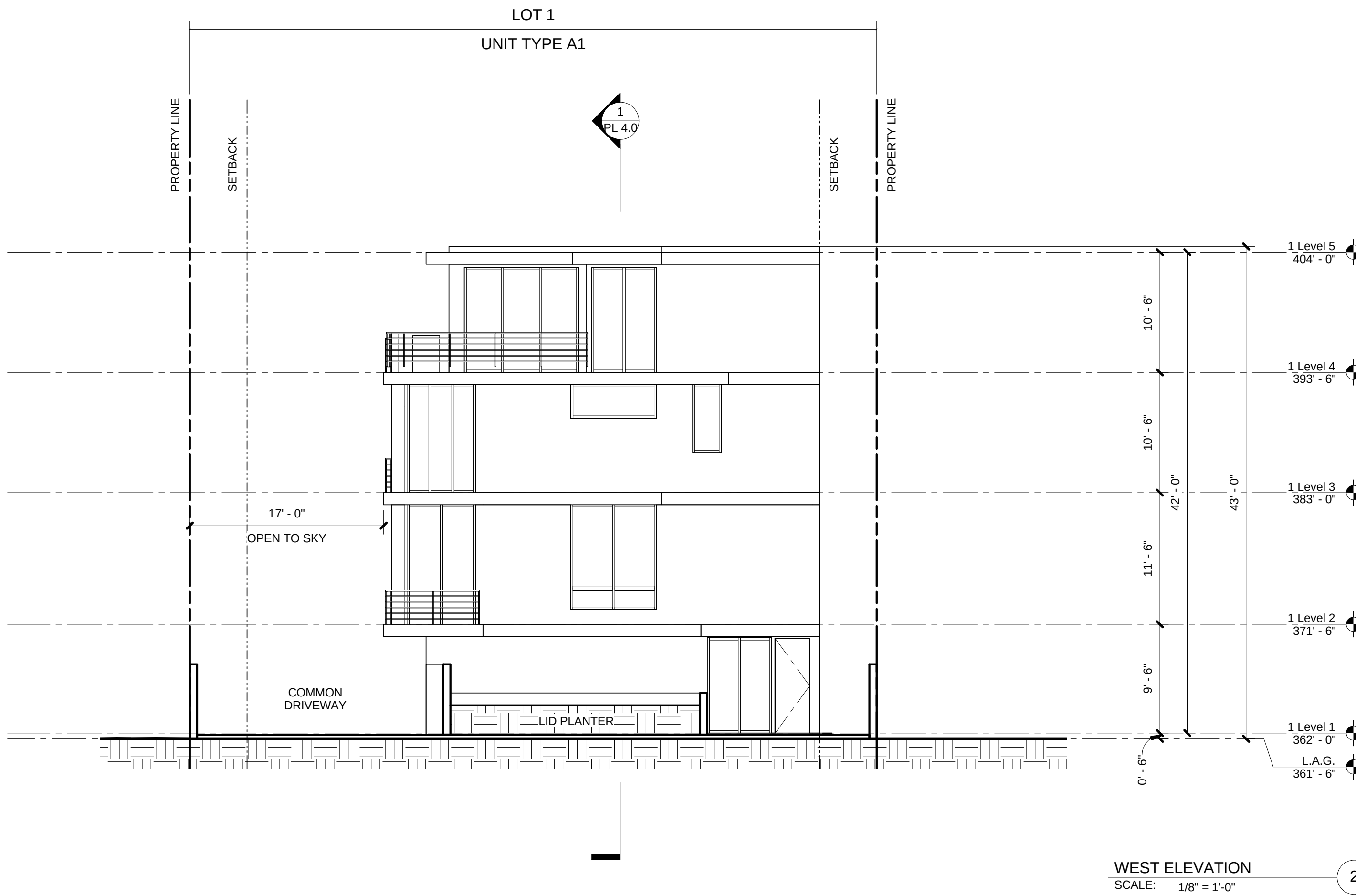
Author

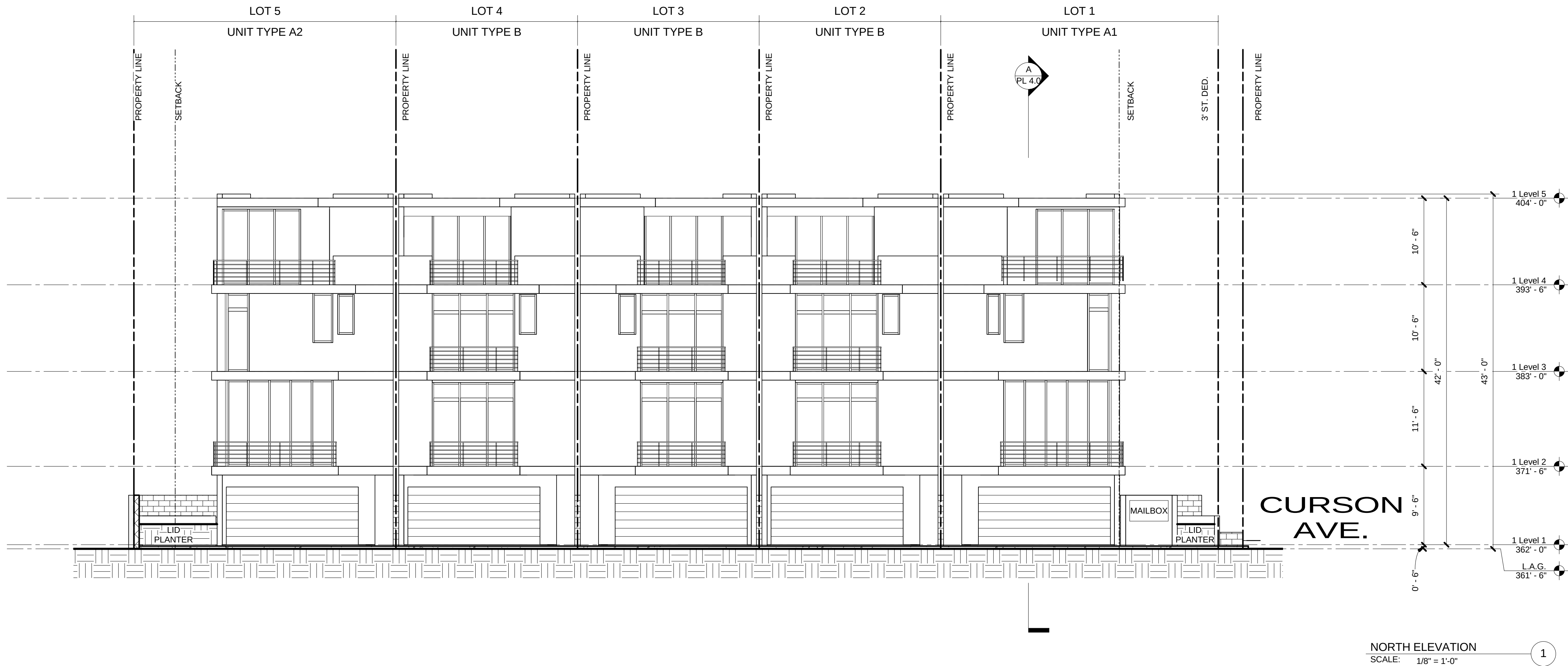
Checker

PL 3.0

Scale

1/8" = 1'-0"





VANOS ARCHITECTS INC

CURSON SLS

1733 S. La Cienega Blvd. L.A. CA. 90035
(v) 310.280.0193 (f) 310.280.0194
www.vanosarchitects.com

ZONE: R3-1

PROPERTY INFORMATION:
Address: 1440 N. CURSON AVE
Los Angeles, CA. 90046
APN: 5550-026-005
Zone: R3-1
Lot Area: 8103 sf
Lot Area After St. Ded: 7922 sf

