

Address of
Building

17151 Lassen St.



CITY OF LOS ANGELES
Certificate of Occupancy

NOTE Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned the building at above address complies with the applicable requirements of the Municipal Code, as follows Ch 1, as to permitted uses, Ch 9, Arts 1, 3, 4, and 5, and with applicable requirements of State Housing Act,—for following occupancies

Issued 8-8-60 Permit No and Year VN 48817-59

1 Story, Type V Dwelling and
Attached Garage. R Occupancy

Owner Kinzie Land Co.

Owner's Address 18570 Sherman Way

P.O. Box 636 Reseda, Calif.
91334

J.B. Cochrane dw

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES
GRADING

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT	7	BLK.		TRACT	18654	DIST. MAP	7665
JOB ADDRESS	17151 Lassen Street				APPROVED	<i>[Signature]</i>	
2. BETWEEN CROSS STREETS	Aldea AND Amestoy				FIRE DIST.	<i>[Signature]</i>	
3. PURPOSE OF BUILDING	Residence & Attached Garage				INSIDE KEY		
4. OWNER	Kinzie Land Co		PHONE		DI ckens 5-3050		
5. OWNER'S ADDRESS	18570 Sherman Way		P.O.		Calif		
6. CERT. ARCH.			STATE LICENSE		PHONE		
7. LIC. ENGR.			STATE LICENSE		PHONE		
8. CONTRACTOR	H. A. Temple		STATE LICENSE		PHONE		
9. CONTRACTOR'S ADDRESS	18570 Sherman Way		P.O.		Calif		
10. SIZE OF NEW BLDG. STORIES HEIGHT	70' x 38' 1		NO. OF EXISTING BUILDINGS ON LOT AND USE		None		
17151 Lassen Street						DISTRICT OFFICE	
11. MATERIAL	☒ WOOD ☐ METAL ☐ CONC. BLOCK		ROOF CONST.		☒ WOOD ☐ STEEL		
EXT. WALLS:	☒ STUCCO ☐ BRICK ☐ CONCRETE				☐ CONC. ☐ OTHER		
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 12,400		6 of 22 total		337000		
		15,400		VALUATION APPROVED		<i>[Signature]</i>	
				APPLICATION CHECKED		<i>[Signature]</i>	
				PLANS CHECKED		<i>[Signature]</i>	
				CORRECTIONS VERIFIED		<i>[Signature]</i>	
				APPLICATION APPROVED		<i>[Signature]</i>	

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.

[Signature]

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

TYPE	GROUP	MAX. OCC	P.C.	S.P.C.	B.P.	I.F.	GP	C/O
<i>[Signature]</i>	R	<i>[Signature]</i>	277	55	63	60	NO	<i>[Signature]</i>

VALIDATION

CASHIER'S USE ONLY

AUG 20 1959

VN 47624

L.L.

DEC-17-59

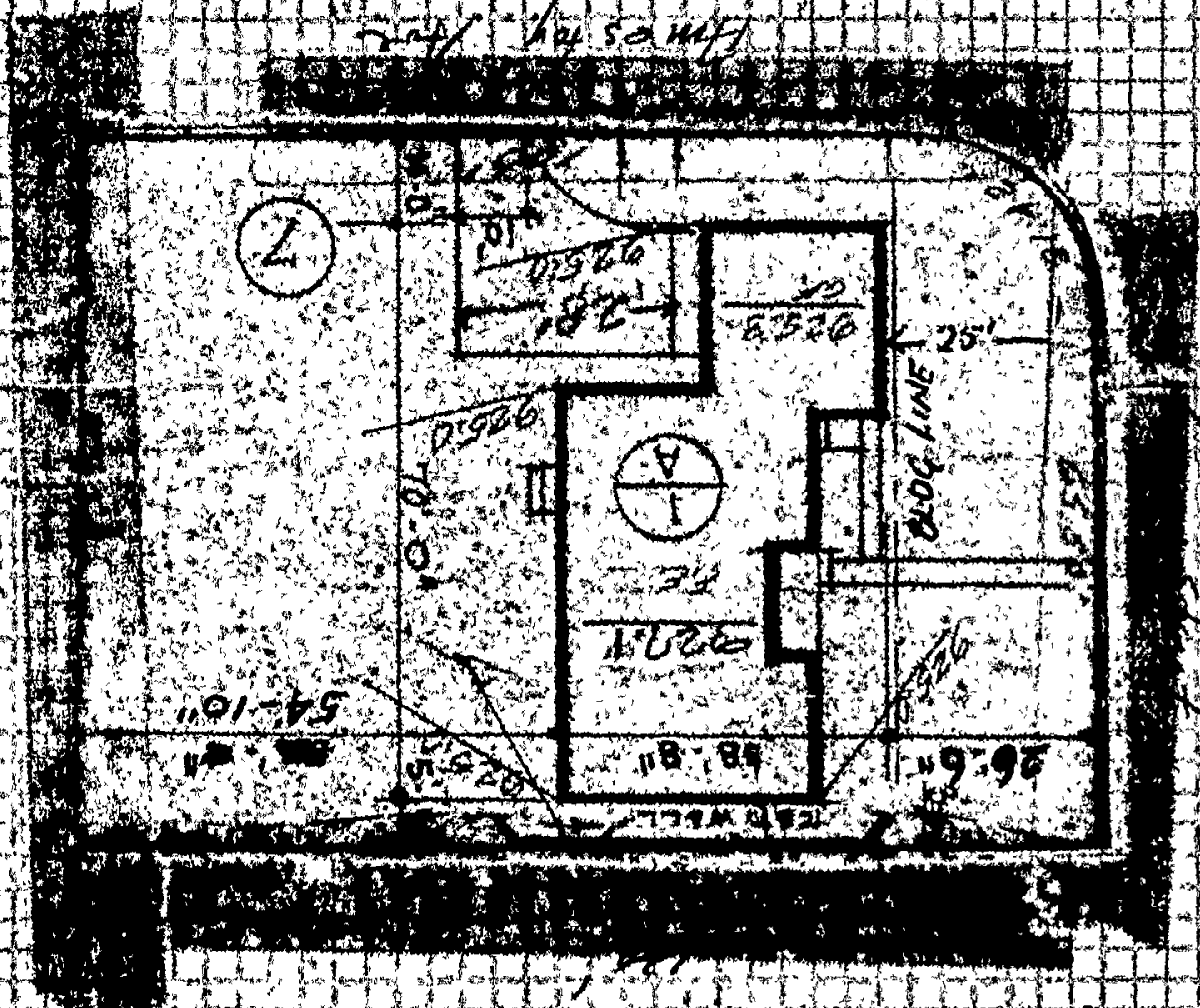
66394

CK VN-48817

L-1

63.60

1970-1971



09-6-8

CERTIFICATE

Address of
Building

17151 Lassen St.



CITY OF LOS ANGELES
Certificate of Occupancy

NOTE. Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows Ch 1, as to permitted uses, Ch 9, Arts 1, 3, 4, and 5, and with applicable requirements of State Housing Act—for following occupancies

