

PERMITPULSE

PERMIT REVIEW PLUS

First-Pass Public Record Check

REDACTED

REI REDACTED

APN

REDACTED

JURISDICTION

City of Los Angeles / Venice

COMPLEXITY RATING

HIGH

MAIN RISK SIGNAL

Venice Coastal Zone + RSO/Housing flags

ZIMAS MAP REDACTED

Zimas parcel map information

REDACTED PUBLIC SAMPLE structural, engineering, title, or zoning opinion.

CLIENT-READY DRAFT - OFFICIAL EVIDENCE APPENDIX INCLUDED

ONE-PAGE CHEAT SHEET

REDACTED	E	REI	REDACTED
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Prepared as a first-pass public-record review. Not a legal, architectural, engineering, title, or zoning opinion.

Address checked		Record signal
REDACTED	REDACTED	ZIMAS and LADBS both returned official parcel/permit evidence.
APN	REDACTED	Confirmed in ZIMAS and LADBS permit / C of O documents.
Jurisdiction: City of Los Angeles		Venice Community Plan Area, Council District 11, West LA APC.
Complexity rating: HIGH		Venice Coastal Zone, Specific Plan, RSO/Housing flags and liquefaction warrant careful confirmation.

TOP 5 TAKEAWAYS

- LADBS returned visible permit history, not a blank parcel: 2 permit-information groups, 1 C of O record, 0 visible code enforcement records, and 2 retrofit screens.
- The strongest official document is REDACTED REI issued 01/04/2023, for a 1,430 square-foot second-story addition to an existing one-story single-family dwelling.
- ZIMAS shows RD1.5-1 zoning and Low Medium II Residential land use inside the Venice Coastal Zone Specific Plan area.
- ZIMAS Housing shows RSO: Yes and Housing Replacement Review: Yes for APN REDACTED. This needs confirmation before relying on rental/unit/change-of-use assumptions.
- ZIMAS Seismic Hazards shows Liquefaction: Yes. This does not block a project by itself, but it is a practical design/permitting watch item.

QUICK VERDICT SCORECARD

Risk / Watch Item	Severity	Action
Record confidence	High	ZIMAS and LADBS tie the parcel to APN REDACTED. Separate Assessor/title confirmation is still recommended for transaction use.
Permit history visibility	Strong	Official LADBS screens and PDFs show remodel/addition, C of O, demolition, electrical, plumbing and fire sprinkler activity.
Planning/zoning complexity	High	Venice Coastal Zone Specific Plan + coastal transportation corridor + housing flags increase review friction.
Recommended next move	Confirm	Verify finals, C of O scope, housing/RSO impact and coastal/specific-plan requirements before acting.

1. Executive Summary

This first-pass check found a meaningful official record trail for the subject property. It is not a clean "nothing found" parcel. LADBS and ZIMAS both returned records tied to the APN and address format used by City systems.

The property looks moderate-to-high complexity from a permitting and planning standpoint. The main reason is Venice: the property sits in the Venice Community Plan area and ZIMAS shows Venice Coastal Zone Specific Plan information, Los Angeles Coastal Transportation Corridor references, RSO/housing flags, and liquefaction. The permit record itself is not automatically a problem, but it creates specific items to verify before any transaction or construction decision.

VISIBLE RISK / WATCH MATRIX

Issue	Severity	Why it matters
Coastal / Venice Specific Plan review	High	ZIMAS shows Venice Coastal Zone Specific Plan and Oakwood-Milwood-Southeast Venice subarea. Confirm coastal development permit, specific-plan project permit, Mello Act, parking and design implications for the contemplated scope.
Permit closeout / final-status verification	Medium	LADBS result tables show several permit statuses. Verify finalized/open/corrections status directly before relying on the property record.
Certificate of Occupancy scope	Medium	C of O REI [REDACTED] shows a single-family dwelling after a 1,430 sf second-story addition. Confirm it matches existing physical conditions and intended use.
RSO / Housing Replacement Review	High	ZIMAS Housing shows RSO Yes and Housing Replacement Review Yes. Confirm with LAHD/City Planning before demolition, conversion, unit changes, rental decisions, or major remodel strategy.
Liquefaction	Medium	ZIMAS Seismic Hazards shows Liquefaction Yes. Treat as design/permitting due diligence for structural/geotechnical work.
Code enforcement visible in captured LADBS search	Low	LADBS summary screen shows 0 Code Enforcement Information records for the searched address. This is only a portal result, not a guarantee.
Planning case mismatch	Medium	A PDIS case page reviewed during research displays primary address [REDACTED] Do not treat it as confirmed parcel-specific without manual APN/address confirmation.

