CALIFORNIA

KAREN BASS
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER **METCALFE, NATHAN AND JACQUELINE**

7453 BLEWETT AVE
VAN NUYS CA **91406**

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section

CERTIFICATE:	**Issued-Valid**	DATE:
BY: **MICHAEL SMITH**		**06/23/2023**

GREEN - MANDATORY

SITE IDENTIFICATION

ADDRESS: **7455 N BLEWETT AVE 91406**

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
TR 14977		**23**		**M B 333-1/2**	**186B141 314**	**2206-024-023**

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) 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 and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT **ONE STORY DETACHED ACCESSORY DWELLING UNIT. R3 OCCUPANCY. ACCESSORY TO SINGLE FAMILY DWELLING.**

USE

PRIMARY	OTHER
Accessory Dwelling Unit	**(-) None**

PERMITS

21010-20000-04211

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Accessory Dwelling Unit	**1 Units**	**1 Units**
Floor Area (ZC)	**495 Sqft**	**495 Sqft**
Height (ZC)	**14.3 Feet**	**14.3 Feet**
Length	**33 Feet**	**33 Feet**
Residential Floor Area	**495 Sqft**	**495 Sqft**
Stories	**1 Stories**	**1 Stories**
Type V-B Construction		
Width	**15 Feet**	**15 Feet**
R3 Occ. Group	**495 Sqft**	**495 Sqft**
Parking Req'd for Bldg (Auto+Bicycle)	**0 Stalls**	**0 Stalls**

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

APPROVAL

CERTIFICATE NUMBER	**232759**
BRANCH OFFICE:	**VN**
COUNCIL DISTRICT:	**6**
BUREAU:	**INSPECTN**
DIVISION:	**RESDINSP**
STATUS:	**CofO Issued**
STATUS BY:	**MICHAEL SMITH**
STATUS DATE:	**06/23/2023**
APPROVED BY:	**MICHAEL SMITH**
EXPIRATION DATE:	

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
21010-20000-04211	**7455 N Blewett Ave**	**PROPOSED (N) DETACHED A.D.U.**	**CofO Issued - 06/23/2023** **MICHAEL SMITH**

PARCEL INFORMATION

Airport Hazard Area: Horizontal Surface Area	**Area Planning Commission: South Valley**	**Baseline Mansionization Ordinance: Yes**
Census Tract: 1274.00	**Certified Neighborhood Council: Lake Balboa**	**Community Plan Area: Van Nuys - North Sherman Oaks**
Council District: 6	**District Map: 186B141**	**Energy Zone: 9**
LADBS Branch Office: VN	**Near Source Zone Distance: 7.4**	**School Within 500 Foot Radius: YES**
Thomas Brothers Map Grid: 531-F4	**Zone: R1-1**	

PARCEL DOCUMENT

Baseline Mansionization Ordinance (BMO) Yes	**City Planning Cases (CPC) CPC-2019-1741-CPU**	**Zoning Information File (ZI) ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations**

CHECKLIST ITEMS

Attachment - Owner-Builder Declaration	**Attachment - Plot Plan**	**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**	**Permit Flag - Solar PV Combo**
Pilot - Electronic Plan	**Special Inspect - Anchor Bolts**	**Std. Work Descr - Seismic Gas Shut Off Valve**
Storm Water - LID Project		

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)

Metcalfe, Nathan And Jacqueline **7453 Blewett Ave** **VAN NUYS CA 91406**

TENANT

APPLICANT

Relationship: **Agent**

David Acosta- **14545 Friar St** **North Hollywood 91605** **(747) 998-7492**

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(O) , Owner-Builder	, ,	**NA**	**0**	

SITE IDENTIFICATION-ALL

ADDRESS:

7455 N BLEWETT AVE 91406

LEGAL DESCRIPTION-ALL

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TR 14977		**23**		**M B 333-1/2**	**186B141 314**	**2206-024-023**