Issued

1-15-63

Permit No and Year

VN9727-62

10' x 20' patio cover addition to the
existing 1 story, type V, dwelling and
attached garage. R-1 occupancy

Owner

Alvin E Conant

Owner's
Address

17151 Lassen

Northridge, Calif

JB Cochran nk

5055112288500001562

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

(W)

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.

1. LEGAL DESCR.	LOT 7	BLK. 648	TRACT 18654	ADDRESS APPROVED	
2. BUILDING ADDRESS 17151 Lassen St.,				N	DIST. MAP 7665
3. BETWEEN CROSS STREETS Amestoy AND Aldea				ZONE RE-1	
4. PRESENT USE OF BUILDING Res.&Att.Gar.		NEW USE OF BUILDING Same		FIRE DIST. / B	
5. OWNER'S NAME Alvin E. Conant		PHONE		INSIDE KEY /	
6. OWNER'S ADDRESS 17151 Lassen St., Northridge		P.O.	ZONE	COR. LOT X	
7. CERT. ARCH. None		STATE LICENSE		PHONE	
8. LIC. ENGR. None		STATE LICENSE		PHONE	
9. CONTRACTOR Carter #5		STATE LICENSE		PHONE	
10. CONTRACTOR'S ADDRESS See #6		P.O.	ZONE	REAR ALLEY 20'	
11. SIZE OF EXISTING BLDG. 70'x38'		STORIES 1	HEIGHT 15'	NO. OF EXISTING BUILDINGS ON LOT AND USE (1) Res.&Att.Gar.	
3 17151 Lassen St.				DISTRICT OFFICE VN	
12. MATERIAL ☒ WOOD ☐ METAL ☐ CONC. BLOCK		ROOF ☐ WOOD ☐ STEEL		ROOFING	
EXT. WALLS: ☐ STUCCO ☐ BRICK ☐ CONCRETE		CONST. ☐ CONC. ☒ OTHER		SPRINKLERS REQ'D. SPECIFIED	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$ 200.00		VALUATION APPROVED Devine	
14. SIZE OF ADDITION 10'x20'		STORIES		HEIGHT	
15. NEW WORK: (Describe) Add Patio Cover		EXT. WALLS		ROOFING alum	
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.		PLANS CHECKED		DWELL. UNITS N/C	
Signed <i>Alvin E. Conant</i>		CORRECTIONS VERIFIED		SPACES PARKING N/C	
This Form When Properly Validated is a Permit to Do the Work Described.		PLANS APPROVED		GUEST ROOMS X	
		APPLICATION APPROVED		FILE WITH X	
		INSPECTOR		CONT. INSP. X	
TYPE V	GROUP R-1	MAX. OCC. X	P.C. 1.00	S.P.C. X	G.P.J. NO/TLC
					B.P. 2.00
					I.F. X
					O.S.
					C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

DATE - 1-62
DATE - 1-62

26130
26131

CK VN: 9727
CK VN: 9727

L = 2
L = 1

1.00
2.00

P.C. No.

GRADING X

CRIT. SOIL

CONS.

Address of
Building

17151 Lassen

21



CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows Ch 1, as to permitted uses, Ch 9, Arts 1, 3, 4, and 5, and with applicable requirements of State Housing Act—for following occupancies

Issued **11/4/64** Permit No and Year **VN 60771-64**

17'x40' private swimming pool with approved enclosure.

Owner

Al Conant

Owner's
Address

**17151 Lassen Street
Northridge, Calif.**

J.B. Cochran d11

✓ 17151 LASSEN ST
NORTHRIDGE

Address of
Building

2

Form B-94a—50 Pads—10, 60 (C-7)

CITY OF LOS ANGELES
DEPARTMENT

OF

BUILDING AND SAFETY

Registered Deputy Building Inspector's
Certificate of Compliance—Swimming Pool

Date of this Certificate

8-14-64

A. CONANT

Owner

✓ VN 60771 Permit
Number 64

Year

TO THE SUPERINTENDENT OF BUILDING:

I hereby certify that the following portions of the work on the buildings at the above address which required continuous inspection, and which I was employed to inspect, were inspected by me and comply with the provisions of the Building Code applicable thereto:

Swimming Pool Size 17' x 40'

Guniting _____ Hand Pack _____

Sacks Cement 145

Tops of Sand 38

Approximate % of Water in Aggregate _____

William B. Shick

Registered Deputy Building Inspector

500011220050000156

1

APPLICATION FOR INSPECTION OF NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

B&S 8-1-Rev. 3-64

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.

GENSUS TRACT

1. LEGAL DESCR.	LOT 7	BLK.	TRACT 18654
2. PURPOSE OF BUILDING 20) Pvt. swim pool STDF 173 w/heater			
3. JOB ADDRESS 17151 Lassen St. Northridge (N.)			
4. BETWEEN CROSS STREETS AMESTON AV AND ALDEA AVE			
5. OWNER'S NAME Al Conant			
6. OWNER'S ADDRESS same			
7. ARCHITECT OR DESIGNER none			
8. ENGINEER Thomas J. Larson 1225			
9. CONTRACTOR Anthony Pools 190197 So 32210			
10. SIZE OF NEW BLDG. 17x40	STORIES ✓	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE Res. and Att. Gar.
11. MATERIAL OF CONSTRUCTION	EXT. WALLS GUNITE	ROOF	FLOOR
12. JOB ADDRESS 17151 Lassen			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 3500.00			