2. Address, Parcel and Jurisdiction

Item	Finding	Source evidence
Client-requested address	REDACTED REDREDACTED	Client request
City system address display	REDACTED ZIMAS also displays REDACTED REDACTED on the same selected parcel	ZIMAS Address / Legal Information and LADBS screens
APN	REDACTED : REDACTED	ZIMAS, LADBS C of O, LADBS permit PDFs
Legal / parcel identifiers	REDACTED ED RE	ZIMAS and LADBS documents
Jurisdiction	City of Los Angeles, Venice Community Plan Area, Council District 11	ZIMAS Jurisdictional Information
Planning district	West Los Angeles Area Planning Commission; Venice Neighborhood Council	ZIMAS Jurisdictional Information
Assessor limitation	APN is confirmed through City records. A separate LA County Assessor screenshot was not included in this packet.	Manual confirmation recommended for title, tax roll, escrow, financing or legal ownership use

3. Planning and Zoning Findings

Planning / zoning item	Visible finding	Practical effect
Zoning	RD1.5-1	Residential zoning with density/yard/height/parking constraints that should be confirmed against any proposed scope.
General Plan Land Use	Low Medium II Residential	Residential land-use designation shown in ZIMAS.
Community Plan Area	Venice	Places the parcel in a high-friction planning area with coastal-related policy overlays.
Specific Plan Area	Venice Coastal Zone	Major risk flag. Confirm coastal/specific-plan path before additions, demolition, conversion, ADU or redevelopment assumptions.
Subarea	Oakwood-Milwood-Southeast Venice	Subarea standards can affect height, roof form, parking and design review expectations.
Los Angeles Coastal Transportation Corridor	Shown in ZIMAS and LADBS parcel documents	Potential transportation/parking/infrastructure-related review context.
Historic flags	Historic Preservation Review: No; HistoricPlacesLA: No	No visible ZIMAS historic/HPOZ-type flag in captured screen. Manual confirmation remains appropriate for demolition-sensitive scopes.
Transit incentives	TOC / corridor incentives shown as not eligible in captured ZIMAS screen	Do not assume TOC density bonus availability from first-pass view.

4. Permit History Findings

The official LADBS record trail is the strongest part of this packet. The captured portal screens and downloaded PDFs show a remodel/addition path, certificate of occupancy, demolition permits, electrical, plumbing and fire sprinkler records.

Record	Status / date shown	Work description / significance
LADBS Summary Screen	Search captured May 4, 2026	1 Parcel Profile Report, 2 Permit Information groups, 0 Code Enforcement records, 1 Certificate of Occupancy record, 2 Retrofit Program records.
CofO [REDACTED] Permit	CofO Issued 01/04/2023	1430 square-foot second-story addition to existing one-story single-family dwelling. Total floor area shown as 2,565 sf.
[REDACTED]	Issued 09/29/2016; valuation \$338,000	Major remodeling and 2nd story addition to existing 1-story single-family dwelling.
[REDACTED] [REDACTED]	Quality review/corrections visible in LADBS table	Supplemental plan revisions and window revision entries. Needs direct status confirmation if material.
[REDACTED]	Permit Finaled 11/10/2016 in result table	Demo existing recreation room; handwreck.
[REDACTED]	Permit Finaled 11/10/2016 in result table	Demo existing garage; handwreck.
[REDACTED]	Issued 10/17/2016	Install temporary power.
[REDACTED]	Permit finaled in table; PDF issued 06/04/2004	Installed one earthquake valve.
[REDACTED]	Permit Finaled 10/03/2018 in result table	Fire sprinkler installation in new single-family dwelling / guest house per visible LADBS table.

5. What Was Not Found or Not Confirmed

- No LADBS Code Enforcement Information record was visible in the captured LADBS summary screen. This is not proof that no enforcement issue exists elsewhere.
- No visible ZIMAS historic preservation or HistoricPlacesLA flag was shown in the captured Planning and Zoning panel.
- The PDIS case [REDACTED] was reviewed, but the visible primary address is [REDACTED]. It is included only as a cautionary manual-confirmation item, not as confirmed evidence for [REDACTED].
- A separate LA County Assessor printout, title record, survey, ownership guarantee, and current field condition inspection were not part of this packet.

6. What to Do Next

Use this as the client-facing action list. The goal is not to keep researching endlessly; it is to close the highest-value uncertainty before money, scope, schedule or filing decisions.

Done	Action	Why
[]	Verify LADBS permit final status for every permit affecting the current structure	Avoid relying on a record that may be corrections-issued, superseded, expired, or not fully closed.
[]	Confirm C of O REI against existing physical conditions	Make sure the legal occupancy and built condition align before listing, bidding, buying or designing.
[]	Confirm RSO and Housing Replacement Review implications with LAHD / City Planning	ZIMAS Housing shows RSO Yes and Housing Replacement Review Yes. This is a major practical flag.
[]	Confirm Venice Coastal Zone Specific Plan path for the contemplated scope	Demolition, additions, remodels, ADUs, conversions and parking changes can trigger coastal/specific-plan review.
[]	Screen for Mello Act / coastal housing replacement if residential units are affected	Venice coastal work can create housing-related review beyond normal LADBS permit scope.
[]	Confirm liquefaction/geotechnical requirements if structural work is planned	ZIMAS Seismic Hazards shows Liquefaction Yes.
[]	Use City Planning only after tying any case number back to APN/address	Avoid false positives from area-wide or nearby case records.

