

Reduced to \$2,350,000

Over An Acre of Land



**9722 to 9736 Tujunga Canyon Blvd.  
Tujunga, Los Angeles, CA 91042**

3 Contiguous Lots - 44,776 SF of R1 Land  
Perfect for CHIP - Build 20± Units

**PARTNERSCRE  
SVIDLER**



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DRE 01884474

# 9722 to 9736 Tujunga Canyon Blvd.

## Property Overview

PartnersCRE is proud to present for sale a rare acre-sized **redevelopment opportunity** in the **Tujunga area** of Los Angeles!

Consisting of **three contiguous lots totaling around 44,776 square feet of land**, the site currently features **three small houses** (one vacant) spread across two lots, along with a **third undeveloped lot**. The properties back up to a commercially zoned parcel on Foothill Blvd. that includes a McDonalds, an IHOP and a CVS, among other storefronts.

**Zoned R1**, these combined properties are perfect for **CHIP density** up to 20± units on the expansive land, potentially allowing for a cost-effective on-grade project that with streamlined construction in this **TCAC-designated Highest Resource Area**.

The existing Tenant-occupied units have been fully remodeled and rented in 2023 with good income.

The site contains a couple of protected Live Oak Trees, but given the generous lot sizes, a project could be thoughtfully designed around them.

Tujunga is known for its **natural surroundings** and **laid-back lifestyle**, while offering easy access to the **210 freeway** and proximity to **La Crescenta, Montrose** and **La Cañada Flintridge**. Reach the San Fernando Valley in minutes, or take the **2 Freeway** to quickly connect with the **greater DTLA area**.

This serene, walkable location offers green space in every direction, making it an ideal setting to build an oasis that will keep future tenants for the long term.

Site Summary and Land Use Analysis can be downloaded by clicking [here](#), and a Tree Exhibit can be downloaded by clicking [here](#).