DIST. MAP 7665
ZONE R-E-1
FIRE DIST.
INSIDE COR. LOT KEY REV. COR.
LOT SIZE ERR SEE OVER.
REAR ALLEY SIDE ALLEY 30'
BLDG. LINE 24' BL.
AFFIDAVITS
DISTRICT OFFICE VN
GRADING YES
CRIT. SOIL
HIGHWAY DED.
FLOOD
CONS.
ZONED BY Stiles
FILE WITH
INSPECTOR

1

PURPOSE OF BUILDING Pvt. swim pool				VALUATION APPROVED B. H. H. H.			
TYPE		GROUP		STORIES		PLANS CHECKED	
BLDG. AREA 500		MAX. OCC.		TOTAL		PLANS APPROVED	
DWELL. UNITS		GUEST ROOMS		SPACES REQ'D PROVIDED		APPLICATION APPROVED Edmond	
SPRINKLERS REQ'D SPECIFIED		CONT. INSP. GUNITE					
P.C. No. EE 3908							
P.C. 1040	S.P.C.	G.P.I. \$500	B.P. 1600	I.F.	O.S.	C/O	TYPIST

AUG-3-64	4 0 0 3 1	Ck VN	•	L - 2	10.40
AUG-10-64	4 1 2 3 0	Ck VN	•	60771	5.00
AUG-10-64	4 1 2 3 1	Ck VN	•	60771	16.00

STATEMENT OF RESPONSIBILITY

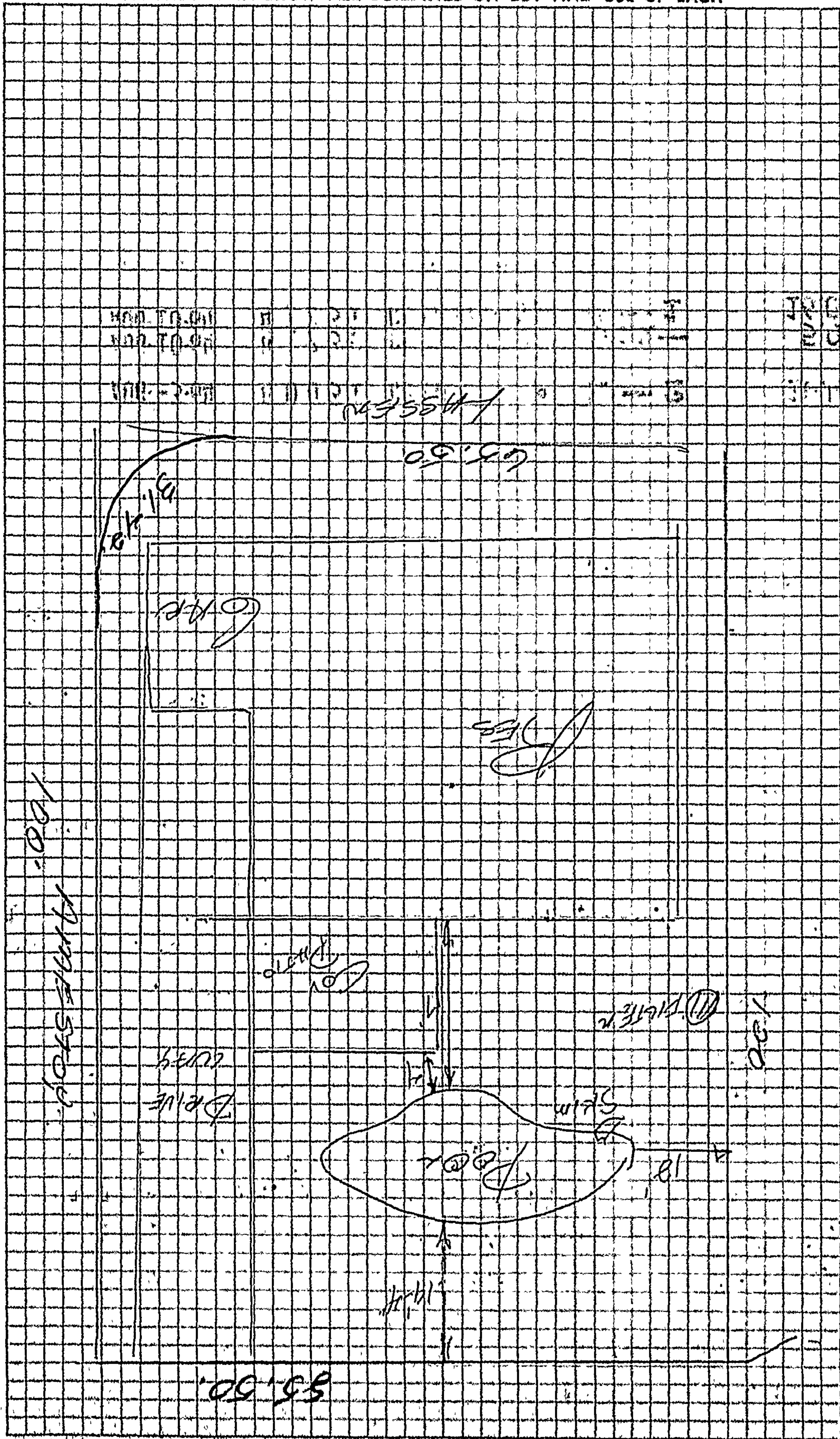
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. 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 L.A.M.C.)

Signed Kelly Walters
(Owner or Agent)

	Name	Date
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL	
	SYSTEM APPROVED	
Planning	APPROVED UNDER	
	CASE #	
Fire	APPROVED (TITLE 19)	
	(L.A.M.C.-5700)	
Traffic	APPROVED FOR	

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH





CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: 17151 LASSEN ST

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

- ☐ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- ☒ This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No.and Year: 99VN63516 / 99014 20000 06444

ADD 20'6" X 19'6" GARAGE & CONVERT EXISTING GARAGE TO HABITABLE AREA TO AN EXISTING ONE STORY, TYPE V, DWELLING & ATTACHED GARAGE.

R-3/U-1 OCCUPANCY.

Total Parking Required: [X] No Change in Parking Requirement.

