

HOUSE OF ZONSHINE'S
GUIDE TO

**RELOCATING TO
LOS ANGELES**

YOUR GUIDE BY:

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CHOOSE

Your corner

ARRIVE

With confidence

FIND

The right fit

BELONG

From day one

WELCOME TO LOS ANGELES

First, let's make the city feel smaller.

Los Angeles is not one place. It is a collection of neighborhoods, microclimates, commutes, architectural styles, and completely different versions of daily life.

This Los Angeles relocation guide is designed for buyers moving to LA from another city, another state, or another part of California. We will begin with the way you want your life here to feel, then build the neighborhood and home search around it.

Do you want to walk to coffee? Need a manageable commute? Want more land, architectural character, hiking access, strong work-from-home space, or simply a little quiet at the end of the day?

THIS GUIDE MOVES WITH YOU

- 01 — Find your part of Los Angeles
- 02 — Build your home-search plan
- 03 — Search from near or far
- 04 — Coordinate the home you're leaving
- 05 — Prepare for arrival
- 06 — Begin feeling local

From the Valley and Foothills to the Eastside, Central LA, and the Westside, we'll narrow the city by the life you want—not just a map.

A NOTE FROM JULIA

You do not need to understand all of Los Angeles before you move here. As a Los Angeles real estate agent who works closely with relocation buyers, I help make the city navigable, compare neighborhoods honestly, search remotely when needed, and coordinate the details from the first conversation through closing and arrival. I've got you.



WHEN DID YOU
FIRST FEEL AT
HOME?

"THE NIGHT I DROVE
OVER MULHOLLAND AND
SAW THE WHOLE CITY LIT
UP LIKE IT WAS SHOWING
OFF FOR ME"

START HERE

01 / make the city feel smaller

FIND YOUR PART OF LOS ANGELES

The best neighborhood is not the one everyone keeps naming. It is the one that makes your actual Tuesday feel easier, from the first coffee run to the drive home.



CHOOSE YOUR LA

START WITH REAL LIFE

Before we talk neighborhoods, I want to understand what your days actually look like. Where do you need to be most often? What makes a home feel calm when you walk through the door? Which trade-offs are fine, and which ones will quietly bother you every single day?

Los Angeles rewards specificity. Two homes can be the same distance from work and create completely different lives once traffic direction, hills, parking, school routes, heat, and freeway access enter the conversation. A charming house is not a win if the Tuesday routine makes you resent it.

We will compare neighborhoods by the life around the home as carefully as the home itself: morning light, evening noise, walkability, local errands, outdoor space, architecture, insurance considerations, and how easily friends, family, pets, work, and rest fit into the week.

Then we will test the shortlist in real life. Drive the commute when you would actually drive it. Buy coffee, park after dark, make a grocery run, notice the temperature, and listen with the windows open.

The goal is not to find the neighborhood everyone is talking about. It is to find the part of Los Angeles that feels unmistakably right for you, then search for the home that lets that life happen.

YOUR FIRST SHORTLIST

VALLEY + FOOTHILLS – More house, yard, and quiet in many pockets. Driveways and garages are common. Errands are usually car but parking is usually easy. Expect hotter summers; commute ease depends on the pass or freeway.

EASTSIDE + NORTHEAST LA – Character homes, hills, and lively main streets. Some pockets are walkable; steep roads, smaller garages, and competitive street parking can change block by block.

CENTRAL LA – Close to many jobs, restaurants, and cultural destinations. Denser housing means assigned, permit, and limited street parking. In the right pocket, you may park once and walk; elsewhere, finding a space can be part of the routine.

WESTSIDE + COAST – Cooler air and beach access, usually with higher prices and traffic bottlenecks. Walkability varies, and guest or street parking can be tight near popular areas.

SOUTH BAY + BEYOND – Beach-city or suburban rhythm, often with more driveway and garage parking, but a longer reach to Central LA or the Eastside.

SHORTLIST TIP – Choose two likely areas and one wildcard. Visit for a morning, an evening, and a real errand run.