## REDEVELOPMENT OPPORTUNITY

**\$2,350,000**

~~\$2,575,000~~

**44,776 SF**

Combined Lot Size

**R1-1**

Zoning

**2564-012-013**

APN 1

**2564-012-014**

APN 2

**2564-012-015**

APN 3

## FEATURES

**TCAC Designated Highest Resource Area.**

**2 Tenants for Income During Entitlements**

**Low Density Development on an expansive Lot**

## AREA HIGHLIGHTS

**Walking distance, markets, banks, restaurants & more**

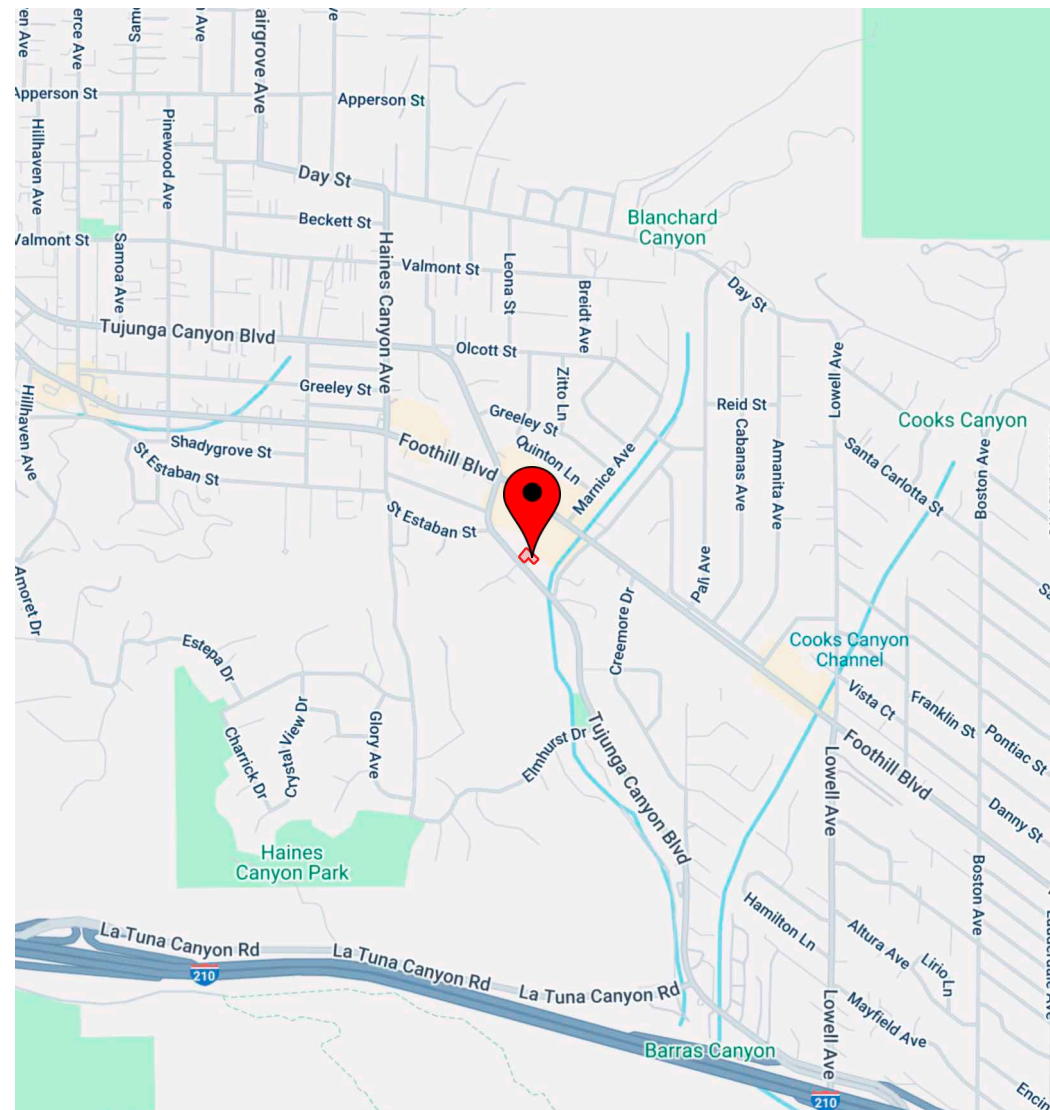
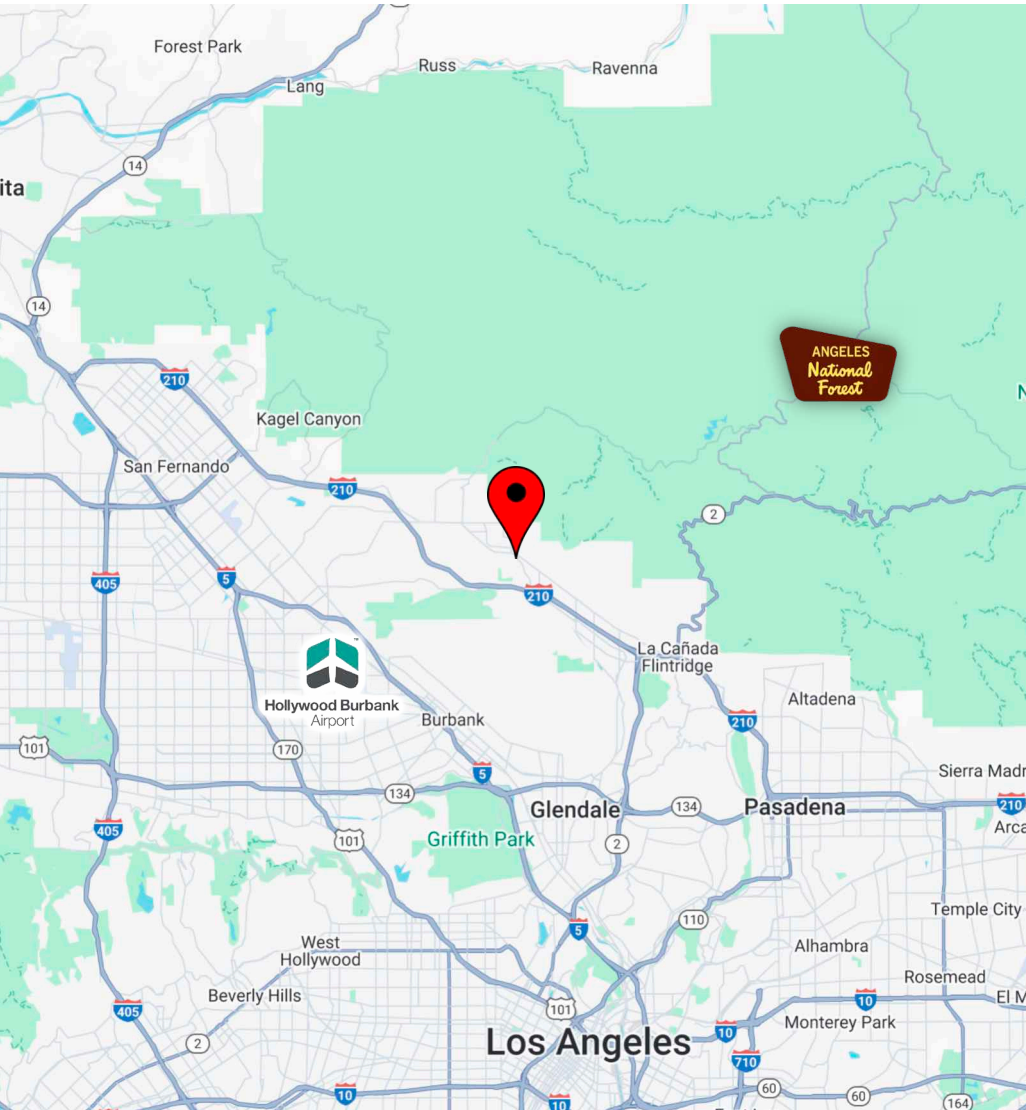
**Easy Access to 210 Freeway**

**Close Proximity to La Crescenta, Montrose, and La Cañada Flintridge**

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# 9722 to 9736 Tujunga Canyon Blvd.