Total Parking Provided:2 = Standard:2 + Compact: + Disabled:

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:
LA- (VN) -WLA-SP-C.D. #:12

Bureau:
BLDG- (BCS)

Division:
GI-MS-MSS-EQ- (BMI) -COMM:

OWNER: PETER & MARITZA MERCADO
OWNER'S 17151 LASSEN ST
ADDRESS: NORTHRIDGE, CA 91325

Issued: July 20, 2000

BY: J. ASHBY/ad

12550600290

17151 W Lassen St



Permit #:

99014 - 20000 - 06444

Plan Check #:

Reference #:

Event Code:

Bldg---Addition 1 or 2 Family Dwelling Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 11/09/99 Printed on: 11/09/99 16:31:22
--	--	--

L TRACT TR 18654	BLOCK 7	LOT(s)	ARI M B 648-71/72	MAP REF #	PARCEL ID # (PIN) 201B133 116	Z BOOK/PAGE/PARCEL 2694 - 016 - 007
----------------------------	-------------------	---------------	-----------------------------	------------------	---	---

3. PARCEL INFORMATION

Airport Hazard Area - 300 FT HEIGHT LIMIT ABOVE Bldg. Line - 24.00	District Map - 201B133
Airport Hazard Area - 300 HEIGHT LIMIT ABOVE ELE Council District - 12	Energy Zone - 9
BAS Branch Office - VN	Hillside Grading Area - YES
Bldg. Line - 24	Lot Size - 8505'X120'
Community Plan Area - Northridge	
Census Tract - 1113.020	

ZONE(S): RE11-1 /

4. DOCUMENTS

5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Mercado, Peter And Maritza 17151 Lassen St NORTHRIDGE CA 91325

Tenant:

Applicant: (Relationship: Contractor)
Alberto Santizo - 6801 Lankershim Blvd. HOLLYWOOD, CA 91325 (818) 759-7072

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
1 Dwelling - Single Family 7 Garage - Private		ADD 20'6"X19'6" GARAGE TO THE REAR OF THE EXISTING SFD. CONVERT THE EXISTING ATT GARAGE FACING LASSEN ST TO A MASTER BEDROOM, 3/4 BATHROOM, LAUNDRY ROOM & STORAGE RM. INCLUDE COMBINED ELECT, HVAC, AND PLUMBING FOR RELATE WORK.

9. # Bldgs on Site & Use: 1) SFD, GAR

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Jason Healey DAS PC By:
OK for Cashier: Jason Healey Coord. OK:
Signature: *Jason Healey* Date: 11-9-99

For Cashier's Use Only W/O #: 91406444

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$21,300	PC Valuation:
FINAL TOTAL Bldg---Addition 941.11	Planning Surcharge Misc Fee 5.00
Permit Fee Subtotal Bldg---Addition 332.20	
Energy Surcharge	
Electrical 86.37	
HVAC 43.19	
Plumbing 86.37	
Plan Check Subtotal Bldg---Addition 298.98	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation 2.13	
O.S. Surcharge 16.98	
Sys. Surcharge 50.95	
Planning Surcharge 18.94	

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan *SA*

11/09/99 04:37:25PM VN03 T-4381 C 34
BLDG PERMITS R 332.20
INVOICE # 0000000 FF
ELEC PERMIT RE 86.37
HTG/REF PMT RE 43.19
PLBG PERMIT RE 86.37
BLDG PLAN CHEC 298.98
EI RESIDENTIAL 2.13
ONE STOP 16.98
SYS DEV 50.95
MISCELLANEOUS 5.00
CITY PLAN SURC 18.94
TOTAL 941.11
CHECK 941.11

99VN 63516

13. STRUCTURE INVENTORY

(P) Floor Area (ZC) 452 Sqft
 (NC) Height (ZC) Feet
 (C) Length 10.5 Feet
 (NC) Stories 1 Levels
 (NC) Width Feet
 (P) Dwelling Unit #Changed 1 Unit Total
 (P) Wood (Plywood, OSB, etc.) Shearwall
 (P) R3 Occupancy 452 Sqft Max Occ.

(C) U1 Occupancy 452 Sqft Max Occ.
 (P) U1 Occupancy 536 Sqft Max Occ.
 (P) Parking Req'd #Changed 2 Total
 (P) Total Parking for Site Site Total
 (P) Provided Standard Parking 1 Stalls
 (P) Provided Compact Parking 1 Stalls
 (P) Type V-N Construction
 (P) Floor Construction - Concrete Slab on Grade

(P) Foundation - Continuous Footing
 (P) Roof Construction - Wood Frame/Sheathing
 (P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS

FLAT LOT - GPI WAIVED.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) Prisma Construction Co 6801 Lankershim Blvd #107, No Hollywood, CA 91605 CLASS LICENSE# PHONE#
 B 626613 818 759-7072

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit 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. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp declarations are desired.)

License Class: B Lic. No.: 626613 Print: Prisma Construction Co Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

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 Section 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 Section 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: WESTERN SPECIALTY Policy Number: WGL 600481
- ☐ 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 workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 11.9.99 ☒ Contractor ☐ Authorized Agent ☐ Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. 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: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: [Signature] Date: 11.9.99

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she 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 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 an 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 from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- ☐ I, as the 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

22. 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 or 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. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: KUBERTO SANTO Sign: [Signature] Date: 11.9.99 ☐ Owner ☒ Contractor ☐ Author. Agent