I could write an entire guide on any one of these areas—and Los Angeles changes block by block. Reach out with your commute, parking needs, daily rhythm, and budget so we can get specific.

DAILY RHYTHM

Coffee on foot or coffee in the car?
Quiet evenings or energy outside your door?
More land, more character, or less upkeep?
Try the commute at the hour you will actually drive it.
Visit once in daylight and once after dark.

YOUR ANCHORS

Map work, school, family, doctors, the airport you use, and the routines you repeat every week. Then test the route both ways. In LA, distance is only half the story. Time, direction, hills, parking, and freeway access can change the experience completely.

THE TRADE-OFFS

Compare commute, space, architecture, walkability, heat, outdoor access, street parking, permit restrictions, noise, privacy, stairs, yard care, and insurance. Ask what will still matter on an ordinary Tuesday, not only what photographs beautifully on Sunday.

02 / BUILD YOUR HOME-SEARCH PLAN

A useful search plan does more than collect bedrooms, bathrooms, and a price range. It gives us a consistent way to compare imperfect homes, recognize hidden value, and decide what deserves a second look. We will define what supports your real life, calculate the complete cost of ownership, and name the compromises you can genuinely live with. Build the decision system first; the portal search becomes much more useful after that.

MUST-HAVES

Start with the details that shape ordinary days:

- location anchors + true commute
- usable outdoor space
- stairs + accessibility
- garage, driveway + street parking
- work-from-home privacy
- light, noise + temperature
- architectural character
- yard and systems upkeep
- pets, guests + future plans
- storage + everyday functionality

Separate a requirement from a preference, then give every must-have a reason. “Three bedrooms” may actually mean two bedrooms plus a private office. “Large yard” may mean a secure place for the dog. Understanding the reason gives us more ways to find the right solution—and keeps a great home from disappearing beneath an overly rigid checklist.

After each tour, count how many of these ten needs the home truly meets. Score the function you experienced, not what the listing promised.

THE NUMBERS

Look beyond the purchase price:

- loan structure + rate scenario
- property taxes + reassessment
- homeowners insurance quoted early
- earthquake or added coverage
- HOA dues, reserves + assessments
- utilities + landscape care
- immediate repairs + safety work
- moving, storage + temporary housing
- commuting + parking costs
- a realistic first-year house reserve

A lower price is not automatically the more affordable choice. Deferred maintenance, insurance, inefficient systems, or an expensive commute can change the equation quickly. Use the complete monthly and first-year cost on the worksheet—not only the mortgage payment.

THE TRADE-OFF

Almost every Los Angeles home asks for a compromise. The goal is to choose yours intentionally. Rank what you could accept: less space, an older kitchen, a busier street, limited parking, a longer commute, fewer updates, or a different neighborhood.

Then name the trade-off plainly on the worksheet. A worthwhile compromise should still feel sensible on an ordinary Tuesday—not only exciting during the tour.

YOUR PLAN, NOT JUST A PORTAL SEARCH

WORK SHEET ON THE
NEXT PAGE



score it while it's still fresh

HOW TO USE IT — Before touring, choose your top 10 must-haves from page 02. After each tour, complete one column while the details are fresh. Use the real monthly cost—not only the mortgage—then name the trade-off, strongest advantage, biggest concern, and how well the home supports an ordinary Tuesday.

	HOME A	HOME B
Must-haves met How many of your top 10?	/ 10	/ 10
Real monthly number Mortgage + tax + insurance + HOA	\$	\$
Trade-off I'm accepting What am I choosing to give up?		
Biggest advantage What makes daily life easier?		
Biggest concern What needs an answer, repair, or quote?		
Tuesday-life score How well does your real routine fit?	/ 10	/ 10

QUICK NOTES

Home A

PROS

1. _____

2. _____

3. _____

CONS

1. _____

2. _____

3. _____

Home B

PROS

1. _____

2. _____

3. _____

CONS

1. _____

2. _____

3. _____

If you cannot name the trade-off honestly, that does not mean the house is wrong. It may mean you have not decided what matters most yet.