7. Practical Recommendation

From a first-pass view, this property should be treated as a high-complexity Venice residential parcel with a real permit history. That does not mean it is a bad property or that there is a violation. It means the record is layered enough that a buyer, contractor, investor, owner, expeditor or agent should verify the official path before making commitments.

The best next move is a targeted confirmation pass: verify LADBS final statuses, reconcile the 2023 certificate of occupancy with the existing property condition, confirm RSO/housing implications, and confirm the coastal/specific-plan review path for the intended scope. This will reduce risk faster than more broad internet searching.

8. Compact Source Log

Source	Search / evidence used	Result	Evidence included
ZIMAS	REDACTED / APN REDACTED	Address/APN, zoning, jurisdiction, case list, hazards and housing screens captured.	Cropped screenshots
LADBS Permit & Inspection Report	REDACTED	Returned permit records, C of O, retrofit and zero visible code enforcement count.	Cropped screenshots
LADBS Online Building Records / PDFs	REDACTED downloaded PDF records	Archived building records and official permit/C of O excerpts.	Cropped screenshots + PDF excerpts
Venice LCP / City Planning	Venice Local Coastal Program and PDIS review	Coastal context captured; PDIS case mismatch handled as manual-confirmation item.	Cropped screenshots + LCP excerpts

9. Disclaimer

This report is a first-pass public-record review prepared from available online sources. It is not a legal opinion, zoning determination, title report, survey, architectural review, engineering review, or guarantee of permit approval. Final confirmation should be obtained from the appropriate city, county, agency, licensed professional, or permit authority.

Client Summary Email

Subject: Permit Review Plus - **REDACTED** Venice

Hello,

Attached is the PermitPulse Permit Review Plus first-pass public-record check for **REDACTED** in Venice.

The short version: this is not a blank-slate property. Official LADBS records returned permit, certificate of occupancy, retrofit, and archived building-record evidence. ZIMAS also confirms a higher-friction Venice planning environment with RD1.5-1 zoning, Low Medium II Residential land use, Venice Coastal Zone Specific Plan references, Liquefaction: Yes, and housing fields showing RSO: Yes and Housing Replacement Review: Yes.

I did not see a visible LADBS code enforcement hit in the captured search, and LADBS retrofit screens show Possible Soft-Story: No and Possible Non-Ductile Concrete: No. The main caution is that permit final status, the 2023 C of O scope, RSO/housing flags, and Venice coastal/specific-plan requirements should be manually confirmed before relying on the record for a purchase, listing, bid, scope decision, or permit strategy.

Best,
PermitPulse

EVIDENCE APPENDIX

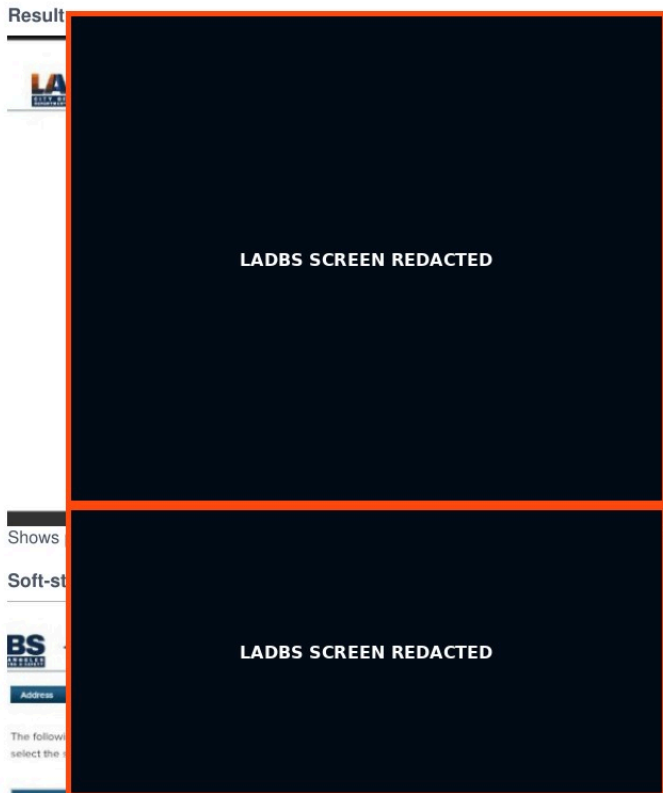
Cropped Official Screenshots and PDF Excerpts

Screenshots were cropped to remove phone browser chrome and large blank space while preserving official portal context and the visible record content. The appendix is intentionally condensed so it can be reviewed quickly.

Appendix group	Evidence	Use
A1-A3	LADBS portal screens	Permit counts, permit list, C of O, retrofit and archived building record list.
A4-A8	ZIMAS screens	APN, parcel map, jurisdiction, zoning, overlays, hazards, case list and housing/RSO.
A9-A10	Venice coastal / PDIS context	Official coastal context and address-mismatch caution.
B1-B4	Official PDF excerpts	C of O, addition, demolition, electrical, plumbing and LCP exhibits.