5
6
1
0
C
I
C
I
C
7
C
7
C

17151 W Lassen St

Permit Application #: 99014 - 20000 - 06444

Bldg---Addition
1 or 2 Family Dwelling
Over the Counter Permit

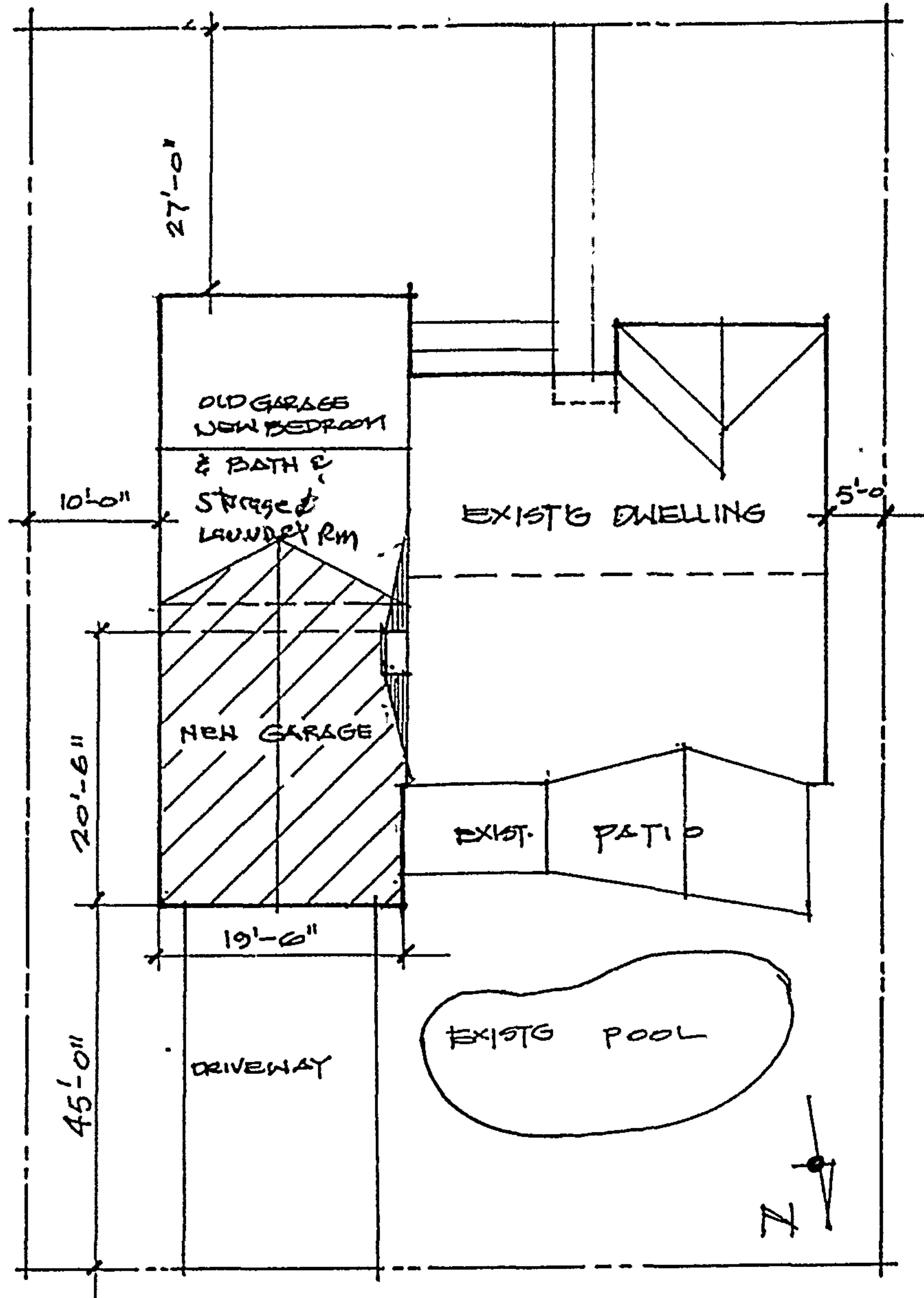
City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: VAN NUYS

Printed on: 11/09/99 15:46:28

PLOT PLAN ATTACHMENT

17151 LASSEN ST



ALLEY

PLOT PLAN

17710190196
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

AMESTOY ST

17149 - 17151 W Lassen St



Permit #: 24016 - 20000 - 23916
Plan Check #: B24VN11031
Event Code:
Printed: 10/20/25 11:33 AM

Bldg-Alter/Repair GREEN - NONE 1 or 2 Family Dwelling Expanded Counter Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on 10/20/2025 Last Status: Issued Status Date: 10/20/2025
--	--	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 18654		7		M B 648-71/72	201B133 116	2694 - 016 - 007

3. PARCEL INFORMATION Baseline Mansionization Ordinance - Yes Airport Hazard Area - 300' Height Limit Above Elevation 790 LADBS Branch Office - VN Council District - 12 Certified Neighborhood Council - Northridge East	Census Tract - 1113.02 District Map - 201B133 Energy Zone - 9 Hillside Grading Area - YES Thomas Brothers Map Grid - 501-C5	Area Planning Commission - North Valley Community Plan Area - Northridge Near Source Zone Distance - 4.3
ZONES(S): RE11-1		

4. DOCUMENTS ZI - ZI-2462 Modifications to SF Zones and S CPC - CPC-9640 ORD - ORD-114618 ORD - ORD-129279 ORD - ORD-99786	BMO - Yes
---	-----------

5. CHECKLIST ITEMS Permit Flag - AB 2234 - 25 units or less Pilot - Electronic Plan Std. Work Descr - Seismic Gas Shut Off Valve	Permit Flag - Universal Waste Combine HVAC - Wrk. per 91.107.2.1.1.1 Combine Elec - Wrk. per 91.107.2.1.1.1	Combine Plumbg - Wrk. per 91.107.2.1.1.1
--	---	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): ALBERTO I. SANTIZO 17151 LASSEN ST NORTHRIDGE, CA 91325 Applicant: (Relationship: Agent) George Mendez - 12315 Art St. Sun Valley 91352 (818) 983-9900	8. DESCRIPTION OF WORK EPLAN: CONVERT (490 SQ.FT) PORTION OF (E) SINGLE FAMILY DWELLING INTO JUNIOR ACCESSORY DWELLING UNIT PER CA Govt. Code 65852.2(e)(1)(A) and 65852.22.
---	--

7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private (23) Patio Cover	PROPOSED USE (01) Dwelling - Single Family (01) Junior Accessory Dwelling Unit (07) Garage - Private (23) Patio Cover
--	--

9. # Bldgs on Site & Use:	For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
--------------------------------------	---

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Sarkis Harabedian OK for Cashier: Internet Permit Signature: OMAR GARNICA DAS PC By: Coord. OK: Date: 09/01/2025	For Cashier's Use Only W/O #: 41623916
--	--

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation	\$20,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	573.10	Permit Issuing Fee 0.00
Permit Fee Subtotal Bldg-Alter/Repair	290.00	Linkage Fee 0.00
Electrical	75.40	
HVAC	37.70	
Plumbing	75.40	
Plan Check Subtotal Bldg-Alter/Repair	0.00	
E.Q. Instrumentation	2.60	
D.S.C. Surcharge	14.43	
Sys. Surcharge	28.87	
Planning Surcharge	17.40	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	20.30	
CA Bldg Std Commission Surcharge	1.00	
Sewer Cap ID:	Total Bond(s) Due: \$0.00	