SEARCH FROM NEAR OR FAR

If you are searching for a Los Angeles home from another city or state, you should still feel like you are standing in the room. I will walk the property live or record a detailed video tour, then show what listing photos rarely explain:

- street sound with the windows open
- driveway slope + garage clearance
- natural light by room and time of day
- neighboring windows + privacy
- stairs from car to kitchen
- ceiling height + true room scale
- traffic, parking signs + street cleaning
- cell signal + internet options
- visible drainage, cracks + moisture clues

We will compare every home with the relocation search plan we built, not the emotion of a polished listing page.

FaceTime, video, and photographs can only communicate so much. Because I work with relocation clients often and have been building my AI skills, I can also create realistic AI-assisted 3D walkthroughs and home-tour visualizations when appropriate.

This extra perspective can help you understand flow, scale, and feeling before you can be there in person. It supports the decision; it never replaces inspections, disclosures, measurements, or professional advice.

WHAT I WILL SHOW YOU – LIVE, ON VIDEO + WITH AI

Street + surroundings
Light + room orientation
Noise + privacy
Parking rules
Roof + drainage clues
Foundation + retaining walls
Electrical + plumbing age
HVAC + insulation
Permit history questions
Insurance quote timing
Layout flow
The part photos skipped



04 / COORDINATE THE HOME YOU ARE LEAVING

A relocation has several timelines running at once: the home you are finding, the one you are leaving, financing, inspections, movers, travel, utilities, and the first day real life begins in Los Angeles. Put every dependency on one calendar. The point is not to control every variable; it is to see the pressure points before they become expensive.

SELLING OR LEASING, HERE OR FAR AWAY

Whether the home you are leaving is across the country, elsewhere in California, or simply too far away for me to represent directly, you will not be left to assemble that side of the move alone.

I have a network of exceptional real estate agents and trusted professionals, and I can help refer you to the right person to sell or lease your current property. Even when I cannot personally handle that transaction, I will stay involved on your side, communicate with the referring agent, track how that deal affects your Los Angeles purchase, and help you think through each next step.

The goal is full-service relocation support: strong local representation where you are leaving, focused representation in Los Angeles, and one connected plan from door to door.

DATES THAT MATTER

Track these on one connected relocation calendar:

- listing preparation + launch
- lease end or tenant notice
- offer + contingency periods
- inspection appointments
- insurance approval
- appraisal + loan milestones
- signing, funding + recording
- possession + key handoff
- moving pickup + delivery window
- school or work start
- travel days + pet logistics
- utility start and stop dates
- parking or loading needs

Mark what is fixed, what can move, who owns each next step, and which date on one transaction affects the other.



*05 / FROM CLOSING TO THE FIRST
MORNING*

PREPARE FOR ARRIVAL

The move is not finished when the keys change hands. A calm Los Angeles arrival begins before moving day: utilities scheduled, internet confirmed, insurance active, access tested, parking signs read, deliveries coordinated, and a first-night box traveling with you.

Pack that box with closing papers, IDs, medications, chargers, pet supplies, towels, sheets, basic tools, coffee, water, snacks, and one change of clothes. Handle the systems first. The rooms can take their time.



YOUR FIRST WEEK

SET UP THE BASICS

THE HOME

- Electric + water service
- Gas, if applicable
- Internet appointment
- Insurance active
- Keys, codes + remotes
- Trash + service days
- Emergency shutoffs
- Smoke + CO alarms
- HVAC filter size
- Security + package plan

THE STREET

- Read every parking sign
- Check street-cleaning days
- Ask about preferential or overnight permit districts
- Arrange guest permits if needed
- Confirm moving-truck access
- Save towing + roadside contacts

THE PERSON

- DMV + vehicle registration
- Mail forwarding
- Prescriptions + medical records
- School, childcare + pet records
- Voter, banking + employer address
- Emergency contacts + meeting point

The goal is not a perfect first week. It is a calm one. Give yourself grace, you're doing great!