A1. LADBS Permit and Inspection Result Screens

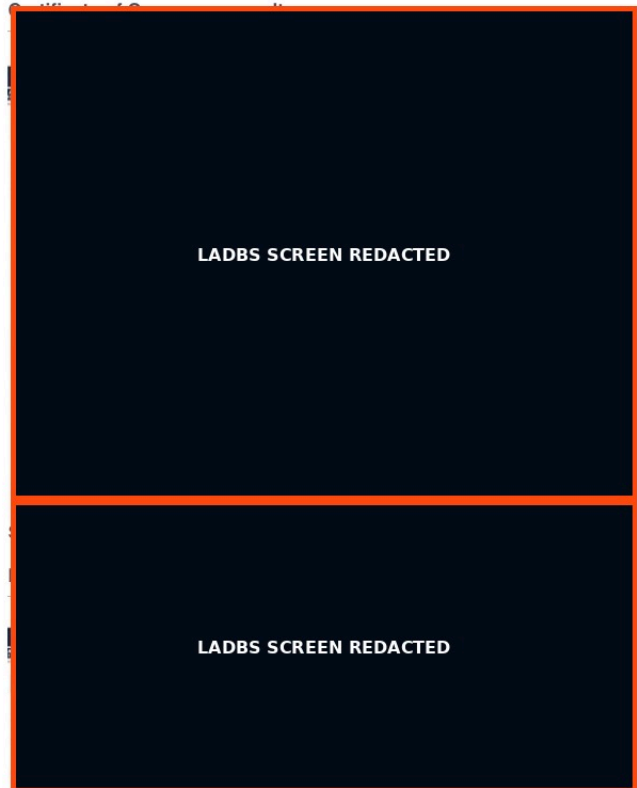
Cropped screenshots from the official LADBS Permit & Inspection Report portal.



695 E SANTA CLARA AVE

- Parcel Profile Report: 1
- Permit Information found: 2
- Code Enforcement Information: 0
- Certificate of Occupancy Information: 1
- Retrofit Program Information: 2
 - Soft-story Retrofit Program Information:
 - Possible Soft-Story: NO [What's this?](#)
 - Non-Ductile Concrete Retrofit Program Information:

Possible Soft-Story: No.



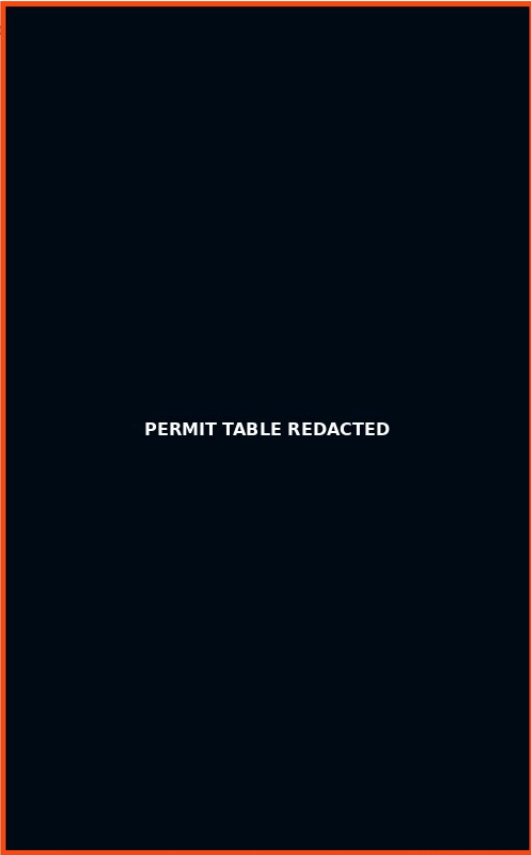
- Parcel Profile Report: 1
- Permit Information found: 2
- Code Enforcement Information: 0
- Certificate of Occupancy Information: 1
- Retrofit Program Information: 2
 - Soft-story Retrofit Program Information:
 - Non-Ductile Concrete Retrofit Program Information:
 - Possible Non-Ductile Concrete Building: NO [What's this?](#)
 - Note: this information is based on ongoing research and maybe subject to change.*

Possible Non-Ductile Concrete Building: No.

EVIDENCE EXHIBIT

A2. LADBS Expanded Permit Information

Expanded permit table showing visible permit records



ONLY ****				
13014-30000-01903	B13WL01649	Bldg-Addition	CoFO Issued 1/4/2023	Major remodeling and 2nd story addition to existing 1-story single family dwelling.
13014-30003-01903	B16WL06466	Bldg-Alter/Repair	Corrections Issued 12/9/2016	Supplemental permit to 13014-30000-01903 for window revisions at kitchen and bedroom #2.
13019-30000-01315	B13WL01649	Bldg-Demolition	Permit Finaled 11/10/2016	DEMO EXISTING GARAGE; HANDWERCK.
13019-30000-01314	B13WL01649	Bldg-Demolition	Permit Finaled 11/10/2016	DEMO (E) RECREATION ROOM; HANDWERCK.
16019-30000-02920	B16WL03658	Bldg-Demolition	Application Pending 7/14/2016	dpi w/ posting for demolition of (e) 1-story s.f.d. and 1 car garage.
16041-90000-36605	-	Electrical	Issued 10/17/2016	INSTALL TEMP POWER
16043-20000-09697	M16VN03154	Fire Sprinkler	Permit Finaled 10/3/2018	FIRE SPRINKLER INSTALLATION IN NEW GUEST HOUSE, 1" DOMESTIC WATER METER.
04042-90000-16217	-	Plumbing	Permit Finaled 6/7/2004	INSTALLED 1 EARTHQUAKE VALVE