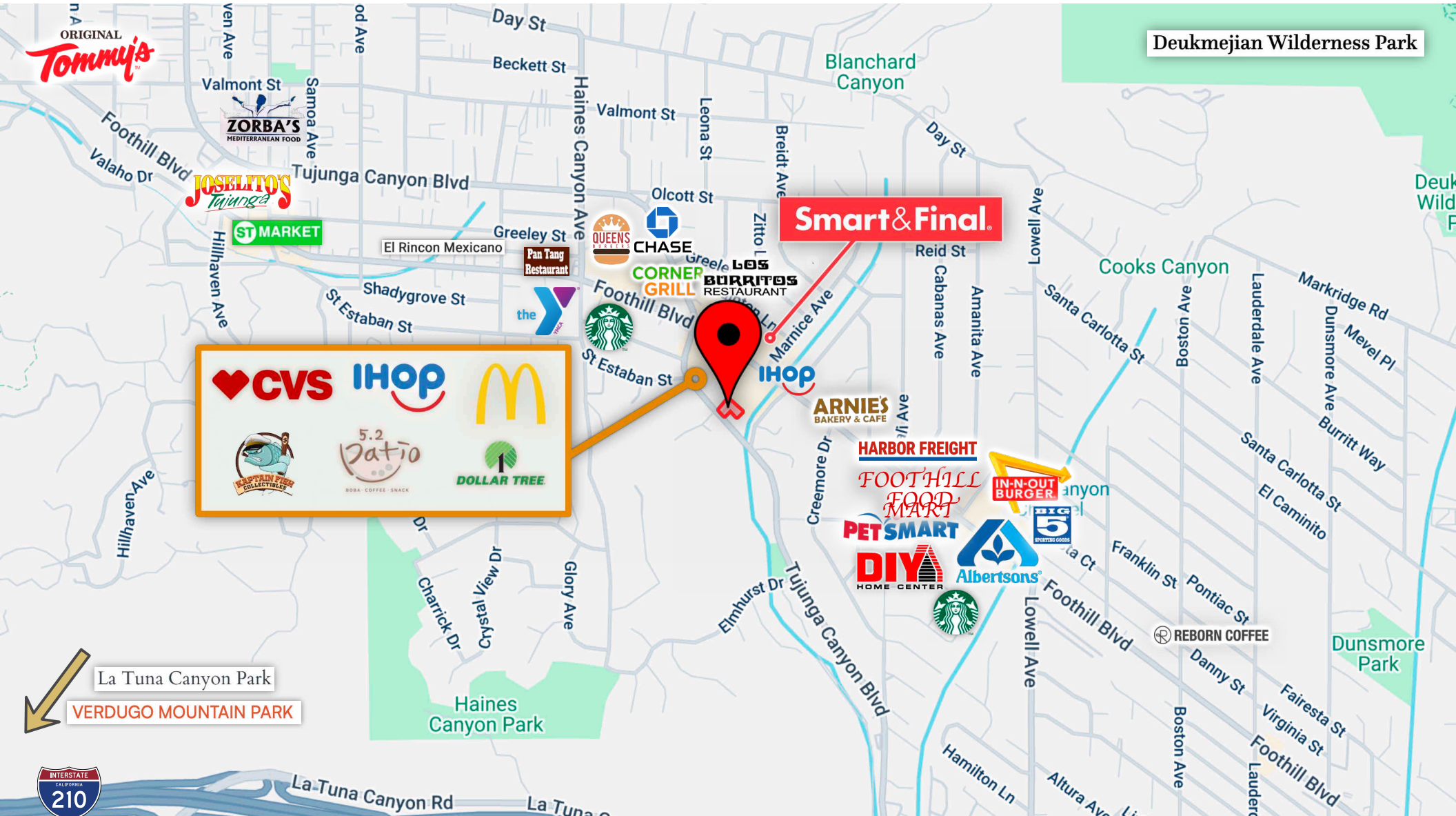
## Maps



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# 9722 to 9736 Tujunga Canyon Blvd.

## Area Map



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# 9722 to 9736 Tujunga Canyon Blvd.

## Walk Score

Walk Score  
**72**

### Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**31**

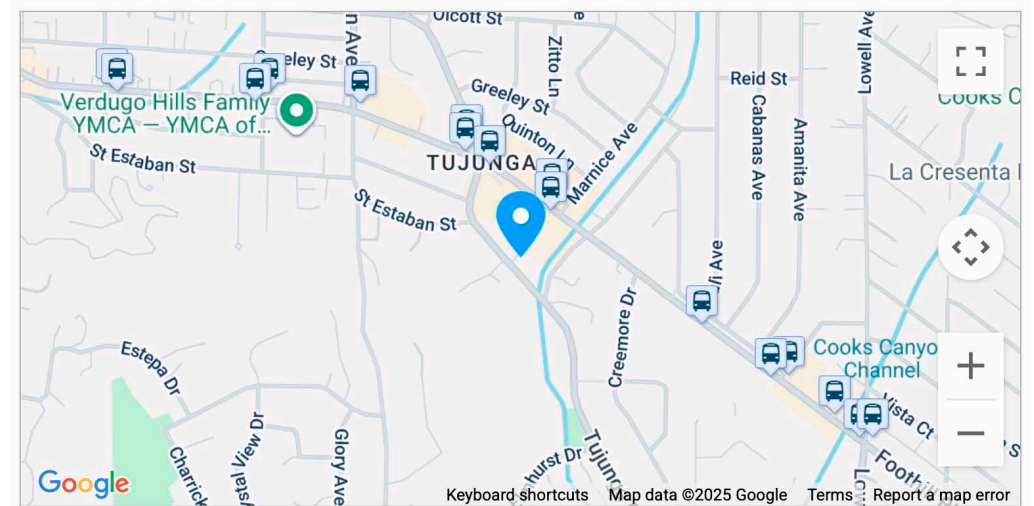
### Some Transit

A few nearby public transportation options.

Bike Score  
**48**

### Somewhat Bikeable

Minimal bike infrastructure.



### Bus lines:

90 Metro Local Line

0.1 mi

409 CE409

0.1 mi

## About this Location

9722 Tujunga Canyon Boulevard has a Walk Score of 72 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Sunland-Tujunga neighborhood in Los Angeles. Nearby parks include Fehlhaber-Houk Park, Verdugo Mountains and Little Landers Park.