12. ATTACHMENTS Misc. (See Comments) Plot Plan

Project:

Payment Date: 10/20/2025
Receipt No: 2209155
Amount: \$573.10
Method: CC
Building Card No.: 2025ON 77134

* 0 8 0 0 1 2 4 0 1 6 2 0 0 0 0 2 3 9 1 6 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

24016 - 20000 - 23916

(P) Floor Area (ZC): 0 Sqft / Sqft (P) Total Provided Parking for Site: 0 Stalls / Stalls
(P) Height (ZC): 0 Feet / Feet (P) Type V-B Construction
(P) Length: 0 Feet / Feet
(P) Residential Floor Area: 0 Sqft / Sqft
(P) Stories: 0 Stories / Stories
(P) Width: 0 Feet / Feet
(P) Dwelling Unit: 0 Units / 1 Units
(P) Junior Accessory Dwelling Unit: +1 Units / 1 Units
(P) R3 Occ. Group: 0 Sqft / Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stall

14. APPLICATION COMMENTS:**PDPP Project's Total****\$0.00**

** Approved Seismic Gas Shut-Off Valve may be required. ** NO CHANGE TO R.F.A (E) SFD W/ATT PATIO COVER AND GARAGE PER PERMIT# (S) 1959VN48817, 1962VN09727 & 99014-20000-06444 Misc. (See Comments): SB 8 No Net Loss Declaration COVENANT AND AGREEMENT REGARDING JUNIOR ACCESSORY DWELLING UNIT OBTAINED ON 8/29/2025

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

(E) TRUONG, PHONG
(O) ,

ADDRESS

20439 E CRESTLINE DRIVE,

WALNUT, CA 91789

CLASS

N/A

LICENSE #

C70784
0

PHONE #

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 12 months (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she 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 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 and Professions Code: The Contractors License Law does not apply to an 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 from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and 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.)

18. WORKERS' COMPENSATION DECLARATION

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 Section 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 Section 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 Number: _____

☐ 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 workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING/ SILICOSIS ACKNOWLEDGEMENT / UNIVERSAL WASTE

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. I understand that lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323. I understand that silica safe production processes are required for all fabricating and cutting of crystalline silica material per section 5204 of the California Code of Regulations. More Information is available at www.dir.ca.gov. I affirm to abide by the Requirements for Universal Waste (Cal. Code Regs, Tit. 22, Div. 4.5 Ch. 11 Section 66261.9). Note: Refer to the Universal Waste Rule link at: www.dtsc.ca.gov/universalwaste

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, 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. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC). I accept all the declarations above and that this permit is being obtained with the consent of the legal owner of the property.

Print ALBERTO I SANTIZO

Sign: ALBERTO I SANTIZO

Date: 10/20/2025



Owner



Authorized Agent

PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

2025ON 77134

Payment Date: 10/20/2025

Receipt No: 2209155

Amount: \$573.10

Method: CC

PERMIT #: 24016 - 20000 - 23916
ADDRESS: 17149 - 17151 W Lassen St
OWNER: Alberto I. Santizo
 17151 Lassen St
 NORTHRIDGE, CA 91325

Bldg-Alter/Repair
 1 or 2 Family Dwelling
 Expanded Counter Plan Check
 Plan Check

JOB DESCRIPTION: EPLAN: CONVERT (490 SQ.FT) PORTION OF (E) SINGLE FAMILY DWELLING INTO JUNIOR ACCESSORY DWELLING UNIT PER CA Govt. Code 65852.2(e)(1)(A) and 65852.22.

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Form s		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plum bing		
Plum bing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plum bing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Fram ing		
Insulation		
Suspended Ceiling		
LAFD		
OK to Cover		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)5242845 or www.ladbs.org

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plum bing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

Certificate of Occupancy Required ☐ YES ☐ NO

[illegible]

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m.. When requesting an inspection, the following are required: (1) The job address, (2) Type of inspection, (3) Use of building, (4) Permit number, (5) Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION
(OWNER-BUILDER DECLARATION)**

Application Number: 24016 - 20000 - 23916

Project Address: 17149 - 17151 W Lassen St

DIRECTION: Read and initial each statement below to signify you understand or verify this information.

X 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

X 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

X 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

X 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

X 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

X 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

X 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

X 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

X 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

Application Number: 24016 - 20000 - 23916

Project Address: 17149 - 17151 W Lassen St

X 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 17149 - 17151 W Lassen St.

X 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

X 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: ALBERTO I SANTIZO

Signature of Property Owner: ALBERTO I SANTIZO Date: 10/20/2025

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

APPLICATIONS

SB 8 NO NET LOSS DECLARATION Supplemental Application



PROPERTY OWNER DECLARATION TO NO NET LOSS OF HOUSING UNITS PURSUANT TO THE HOUSING CRISIS ACT OF 2019

NOTICE TO OWNER

Pursuant to California Government Code Section 66300, a Housing Development Project¹, must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., "no net loss"). Projects subject to the Housing Crisis Act of 2019 (HCA) that result in a net loss of housing are prohibited.

Before a City Planning application can be accepted or a building permit issued, the owner of each property involved must provide a signature to verify the No Net Loss Declaration is being filed with their knowledge.

All new Housing Development Projects¹ meeting the following criteria may qualify to use this declaration:

- (1) a residential unit that does not involve the removal of more than one unit;**
- (2) new Accessory Dwelling Units (ADU), Junior ADUs (JADU), or Movable Tiny Homes (MTH) that do not involve the removal of any number of units;**
- (3) a new SB 9 Two Unit Development pursuant to Government Code Section 65852.21 that does not involve the alteration or removal of any number of units; or**
- (4) a new SB 9 Urban Lot Split, pursuant to Government Code Section 66411.7, that does not involve the alteration or removal of any units, and is not on a site that has removed any units within the past five years.**

If the Housing Development Project results in fewer legal units than existed in the past five years, then the project must provide additional units so as not to result in a net loss (e.g., a duplex must be replaced by at least two units), and an SB 8 Replacement Unit Determination (RUD) letter must be obtained from the Los Angeles Housing Department (LAHD).

Where residential dwelling units were withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10 years, a Housing Development Project must obtain an SB 8 RUD letter from LAHD.