OWNER:
1440 N. Curson Investors LLC
(v): 949.293.7042
Contact: Gerald Hammer

SURVEY:
Advanced Engineering & Consulting
22837 Ventura Blvd, suite 100
Woodland Hills, CA 91364
(v) 818.222.7982
(f) 818.222.7986
Contact: Joel Silverman

CIVIL:
Advanced Engineering & Consulting
22837 Ventura Blvd, suite 100
Woodland Hills, CA 91364
(v) 818.222.7982
(f) 818.222.7986
Contact: Joel Silverman

No.	Description	Date

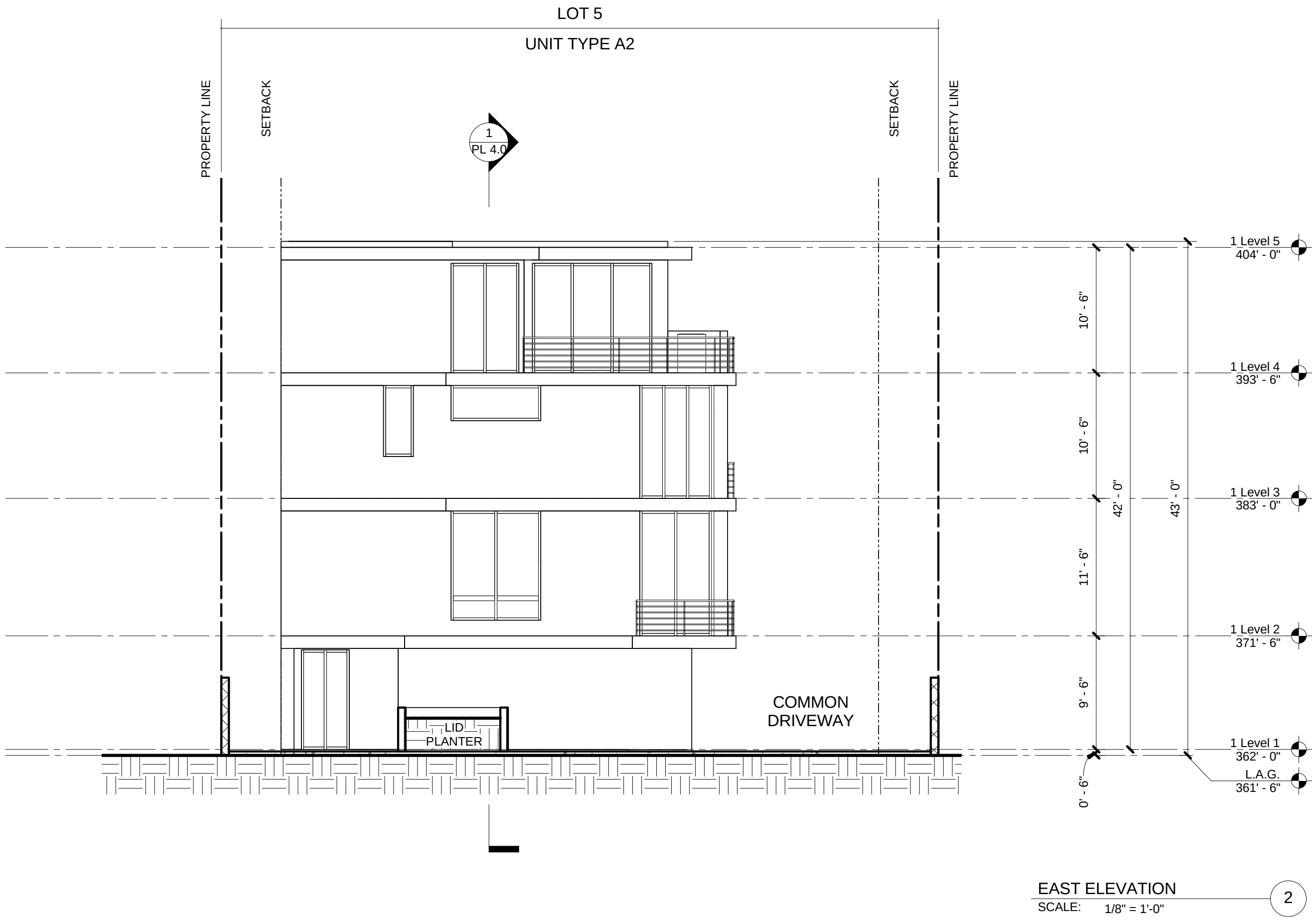
NORTH AND EAST ELEVATION

Project number
Date
Drawn by
Checked by

Author
Checker

PL 3.1

Scale1/8" = 1'-0"



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ZONE:

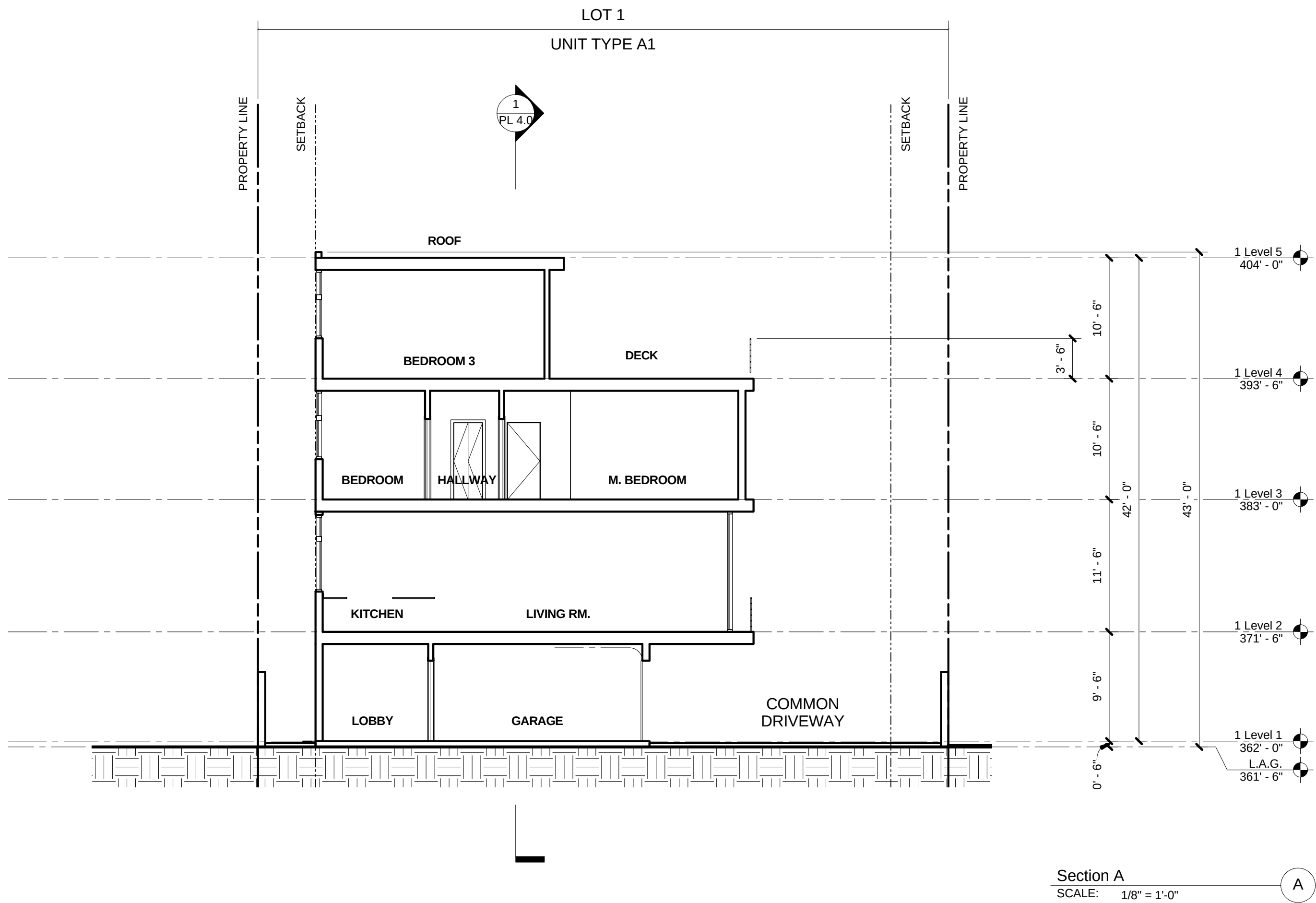
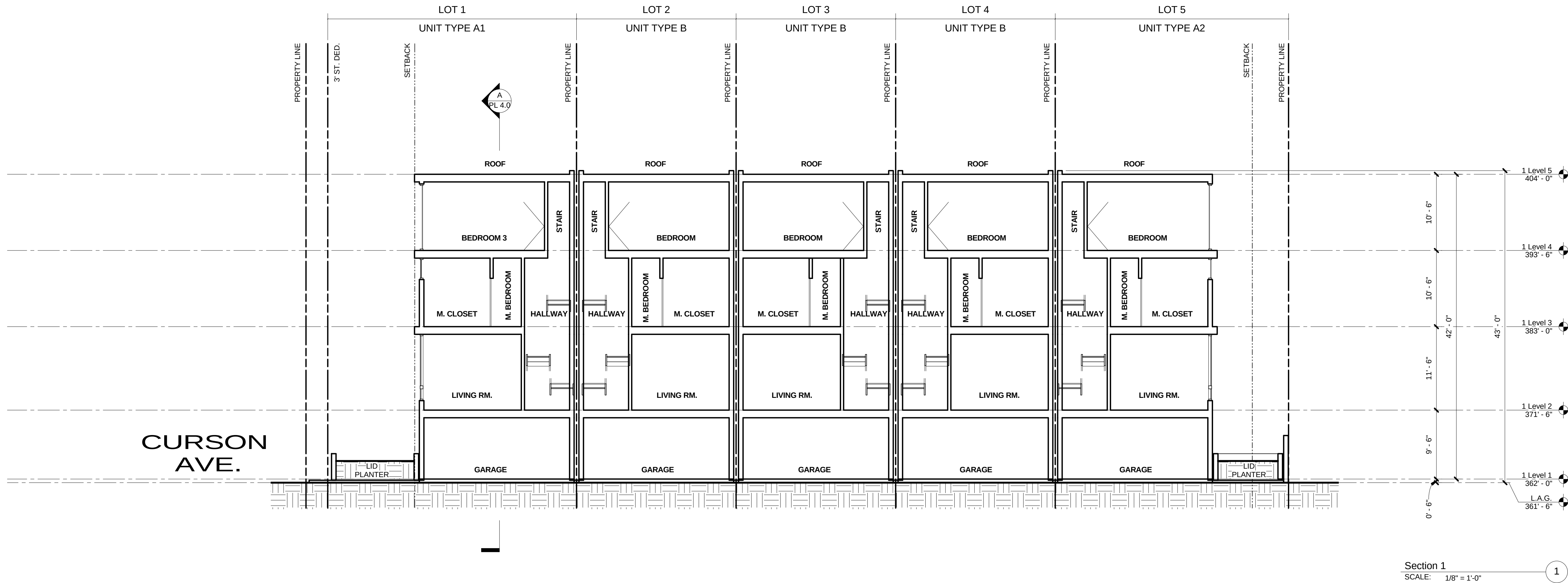
R3-1

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SECTIONS 1 AND A

Project number

Date

Drawn by

Checked by

Author

Checker

PL 4.0

Scale 1/8" = 1'-0"