+ Code Enforcement Information: 0

+ Certificate of Occupancy Information: 1

A3. LADBS ONLINE BUILDING RECORDS

Cropped to remove large blank page area while preserving the official LADBS record table.

Page 1 of 2



Page 2 of 2



Archived records list including C of O, electrical, mechanical/plumbing and plan maintenance entries.

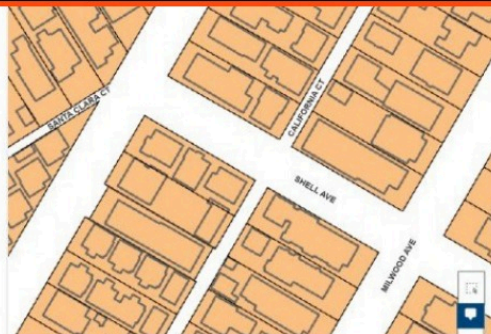
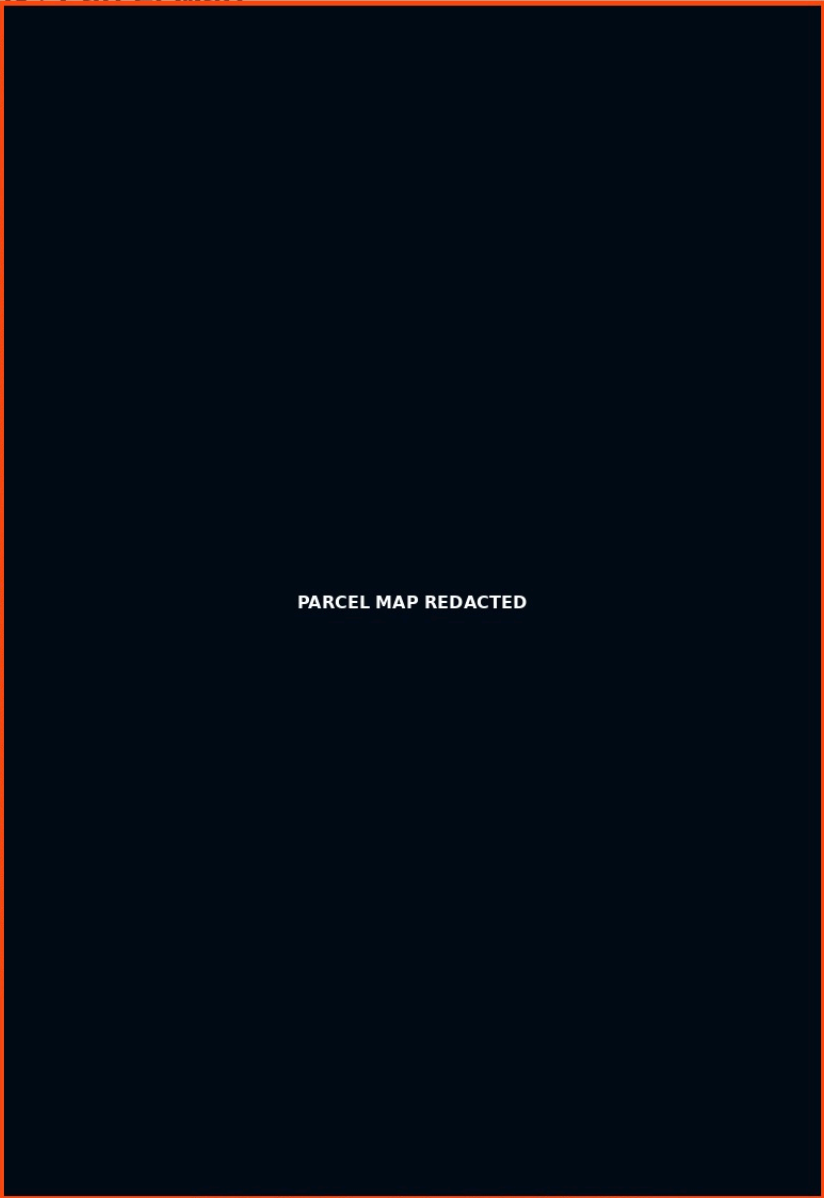
Archived records list including administrative approvals, building permits and certificates of occupancy.

