

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

<p>OWNER LEIPZIG, LILY TR ALFRED AND LILY LEIPZIG TRUST</p> <p>19616 VICTORY BLVD RESEDA CA 91335</p>	<p>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.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">CERTIFICATE:</td> <td style="width:20%; text-align: center;">Issued-Valid</td> <td style="width:20%; text-align: center;">DATE:</td> </tr> <tr> <td>BY:</td> <td style="text-align: center;">JOHN G JANSON</td> <td style="text-align: center;">10/12/2023</td> </tr> </table> <p>GREEN - MANDATORY</p>	CERTIFICATE:	Issued-Valid	DATE:	BY:	JOHN G JANSON	10/12/2023
CERTIFICATE:	Issued-Valid	DATE:					
BY:	JOHN G JANSON	10/12/2023					

SITE IDENTIFICATION
ADDRESS: **19618 W VICTORY BLVD 91335**

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
TR 20652		8		M B 598-63/65	180B117 896	2132-016-019

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 CONVERT EXISTING ONE STORY 20' X 20' DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT. R-3 OCCUPANCY. ACCESSORY TO A SINGLE FAMILY DWELLING.

USE	<u>PRIMARY</u> Accessory Dwelling Unit	<u>OTHER</u> (-) None
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PERMITS
21016-20000-15735 |

STRUCTURAL INVENTORY	CHANGED	TOTAL
ITEM DESCRIPTION		
Accessory Dwelling Unit	1 Units	1 Units
Floor Area (ZC)	365 Sqft	365 Sqft
Height (ZC)	0 Feet	
Length	0 Feet	
Residential Floor Area	365 Sqft	2345 Sqft
Stories	0 Stories	
Type V-B Construction		
Width	0 Feet	
R3 Occ. Group	365 Sqft	365 Sqft
U Occ. Group	-365 Sqft	0 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	



APPROVAL

CERTIFICATE NUMBER: 228947
 BRANCH OFFICE: VN
 COUNCIL DISTRICT: 3
 BUREAU: INSPECTN
 DIVISION: RESDINSP
 STATUS: CofO Issued
 STATUS BY: JOHN G JANSON
 STATUS DATE: 10/12/2023

APPROVED BY: JOHN G JANSON
 EXPIRATION DATE:

<u>PERMIT DETAIL</u>			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
21016-20000-15735	19618 W Victory Blvd	Convert existing 20' x 20' two-car garage into ADU	CofO Issued - 10/12/2023 JOHN G JANSON

<u>PARCEL INFORMATION</u>		
Area Planning Commission: South Valley Certified Neighborhood Council: Tarzana District Map: 180B117 LADBS Branch Office: VN Zone: R1-1-RIO	Baseline Mansionization Ordinance: Yes Community Plan Area: Reseda - West Van Nuys Earthquake-Induced Liquefaction Area: Yes Near Source Zone Distance: 12.7	Census Tract: 1349.01 Council District: 3 Energy Zone: 9 Thomas Brothers Map Grid: 530-F7

<u>PARCEL DOCUMENT</u>		
Baseline Mansionization Ordinance (BMO) Yes City Planning Cases (CPC) CPC-2008-3125 Ordinance (ORD) ORD-183144	City Planning Cases (CPC) CPC-1953-4590 City Planning Cases (CPC) CPC-2019-1741-CPU Ordinance (ORD) ORD-183145	City Planning Cases (CPC) CPC-2007-3036-RIO Ordinance (ORD) ORD-104083 Zoning Information File (ZI) ZI-2358 River Implementation Overlay District (RIO)
Zoning Information File (ZI) ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations		

<u>CHECKLIST ITEMS</u>		
Attachment - Owner-Builder Declaration	Pilot - Electronic Plan	Std. Work Deser - Seismic Gas Shut Off Valve

<u>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u>			
<u>OWNER(S)</u>			
Leipzig, Lily Tr Alfred And Lily Leipzig Trust	19616 Victory Blvd	RESEDA CA 91335	
<u>TENANT</u>			
<u>APPLICANT</u>			
Robin Nanney- Relationship: Architect	115 W California Blvd #454	Pasadena 91105	(443) 983-4268

<u>BUILDING RELOCATED FROM:</u>

<u>(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION</u>				
NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(O) , Owner-Builder	,	NA	0	

<u>SITE IDENTIFICATION-ALL</u>
ADDRESS: 19618 W VICTORY BLVD 91335

<u>LEGAL DESCRIPTION-ALL</u>						
TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
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