The project must also be in compliance with Government Code Sections 66300(d)(2)(C) and 66300(d)(2)(D)(i), which require the developer to allow existing occupants to occupy their units until six months before the start of construction activities and to provide relocation benefits to lower income occupants of those affordable residential rental units.

In lieu of signing this declaration, an SB 8 RUD letter may be obtained from LAHD.

¹ Housing Development Projects within a Very High Fire Hazard Severity Zone (VHFHSZ), as determined by the State Fire Marshal, are not subject to HCA housing replacement review. For additional housing replacement information on specific sites, go to the "Housing" tab on www.zimas.lacity.org.

CITY CONTACTS

For specific questions regarding replacement requirements and occupant protections or the RUD process, contact LAHD at LAHD-Landuse@lacity.org.

For general questions regarding the implementation of no net loss procedures related to Housing Development Projects that are not associated with a City Planning application, contact the Department of Building and Safety at LADBS.AHS@lacity.org.

For general questions regarding the implementation of no net loss procedures related to Housing Development Projects associated with a City Planning application, contact Los Angeles City Planning at planning.HCA@lacity.org.

PROJECT INFORMATION

Permit Application or Case No.: _____

Street Address: 17151 LASSEN ST. NORTH RIDGE, CA 91325

Legal Description (Lot, Block, Tract): LOT 7, TRACT 18654 IN THE CITY OF LOS ANGELES
BOOK 648, PAGES 71 AND 72 OF MAPS

Assessor's Parcel Number: _____

Site Zoning: _____

Project Description: CONVERT E. GARAGE INTO A JR. ADU

Maximum number of housing units that existed on the site within the past five years: 2

Maximum number of housing units subject to an Ellis Act withdrawal within the past 10 years: 1

Number of housing units proposed to be removed: 0

Number of housing units proposed to be constructed: 1

Net number of housing units created²: 2

Attach proof of existing units, uses, or vacant land within the past five years, such as Certificates of Occupancy, building permits and demolition permits. If the foregoing documentation is not available, other legal documentation may be submitted for review. On a separate sheet, please list and describe the documentation provided.

² To calculate the net number of housing units created, subtract the total units proposed to be constructed and the maximum number of units that existed on the site within the past five years.

PROPERTY OWNER DECLARATION

PROPERTY OWNER DECLARATION. Before a City Planning application can be accepted or a building permit issued, the owner of each property involved must provide a signature to verify the no net loss declaration is being filed with their knowledge. Staff will confirm ownership based on the records from the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

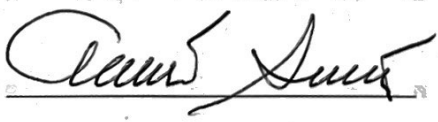
- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
 - **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items a-e below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this development proposal or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. The proposed Housing Development Project consist of (1) one residential unit; (2) one or more new Accessory Dwelling Units (ADU), Junior ADUs (JADU), or Movable Tiny Homes (MTH) that do not involve the removal of any number of units; (3) a new SB 9 Two-Unit Development pursuant to Government Code Section 65852.21 that does not involve the alteration or removal of any number of units; or (4) a new SB 9 Urban Lot Split, pursuant to Government Code Section 66411.7, that does not involve the alteration or removal of any units.


(initials)

Continued on Next Page

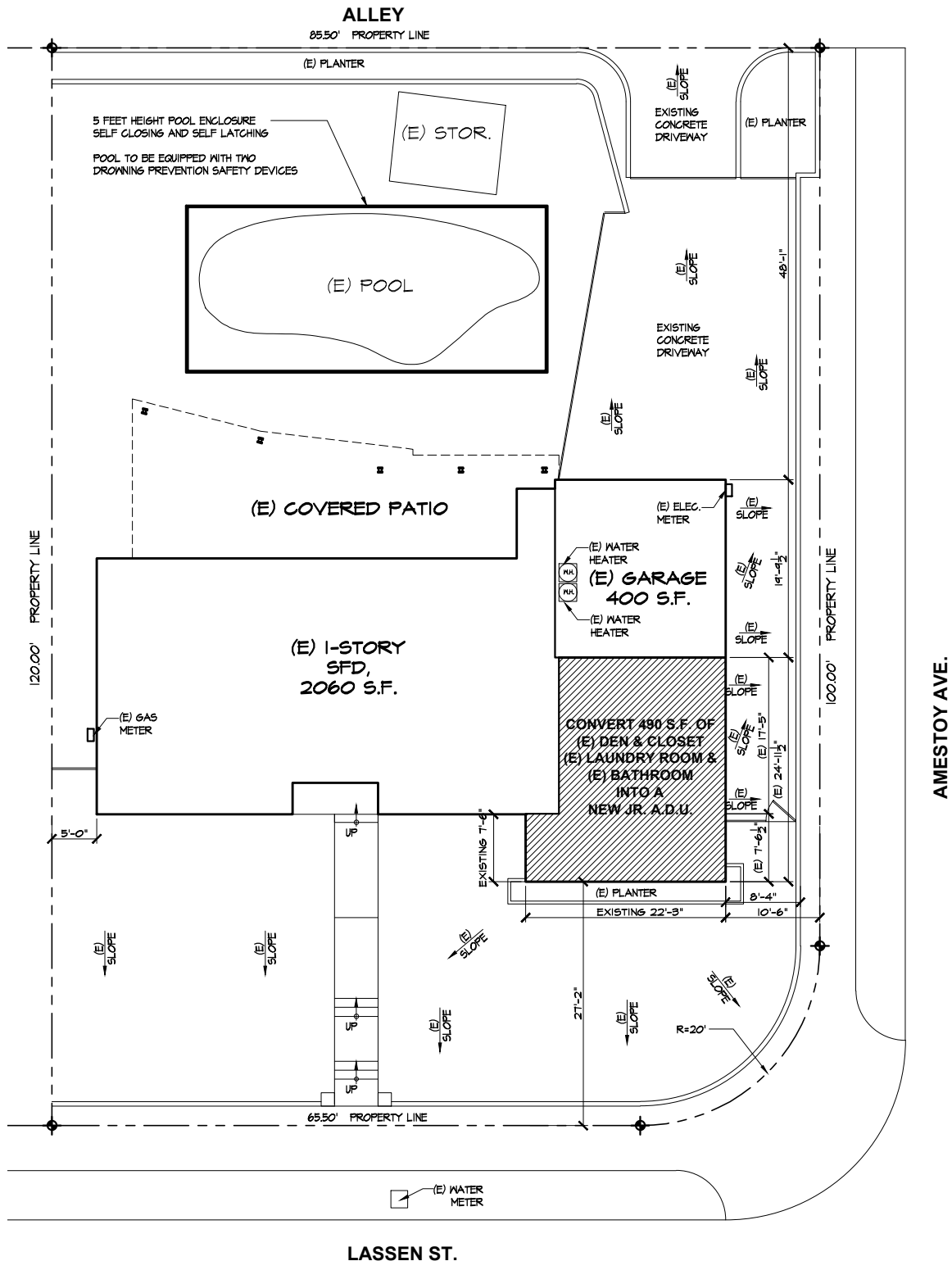
- c. The proposed project will not result in fewer units than existed in the past five years. Nor have residential dwelling units been withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10 years.
- d. I acknowledge and understand that the project must include at least as many units as the maximum number or units that existed on the site in the past five years and that any Protected Units withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10 years must also be replaced.
- e. The project is in compliance with Government Code Section 66300(d)(2)(C) and 66300(d)(2)(D) (i), which require the developer to allow existing occupants to occupy their units until six months before the start of construction activities and to provide relocation benefits to lower income occupants of those affordable residential rental units.
- f. Violations of this Declaration may result in a revocation or denial (including Parcel Maps and building permits) as well as any other penalties that may be applicable. I have read the above "Notice to Property Owner" and declare that the information provided in section III "Project Information" is true and correct.
- g. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct. Executed on 17 (day) JULY (month), 2025 (year) at LOS ANGELES (city), CALIF. (state/province), USA (country).