EVIDENCE EXHIBIT

A4. ZIMAS Address / APN / Parcel Map

ZIMAS address/legal information and parcel map

- An Official
- LOS ANGELES CITY PLANNING
- 695
- Address/
- Site Address
- Site Address
- ZIP Code: S
- PIN Number
- Lot/Parcel
- Thomas Br
- Assessor P
- Tract: OCB
- Map Refer
- Block: N
- Lot: 27
- Arb (Lot Cu
- Map Sheet
- Jurisdiction
- Permitting
- Informatic
- Planning
- Assessor
- Case Num
- Citywide/K
- Additional
- Environm
- Seismic H
- Economic
- Housing
- Public Saf



A5. ZIMAS JURISDICTION AND PLANNING/ZONING

ZIMAS is the main official planning/zoning evidence source in this packet.

Jurisdictional Information



Venice Community Plan Area, West LA APC, Venice Neighborhood Council and Council District 11.

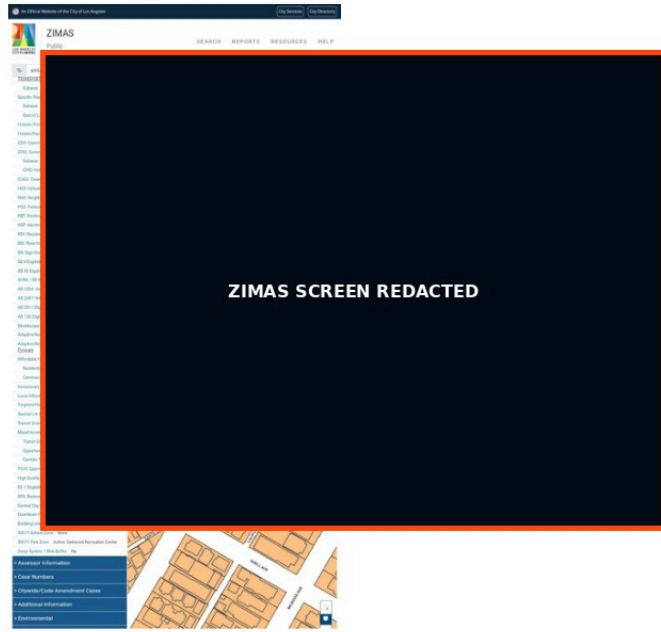
Planning and Zoning - top



RD1.5-1, Low Medium II Residential, Venice Coastal Zone and related planning overlays.

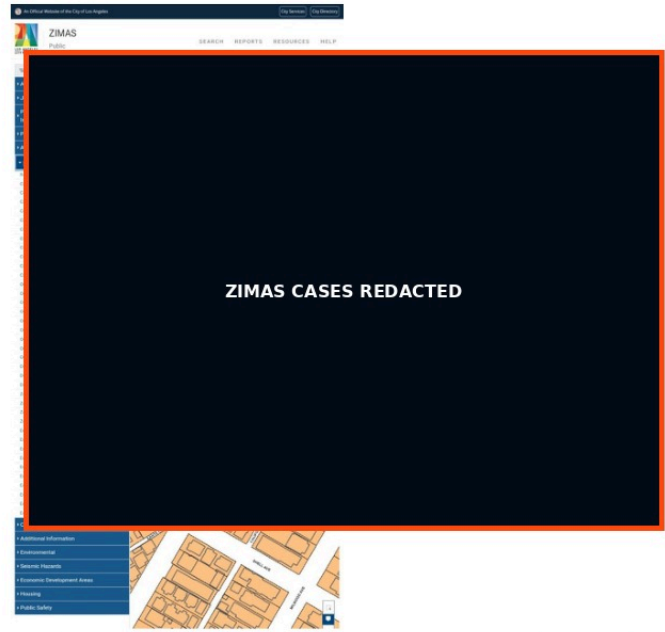
A6. ZIMAS PLANNING CONTINUED AND CASE NUMBERS

Planning and Zoning - continued



Continuation of planning, incentive and eligibility fields.

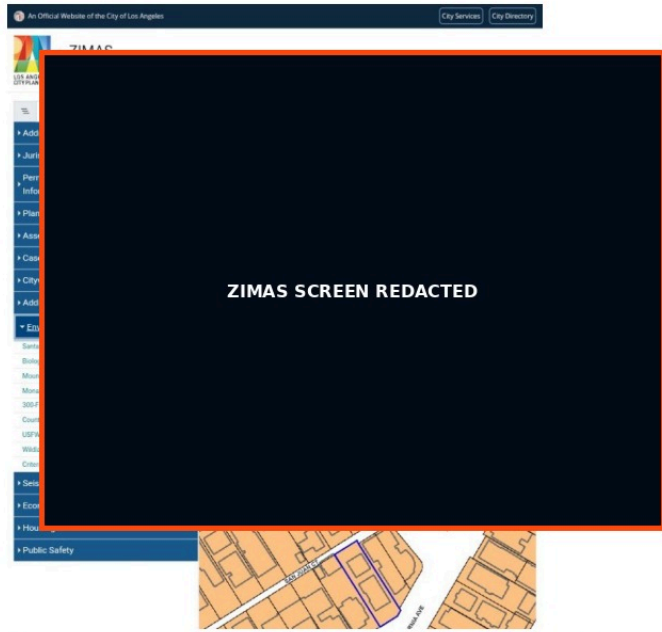
Case Numbers



Case list includes area-wide and possible parcel-related references. Manual confirmation required before relying on any individual case.