<https://www.walkscore.com/score/9722-tujunga-canyon-blvd-los-angeles-ca-91042>

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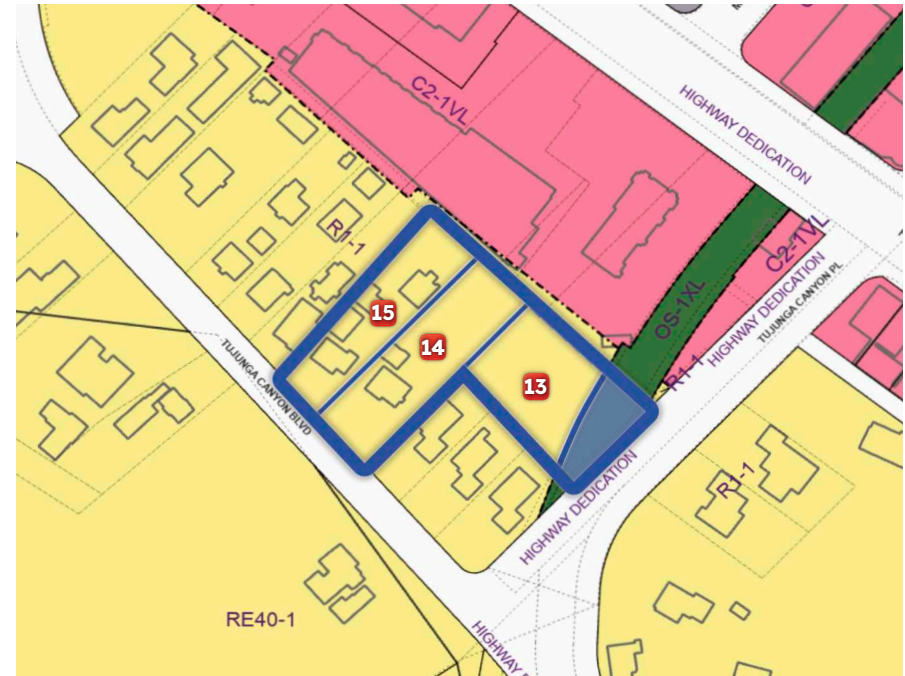
# 9722 to 9736 Tujunga Canyon Blvd.

## Property Information

	APN	County Assessor Address	ZIMAS Address	Current Use
<b>13</b>	2564-012-013	No Street Address	No Street Address	Vacant Land
<b>14</b>	2564-012-014	9722 Tujunga Canyon Blvd.	9724 & 9730 Tujunga Canyon Blvd.	Vacant House
<b>15</b>	2564-012-015	9730 Tujunga Canyon Blvd.	9734 & 9736 Tujunga Canyon Blvd.	2 Occupied Houses

### Land Square Footage of 44,776 SF does not include Open Space Portion

Open Space Portion of Land (Zoned OS-1XL - used for Los Angeles River) shown in Shaded Blue Below.

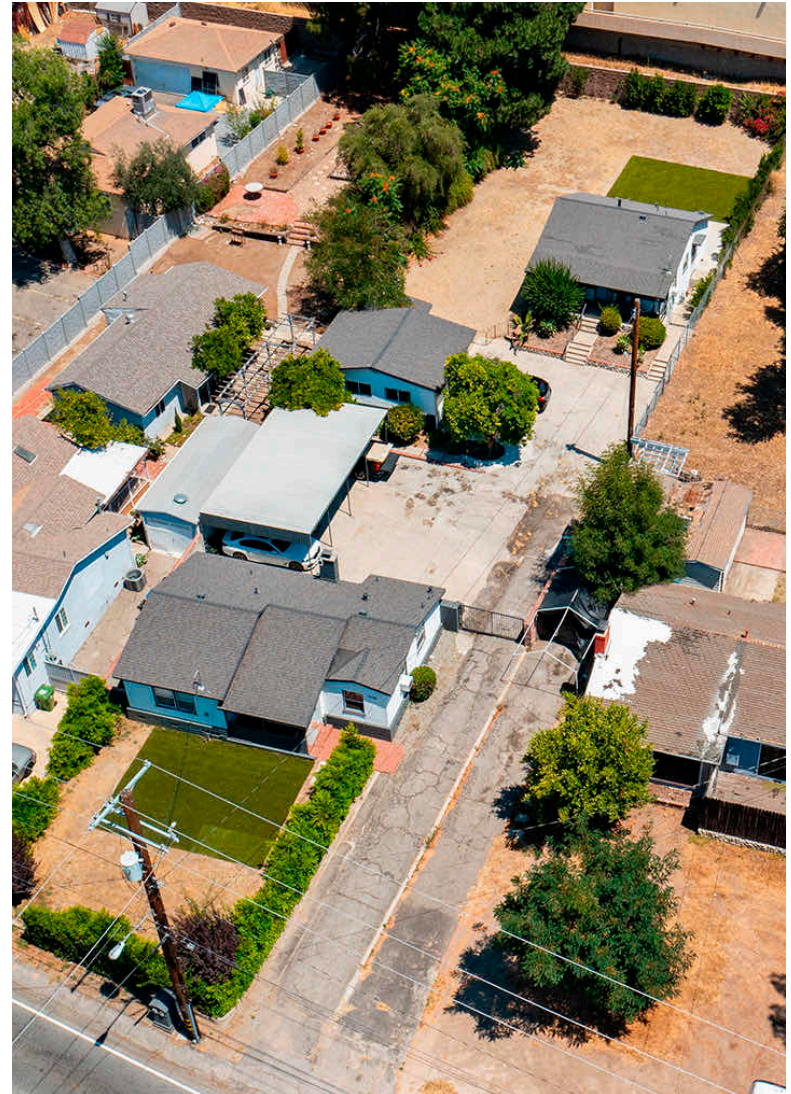


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## Current Rent Roll

Address	Mix	Rent	SF	Last Increase
9730 Tujunga Canyon Blvd.	2 + 1	\$3,050	886	10/1/2025
9730 ½ Tujunga Canyon Blvd.	1 + 1	\$2,425	628	10/1/2025
<b>TOTAL</b>		<b>\$5,475</b>	<b>1,514 SF</b>	



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# 9722 to 9736 Tujunga Canyon Blvd.