BEFORE THE TRUCK

Schedule electricity, water, gas if applicable, internet, sanitation, and any security service. Confirm the exact key handoff, gate codes, elevator or loading rules, mover access, and where the truck can legally stop.

Photograph meter readings, empty rooms, and existing damage before the boxes arrive. Keep closing papers, insurance, IDs, medications, chargers, pet supplies, tools, towels, sheets, and one change of clothes with you.

THE FIRST 48 HOURS

Test every key, remote, appliance, smoke and carbon-monoxide alarm, faucet, toilet, exterior light, and garage door. Locate the electrical panel, water shutoff, gas shutoff, fire extinguisher, HVAC filter, and emergency exits.

Walk the block and save the nearest grocery store, pharmacy, urgent care, veterinarian, hardware store, gas or charging station, and a dependable meal. Learn trash day, street-cleaning signs, guest parking, package delivery, and the route you will use tomorrow morning.

KEEP IT EASY

Batch the administrative layer: change locks or codes, update addresses, create a home inventory, save service contacts, and make a simple emergency plan. If you brought an out-of-state vehicle, check California DMV deadlines promptly; current guidance generally allows 20 days after becoming a resident or bringing the vehicle into California.

Leave blank space on the calendar. One useful errand and one familiar meal can be enough for a good first day.

BEGIN FEELING LOCAL

Belonging usually arrives through repetition. Take the same morning walk. Return to the coffee shop that remembers your order. Learn the grocery aisle, the parking rhythm, the shade on a hot afternoon, and the route that feels easiest after a long day.

Give yourself a small radius before trying to conquer the whole city. A neighborhood becomes yours through useful, ordinary familiarity.

YOUR FIRST LOCAL LAYER

- coffee you return to
- grocery route that works
- pharmacy + urgent care
- veterinarian + pet supply
- hardware store
- dependable weeknight dinner
- park, trail, library, or gym
- gas station or charger
- transit stop + TAP setup
- one place you are excited to share

TRY THIS

Choose one neighborhood ritual for each day of the first week: a walk, a meal, a market, a class, a park, or a cultural stop. Save favorites as you go.

You do not need to know all of Los Angeles. You only need a small part of it to begin knowing you.



WHEN YOU ARE READY

LET'S MAKE LA FEEL LIKE YOURS

Bring me the life you want to build here, the questions you have,
and the details that matter more than they sound. I will help you
narrow the map, find the home, and make the move feel
manageable from the beginning.

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Compass | DRE 02246696

I've Got You

six homes, one clear page

Bring this sheet on a full tour day. Complete each card before driving to the next home, then compare all six at a glance. Use your same top 10 must-haves and real monthly number from pages 02 and 02.1.

Address01

MUST-HAVES MET / 10

REAL MONTHLY NUMBER \$

TRADE-OFF

BIGGEST ADVANTAGE

BIGGEST CONCERN

TUESDAY-LIFE SCORE / 10

Address02

MUST-HAVES MET / 10

REAL MONTHLY NUMBER \$

TRADE-OFF

BIGGEST ADVANTAGE

BIGGEST CONCERN

TUESDAY-LIFE SCORE / 10

Address03

MUST-HAVES MET / 10

REAL MONTHLY NUMBER \$

TRADE-OFF

BIGGEST ADVANTAGE

BIGGEST CONCERN

TUESDAY-LIFE SCORE / 10

Address04

MUST-HAVES MET / 10

REAL MONTHLY NUMBER \$

TRADE-OFF

BIGGEST ADVANTAGE

BIGGEST CONCERN

TUESDAY-LIFE SCORE / 10

Address05

MUST-HAVES MET / 10

REAL MONTHLY NUMBER \$

TRADE-OFF

BIGGEST ADVANTAGE

BIGGEST CONCERN

TUESDAY-LIFE SCORE / 10

Address06

MUST-HAVES MET / 10

REAL MONTHLY NUMBER \$

TRADE-OFF

BIGGEST ADVANTAGE

BIGGEST CONCERN

TUESDAY-LIFE SCORE / 10