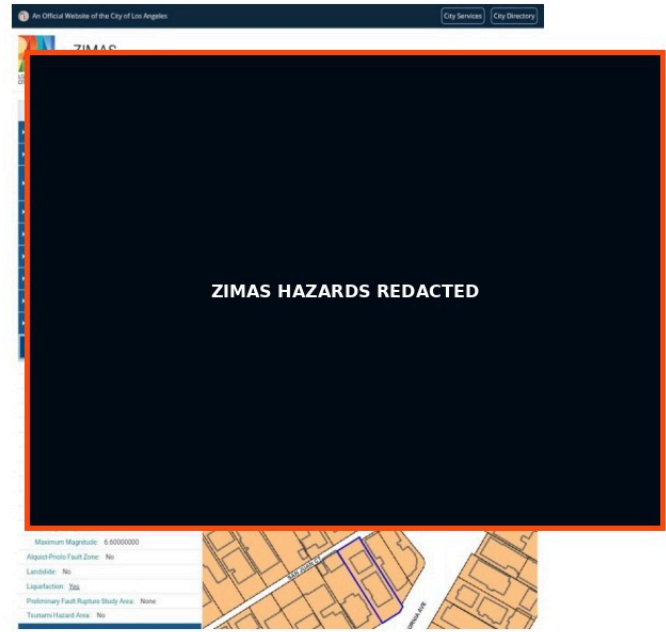
A7. ZIMAS ENVIRONMENTAL AND SEISMIC HAZARDS

Environmental



Captured environmental panel. No visible biological/resource flags shown in this panel.

Seismic Hazards



Liquefaction: Yes. Landslide: No. Tsunami Hazard Area: No visible in captured panel.

EVIDENCE EXHIBIT

A8. ZIMAS Housing / RSO

Housing panel showing RSO: Yes

- An Official Website
- LOS ANGELES CITY PLANNING
- ZIMAS
- Pub
- 695 E SAN
- Address/Legal In
- Jurisdictional In
- Permitting and Z
- Information
- Planning and Zo
- Assessor Inform
- Case Numbers
- Citywide/Code A
- Additional Inform
- Environmental
- Seismic Hazards
- Economic Devel
- Housing



Direct all Inquiries to:

Telephone: (866) 537-7308

Website: housing.lacity.gov

Rent Stabilization Ordinance (RSO): Yes [APN: 4239025028]

Ellis Act Property: No

Just Cause For Eviction Ordinance (JCO): No

Housing Crisis Act and Resident Protections Ordinance Replacement Review: [View](#)

Direct all Housing Element Sites Inquiries to: Los Angeles City Planning

Email: planning.housingpolicy@lacity.org

Housing Element Sites

HE Replacement Required: N/A

SB 166 Units: N/A

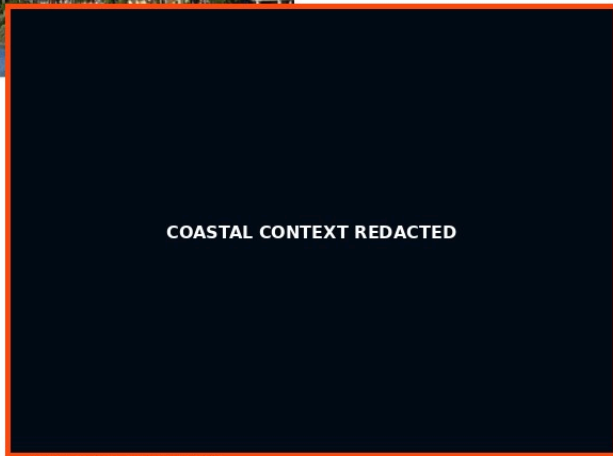
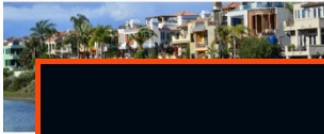
Interactive Map: [View](#)

Housing Use within Prior 5 Years: Yes



A9. VENICE COASTAL CONTEXT AND PDIS CAUTION

Venice Local Coastal Program page



COASTAL CONTEXT REDACTED

provide direction for decision-makers, property owners, and the public regarding the types and intensities of land uses that are most suited to each coastal zone.