## ZIMAS - Parcel 1 - APN 2564-012-013



### City of Los Angeles Department of City Planning

#### 2/23/2026 PARCEL PROFILE REPORT

##### PROPERTY ADDRESSES

None

##### ZIP CODES

None

##### RECENT ACTIVITY

None

##### CASE NUMBERS

CPC-2004-7771-ICO  
CPC-2000-4822-SP  
CPC-1999-435-CA  
CPC-1989-180-SP  
CPC-1989-180-ICO  
ORD-170694  
ORD-165670  
ORD-129279  
ENV-2004-7772-CE  
PRIOR-07/29/1982

##### Address/Legal Information

PIN Number 201A203 210  
Lot/Parcel Area (Calculated) 13,118.1 (sq ft)  
Thomas Brothers Grid PAGE 504 - GRID C5  
Assessor Parcel No. (APN) 2564012013  
Tract SUBDIVISION OF RANCHO LA CANADA  
Map Reference M R 4-351  
Block None  
Lot PT 46  
Arb (Lot Cut Reference) 16  
Map Sheet 201A203

##### Jurisdictional Information

Community Plan Area Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon  
Area Planning Commission North Valley APC  
Neighborhood Council Sunland-Tujunga  
Council District CD 7 - Monica Rodriguez  
Census Tract # 1013.00000000  
LADBS District Office Van Nuys

##### Permitting and Zoning Compliance Information

Administrative Review None

##### Planning and Zoning Information

Special Notes None  
Zoning R1-1  
Zoning Information (ZI) ZI-2172 Specific Plan: Foothill Boulevard Corridor  
General Plan Land Use Low Residential  
General Plan Note(s) Yes  
Minimum Density Requirement No  
Hillside Area (Zoning Code) No  
Specific Plan Area FOOTHILL BOULEVARD CORRIDOR  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
HistoricPlacesLA No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CPIO Historic Preservation Review No  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area None  
ASP: Alcohol Sales Program No

RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No  
SN: Sign District No  
AB 2334: Very Low Vehicle Travel Area No  
AB 2097: Within a half mile of a Major Transit Stop No  
Streetscape No  
Adaptive Reuse Subareas No  
Adaptive Reuse Program Citywide Adaptive Reuse Program  
Affordable Housing Linkage Fee  
Residential Market Area Low  
Non-Residential Market Area Low  
Inclusionary Housing No  
Local Affordable Housing Incentive No  
Targeted Planting No  
Special Lot Line No  
Transit Oriented Communities (TOC) Not Eligible  
Mixed Income Incentive Programs  
Transit Oriented Incentive Area (TOIA) Not Eligible  
Opportunity Corridors Incentive Area Not Eligible  
Corridor Transition Incentive Area Not Eligible  
TCAC Opportunity Area Highest  
High Quality Transit Corridor (within 1/2 mile) No  
ED 1 Eligibility Not Eligible  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone None  
500 Ft Park Zone None  
Zanja System 1 Mile Buffer No

##### Assessor Information

Assessor Parcel No. (APN) 2564012013  
APN Area (Co. Public Works)\* 0.408 (ac)  
Use Code 010V - Residential - Single Family Residence - Vacant Land  
Assessed Land Val. \$12,076  
Assessed Improvement Val. \$0  
Last Owner Change 09/01/2022  
Last Sale Amount \$9,000  
Tax Rate Area 13  
Deed Ref No. (City Clerk) 1551208  
1-481  
0871453  
Building 1 No data for building 1  
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  
Rent Stabilization Ordinance (RSO) No [APN: 2564012013]

##### Additional Information

Airport Hazard None  
Coastal Zone None  
Coastal Bluff Potential No  
Canyon Bluff Potential No  
Farmland Area Not Mapped

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# 9722 to 9736 Tujunga Canyon Blvd.

## ZIMAS - Parcel 1 - APN 2564-012-013

Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No

### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Medium
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	Yes
Criterion 1 Protected Areas for Wildlife (PAWs)	No

### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

### Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

Rent Stabilization Ordinance (RSO)	No [APN: 2564012013]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2564012013

Address	0
Year Built	0
Use Code	010V - Residential - Single Family Residence - Vacant Land
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.

Housing Crisis Act and Resident Protections Ordinance Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

### Public Safety

Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1669
Fire Information	
Bureau	Valley
Battalion	12
District / Fire Station	74
Red Flag Restricted Parking	No

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# 9722 to 9736 Tujunga Canyon Blvd.