Signature: _____ Print Name: _____

Signature:  Print Name: ALBERTO SANTIZO

Plan Check #: B24VN11031
Initiating Office: VAN NUYS
Printed on: 09/01/25 19:22:21

PLOT PLAN ATTACHMENT



Los Angeles Department of Building and Safety

Certificate Information: 17149-17151 W LASSEN ST 91325

Application / Permit

24016-20000-23916

Plan Check / Job No.

B24VN11031

Group

Building

Type

Bldg-Alter/Repair

Sub-Type

1 or 2 Family Dwelling

Primary Use

(1) Dwelling - Single Family

Work Description

EPLAN: CONVERT (490 SQ.FT) PORTION OF (E) SINGLE FAMILY DWELLING INTO JUNIOR ACCESSORY DWELLING UNIT PER CA Govt. Code 65852.2(e)(1)(A) and 65852.22.

Permit Issued

Issued on 10/20/2025

Issuing Office

Current Status

Issued on 10/20/2025

Permit Application Status History

Submitted	7/28/2024	APPLICANT
Assigned to Plan Check Engineer	7/30/2024	SARKIS HARABEDIAN
Corrections Issued	7/31/2024	SARKIS HARABEDIAN
Applicant returned to address corrections	7/29/2025	ROSENDO MEDINA
Plan Check Approved	9/1/2025	OMAR GARNICA
Issued	10/20/2025	APPLICANT

Permit Application Clearance Information

Address approval	Cleared	8/19/2025	BIAINA HARITUNIAN
Sewer availability	Cleared	8/19/2025	BIAINA HARITUNIAN
Eng Process Fee Ord 176,300	Cleared	9/25/2025	BIAINA HARITUNIAN

Contact Information

Contractor	Owner-Builder	,
Engineer	Truong,, Phong; Lic. No.: C70784	20439 E CRESTLINE DRIVE WALNUT, CA 91789

Inspector Information

NICHOLAS TROWBRIDGE, (818) 374-1160	Office Hours: 7:00-8:00 AM MON-FRI
CHRISTOPHER ROJAS, (818) 374-1160	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

201B133-116				
Parcel Profile Report:				1
Permit Information found:				2
 Expand Closed 17149-17151 W LASSEN ST 91325				
Application/Permit #	PC/Job #	Type	Status	Work Description
24016 - 20000 - 23916	B24VN11031	Bldg- Alter/Repair	Issued 10/20/2025	EPLAN: CONVERT (490 SQ.FT) PORTION OF (E) SINGLE FAMILY DWELLING INTO JUNIOR ACCESSORY DWELLING UNIT PER CA Govt. Code 65852.2(e)(1)(A) and 65852.22.
 Expand Closed 17151 W LASSEN ST 91325				
Application/Permit #	PC/Job #	Type	Status	Work Description
99014 - 20000 - 06444	--	Bldg- Addition	Permit Finaled 7/17/2000	ADD 20'6"X19'6" GARAGE TO THE REAR OF THE EXISTING SFD. CONVERT THE EXISTING ATT GARAGE FACING LASSEN ST TO A MASTER BEDROOM, 3/4 BATHROOM, LAUNDRY ROOM & STORAGE RM. INCLUDE COMBINED ELECT, HVAC, AND PLUMBING FOR RELATE WORK.
10041 - 30000 - 02373	X10WL00707	Electrical	Permit Finaled 2/23/2010	UPDATE EXISTING FUSES METER AND INSTALL INSTEAD 200 AMP MAIN PANEL.
23041 - 90000 - 66857	--	Electrical	Permit Finaled 5/7/2024	New 225A main service panel, new 200A main breaker
23041 - 10000 - 64121	E23LA09582	Electrical	Permit Finaled 5/7/2024	[E-Plan] New PV1 roof mounted solar system consisting of 27 modules with 27 microinverters. System size is 10.4kWDC/7.83kWAC New 225A Main service panel upgrade to be permitted separately.
23041 - 10001 - 64121	E23LA11465	Electrical	PC Approved 12/20/2023	[E-Plan] Changes to approved PV1 set to update the module layout. Changes clouded under delta 2 clouds. Plan check only, permit under master.
Code Enforcement Information:				1
Soft-story Retrofit Program Information:				1

Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

201B133-116		
Parcel Profile Report:		1
Permit Information found:		2
Code Enforcement Information:		1
Date Received	Problem Description	Status
12/30/2009	MISCELLANEOUS COMPLAINTS	CLOSED
Soft-story Retrofit Program Information:		1