Venice Specific Plan

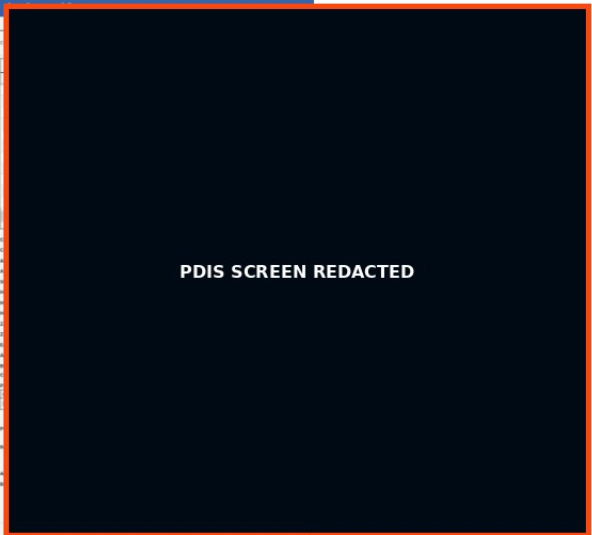
The Venice Coastal Zone Specific Plan (VZSP) is the City's blueprint for use, intensity and density of development in the Venice Coastal Zone. The VZSP was established in 1999 (Ordinance No. 172397) and was substantially revised in 2004 (Ordinance 175149). The purposes of the Venice Coastal Specific Plan (VZSP) are outlined in Section 3 of the VZSP.

Oxford Triangle Specific Plan

The Oxford Triangle Specific Plan assures that the commercial uses and mixed-

Official City Planning Venice LCP context page and Venice Specific Plan discussion.

PDIS case caution



PDIS SCREEN REDACTED


PDIS screenshot shows primary address [REDACTED] Included as a manual-confirmation caution, not confirmed evidence for [REDACTED]

B1. LADBS CERTIFICATE OF OCCUPANCY PDF

C of O [REI] - page 1

Page 1 of 2

CITY OF LOS ANGELES
CALIFORNIA



C OF O PDF REDACTED

ISSUED: DIVISION: STATUS: ISSUED BY: ISSUED DATE: APPROVED: EXPIRATION DATE:	DIVISION: STATUS: ISSUED BY: ISSUED DATE: APPROVED: EXPIRATION DATE:
--	---

06-04-2023

Issued 01/04/2023 for 1,430 sf second-story addition to existing one-story single-family dwelling.

C of O [REI] - page 2

Page 2 of 2

Permit No. [REDACTED]

PERMIT/RECORD NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS, DATE, BY
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

PERMIT INFORMATION

C OF O PDF REDACTED

Shows APN, permit number, Venice/Coastal Zone, liquefaction, RSO and parcel document fields.

B2. LADBS BUILDING AND DEMOLITION PERMIT PDFS

Addition permit **REDACTED**

655 E Santa Clara Ave Permit # 13014 - 30000 - 01903
 Plan Check # B13W151649 Permit: 09/29/16 03:33 PM
 Permit Fee: \$1000.00

City of Los Angeles - Department of Building and Safety
 Issued on: 09/29/16
 Last Status: Issued

Billg Address GREEN- MANDATORY
 1 or 2 Family Dwelling
 Regular Plan Check
APPLICATION FOR BUILDING PERMIT

13014-30000-01903

PERMIT PDF REDACTED

Maj

Demolition permit **REDACTED**

655 E Santa Clara Ave Permit # 13019 - 30000 - 01314
 Plan Check # B13W151649 Permit: 09/29/16 03:32 PM
 Permit Fee: \$1000.00

City of Los Angeles - Department of Building and Safety
 Issued on: 09/29/16
 Last Status: Issued

Billg Demolition
 1 or 2 Family Dwelling
 Regular Plan Check
APPLICATION FOR INSPECTION TO

13019-30000-01314

PERMIT PDF REDACTED

D

B3. LADBS ADDITIONAL PERMIT PDF EXCERPTS

Demolition permit **REDACTED**

Electrical permit **REDACTED**

695 E Santa Clara Ave

Permit # 13019 - 20000 - 01315
 Plan Check # B079L20400
 Permit Issued 06/20/04 03:30 PM

PERMIT PDF REDACTED

695 E Santa Clara Ave

Permit # 16041 - 90000 - 36605
 Plan Check # [REDACTED]
 Permit Issued 10/17/06 08:49 AM

Electrical
 1 or 2 Family Dwelling

City of Los Angeles - Department of Building and Safety
 APPLICATION FOR ELECTRICAL

Issued On: 10/17/2016
 Last Status: Issued
 Status Date: 10/17/2016

ADBS CA 90272

A, CA 91251 (661) 977-3865

CLASSIFICATION: 000001
 C10 357789 (661) 977-3865

Call toll free (800) 448-5120 (916) 224-2446
 (310) 475-3531 or request assistance via www.
 311.org. For more info, call 311 or (800) 448-5120.
 County call (310) 475-3531

Job # W D R 64324605

Date: 10/17/16
 by: CN153180
 107.20

Demolition permit

PERMIT PDF REDACTED

695 E Santa Clara Ave
 Los Angeles, CA 90021

Permit Issued 06/04/04
 Receipt No: 06050139670
 Amount: \$43.40

Install temporary power.

Installed one earthquake valve.

B4. VENICE LOCAL COASTAL PROGRAM PDF EXCERPTS

LCP introduction

Oakwood-Milwood-Southeast Venice map

VENICE LUP POLICIES (certified by the Coastal Commission June 14, 2001)

Pa

VENICE



Offic

O