## ZIMAS - Parcel 2 - APN 2564-012-014



### City of Los Angeles Department of City Planning

#### 2/23/2026 PARCEL PROFILE REPORT

##### PROPERTY ADDRESSES

9730 N TUJUNGA CANYON BLVD  
9724 N TUJUNGA CANYON BLVD

##### ZIP CODES

91042

##### RECENT ACTIVITY

None

##### CASE NUMBERS

CPC-2004-7771-ICO  
CPC-2000-4822-SP  
CPC-1999-435-CA  
CPC-1989-180-SP  
CPC-1989-180-ICO  
ORD-170694  
ORD-165670  
ORD-129279  
ENV-2004-7772-CE

##### Address/Legal Information

PIN Number 201A203 202  
Lot/Parcel Area (Calculated) 17,592.4 (sq ft)  
Thomas Brothers Grid PAGE 504 - GRID B5  
PAGE 504 - GRID C5  
Assessor Parcel No. (APN) 2564012014  
Tract SUBDIVISION OF RANCHO LA CANADA  
Map Reference M R 4-351  
Block None  
Lot PT 46  
Arb (Lot Cut Reference) 38  
Map Sheet 201A203

##### Jurisdictional Information

Community Plan Area Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon  
Area Planning Commission North Valley APC  
Neighborhood Council Sunland-Tujunga  
Council District CD 7 - Monica Rodriguez  
Census Tract # 1013.00000000  
LADBS District Office Van Nuys

##### Permitting and Zoning Compliance Information

Administrative Review None

##### Planning and Zoning Information

Special Notes None  
Zoning R1-1  
Zoning Information (ZI) ZI-2172 Specific Plan: Foothill Boulevard Corridor  
General Plan Land Use Low Residential  
General Plan Note(s) Yes  
Minimum Density Requirement No  
Hillside Area (Zoning Code) No  
Specific Plan Area FOOTHILL BOULEVARD CORRIDOR  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
HistoricPlacesLA No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CPIO Historic Preservation Review No  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area None

ASP: Alcohol Sales Program No  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No  
SN: Sign District No  
AB 2334: Very Low Vehicle Travel Area No  
AB 2097: Within a half mile of a Major Transit Stop No  
Streetscape No  
Adaptive Reuse Subareas No  
Adaptive Reuse Program Citywide Adaptive Reuse Program  
Affordable Housing Linkage Fee  
Residential Market Area Low  
Non-Residential Market Area Low  
Inclusionary Housing No  
Local Affordable Housing Incentive No  
Targeted Planting No  
Special Lot Line No  
Transit Oriented Communities (TOC) Not Eligible

##### Mixed Income Incentive Programs

Transit Oriented Incentive Area (TOIA) Not Eligible  
Opportunity Corridors Incentive Area Not Eligible  
Corridor Transition Incentive Area Not Eligible

TCAC Opportunity Area Highest  
High Quality Transit Corridor (within 1/2 mile) No  
ED 1 Eligibility Not Eligible  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone None  
500 Ft Park Zone None  
Zanja System 1 Mile Buffer No

##### Assessor Information

Assessor Parcel No. (APN) 2564012014  
APN Area (Co. Public Works)\* 0.400 (ac)  
Use Code 0100 - Residential - Single Family Residence  
Assessed Land Val. \$21,265  
Assessed Improvement Val. \$27,471  
Last Owner Change 09/01/2022  
Last Sale Amount \$3,500  
Tax Rate Area 13  
Deed Ref No. (City Clerk) 896  
1551209

##### Building 1

Year Built 1944  
Building Class D55A  
Number of Units 1  
Number of Bedrooms 2  
Number of Bathrooms 1  
Building Square Footage 900.0 (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

##### Rent Stabilization Ordinance (RSO)

No [APN: 2564012014]

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# 9722 to 9736 Tujunga Canyon Blvd.

## ZIMAS - Parcel 2 - APN 2564-012-014

Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	Yes
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None

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State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 2564012014]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2564012014
Address	9722 TUJUNGA CANYON BLVD
Year Built	1944
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1669
Fire Information	
Bureau	Valley
Battalion	12
District / Fire Station	74
Red Flag Restricted Parking	No

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# 9722 to 9736 Tujunga Canyon Blvd.

## ZIMAS - Parcel 3 - APN 2564-012-015



### City of Los Angeles Department of City Planning

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##### PROPERTY ADDRESSES

9736 N TUJUNGA CANYON BLVD  
9734 N TUJUNGA CANYON BLVD

##### ZIP CODES

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##### RECENT ACTIVITY

None

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CPC-2000-4822-SP  
CPC-1999-435-CA  
CPC-1989-180-SP  
CPC-1989-180-ICO  
ORD-170694  
ORD-165670  
ORD-129279  
ENV-2004-7772-CE

##### Address/Legal Information

PIN Number 201A203 200  
Lot/Parcel Area (Calculated) 14,066.0 (sq ft)  
Thomas Brothers Grid PAGE 504 - GRID B5  
PAGE 504 - GRID C5  
Assessor Parcel No. (APN) 2564012015  
Tract SUBDIVISION OF RANCHO LA CANADA  
Map Reference M R 4-351  
Block None  
Lot PT 46  
Arb (Lot Cut Reference) 30  
Map Sheet 201A203

##### Jurisdictional Information

Community Plan Area Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon  
Area Planning Commission North Valley APC  
Neighborhood Council Sunland-Tujunga  
Council District CD 7 - Monica Rodriguez  
Census Tract # 1013.0000000  
LADBS District Office Van Nuys

##### Permitting and Zoning Compliance Information

Administrative Review None

##### Planning and Zoning Information

Special Notes None  
Zoning R1-1  
Zoning Information (ZI) ZI-2172 Specific Plan: Foothill Boulevard Corridor  
General Plan Land Use Low Residential  
General Plan Note(s) Yes  
Minimum Density Requirement No  
Hillside Area (Zoning Code) No  
Specific Plan Area FOOTHILL BOULEVARD CORRIDOR  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
HistoricPlacesLA No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CPIO Historic Preservation Review No  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area None

ASP: Alcohol Sales Program No  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No  
SN: Sign District No  
AB 2334: Very Low Vehicle Travel Area No  
AB 2097: Within a half mile of a Major Transit Stop No  
Streetscape No  
Adaptive Reuse Subareas No  
Adaptive Reuse Program Citywide Adaptive Reuse Program  
Affordable Housing Linkage Fee  
Residential Market Area Low  
Non-Residential Market Area Low  
Inclusionary Housing No  
Local Affordable Housing Incentive No  
Targeted Planting No  
Special Lot Line No  
Transit Oriented Communities (TOC) Not Eligible  
Mixed Income Incentive Programs  
Transit Oriented Incentive Area (TOIA) Not Eligible  
Opportunity Corridors Incentive Area Not Eligible  
Corridor Transition Incentive Area Not Eligible  
TCAC Opportunity Area Highest  
High Quality Transit Corridor (within 1/2 mile) No  
ED 1 Eligibility Not Eligible  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone None  
500 Ft Park Zone None  
Zanja System 1 Mile Buffer No

##### Assessor Information

Assessor Parcel No. (APN) 2564012015  
APN Area (Co. Public Works)\* 0.320 (ac)  
Use Code 0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less  
Assessed Land Val. \$21,942  
Assessed Improvement Val. \$40,977  
Last Owner Change 09/01/2022  
Last Sale Amount \$0  
Tax Rate Area 13  
Deed Ref No. (City Clerk) 2878  
1551210  
Building 1  
Year Built 1944  
Building Class D55B  
Number of Units 1  
Number of Bedrooms 2  
Number of Bathrooms 1  
Building Square Footage 886.0 (sq ft)  
Building 2  
Year Built 1949  
Building Class D6A  
Number of Units 1  
Number of Bedrooms 1

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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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# 9722 to 9736 Tujunga Canyon Blvd.

## ZIMAS - Parcel 3 - APN 2564-012-015

Number of Bathrooms	1
Building Square Footage	628.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 2564012015]

### Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No

### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	Yes
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	Yes
Criterion 1 Protected Areas for Wildlife (PAWs)	No

### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

### Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

Rent Stabilization Ordinance (RSO)	Yes [APN: 2564012015]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

### Public Safety

Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1669
Fire Information	
Bureau	Valley
Battalion	12
District / Fire Station	74
Red Flag Restricted Parking	No

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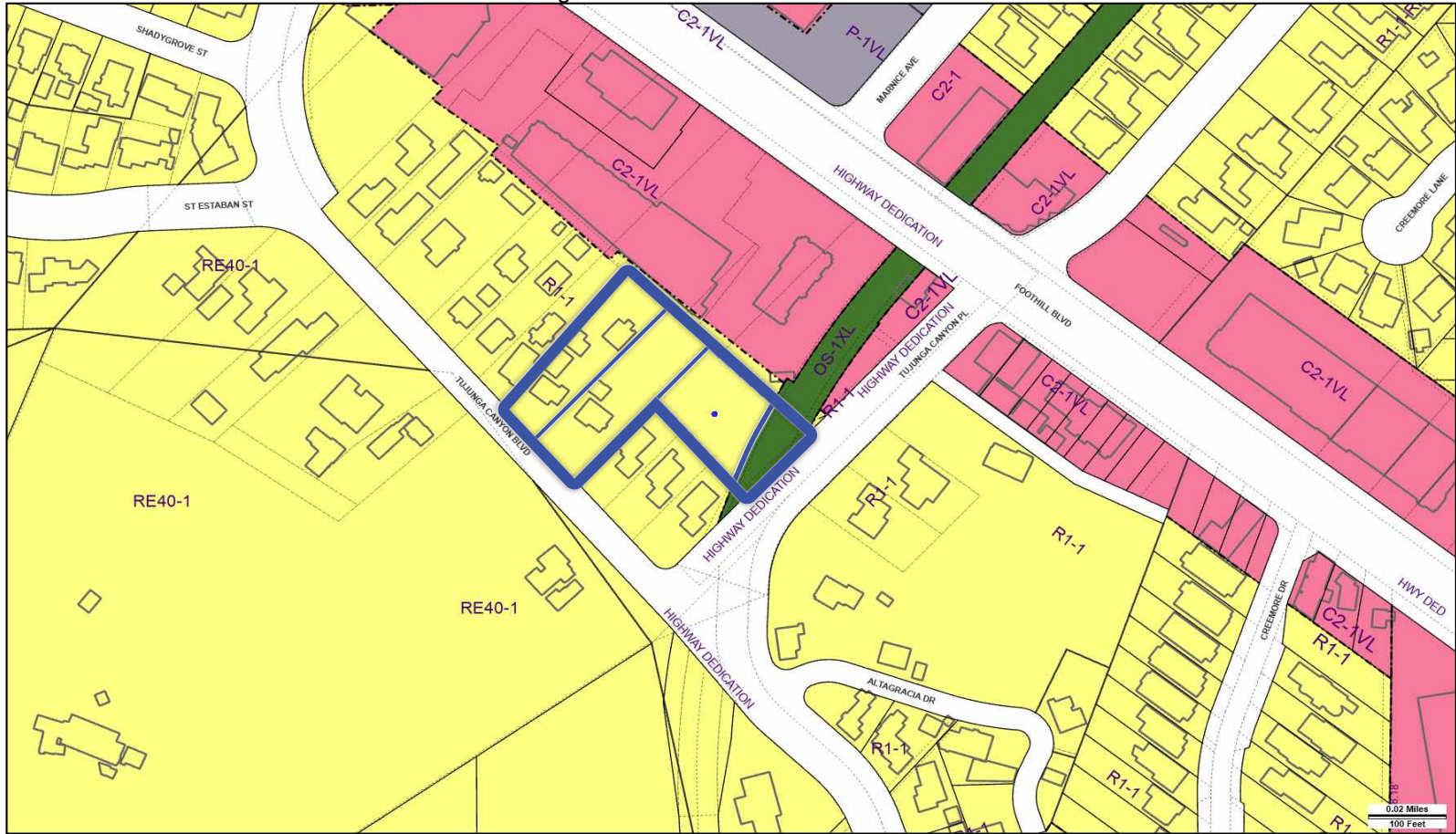
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# 9722 to 9736 Tujunga Canyon Blvd.

Zimas

ZIMAS PUBLIC Generalized Zoning 08/11/2025 City of Los Angeles Department of City Planning



Address: undefined

APN: 2564012013

PIN #: 201A203 210

Tract: SUBDIVISION OF RANCHO LA CANADA Zoning: R1-1

Block: None

Lot: PT 46

Arb: 16

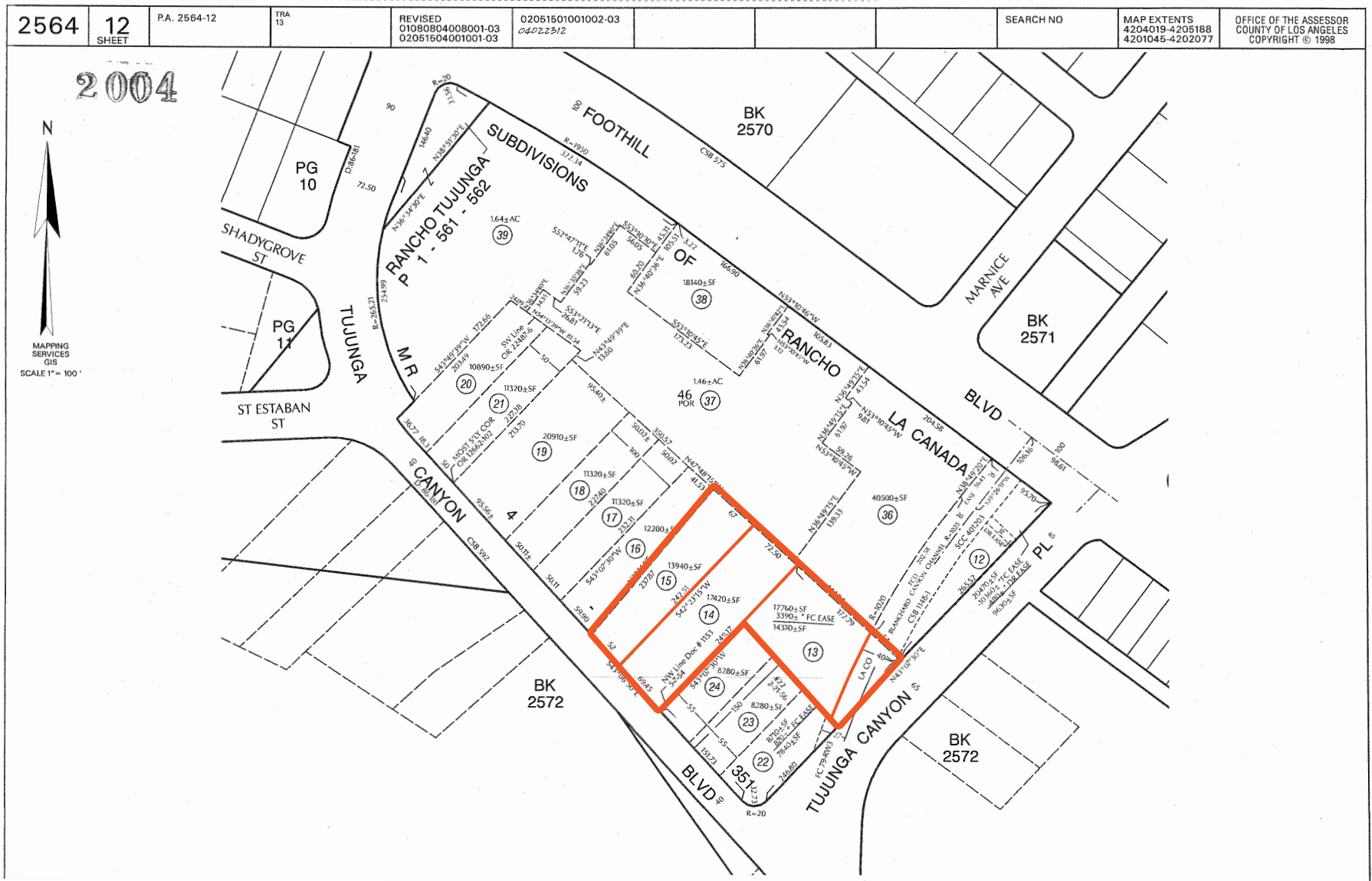
General Plan: Low Residential



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# 9722 to 9736 Tujunga Canyon Blvd.

## Parcel Map



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**kw**  
BEVERLY HILLS