6657 - 6659 N Zelzah Ave

Permit #: **21014 - 20000 - 05878**
Plan Check #: B21VN16199
Printed: 01/31/22 05:41 PM
Event Code:

Bldg-Addition **GREEN - MANDATORY**
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 01/31/2022
Last Status: Issued
Status Date: 01/31/2022

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 15872		187		M B 349-21/26	180B129 218	2122 - 021 - 005

3. PARCEL INFORMATION

Baseline Mansionization Ordinance - Yes
Airport Hazard Area - Horizontal Surface Area
LADBS Branch Office - VN
Council District - 3
Certified Neighborhood Council - Reseda
Census Tract - 1327.00
District Map - 180B129
Energy Zone - 9
Thomas Brothers Map Grid - 531-A6
Area Planning Commission - South Valley
Earthquake-Induced Liquefaction Area - Yes
Community Plan Area - Reseda - West Van Nuys
Near Source Zone Distance - 10.7

ZONES(S): R1-1-RIO

4. DOCUMENTS

ZI - ZI-2358 River Implementation Overlay D
ZI - ZI-2462 Modifications to SF Zones and S
ORD - ORD-119865
ORD - ORD-183144
ORD - ORD-183145
ORD - ORD-95105
CPC - CPC-11708
CPC - CPC-2007-3036-RIO
CPC - CPC-2008-3125
CPC - CPC-2019-1741-CPU
CPC - CPC-2395
BMO - Yes

5. CHECKLIST ITEMS

Special Inspect - Epoxy Bolts
Std. Work Descr - Seismic Gas Shut Off Valve
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):
KORETSKY, DANIEL AND NATALIA 6659 ZELZAH AVE RESEDA CA 91335

Tenant:

Applicant: (Relationship: Engineer)
GEORGE - (310) 993-1220

7. EXISTING USE
(01) Dwelling - Single Family
(07) Garage - Private

PROPOSED USE
(01) Accessory Dwelling Unit
(01) Dwelling - Single Family

8. DESCRIPTION OF WORK
ADD 8' 1" x 18' 1" (E) ATTACHED GARAGE AND CONVERT TO ACCESSORY DWELLING UNIT PER LAMC 12.22 A.33(c) and (e). ALL WORK DONE PER ENGINEERING.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Gurunath Nesarajah
OK for Cashier: Gurunath Nesarajah
DAS PC By:
Coord. OK:
Signature:
Date:

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.

For Cashier's Use Only **W/O #: 11405878**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation $30,000 PC Valuation:

FINAL TOTAL Bldg-Addition	826.22	School District Residential Level 1	0.00
Permit Fee Subtotal Bldg-Addition	420.00	CA Bldg Std Commission Surcharge	2.00
Energy Surcharge		Green Building	
Electrical	109.20	Permit Issuing Fee	0.00
HVAC	54.60	Linkage Fee	0.00
Plumbing	109.20		
Plan Check Subtotal Bldg-Addition	0.00		
E.Q. Instrumentation	3.90		
D.S.C. Surcharge	20.91		
Sys. Surcharge	41.81		
Planning Surcharge	25.20		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	29.40		

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 01/31/2022
Receipt No: 1234595
Amount: $826.22
Method: CC

Building Card No.: 2022ON 69736

12. ATTACHMENTS
Owner-Builder Declaration
Plot Plan



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

21014 - 20000 - 05878

(P) Floor Area (ZC): +467 Sqft / Sqft
(P) Height (ZC): 0 Feet / Feet
(P) Length: 0 Feet / Feet
(P) Residential Floor Area: +467 Sqft / 1984 Sqft
(P) Stories: 0 Stories / 1 Stories
(P) Width: 0 Feet / Feet
(P) Accessory Dwelling Unit: +1 Units / 1 Units
(P) Dwelling Unit: 0 Units / 1 Units
(P) R3 Occ. Group: +467 Sqft / Sqft
(P) U Occ. Group: -329 Sqft / 0 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 Stal
(P) Parking Req'd for Site (Auto+Bicycle): -2 Stalls / 0 Sta
(P) Total Provided Parking for Site: -2 Stalls / 0 Stalls
(P) Type V-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** *MAX. ALLOWED R.F.A = 6,496.4 * 0.45 = 2923.38 S.F *PROPOSED R.F.A = 1517(E)SFD + 329(E)ATT. GARAGE TO BE CONVERTED TO A.D.U + 136(N)ADDITION FOR A.D.U = 1,984 S.F *ADDITIONAL PARKING IS NOT REQUIRED FOR THE A.D.U SINCE IT IS LOCATED WITHIN 0.5 MILE OF PUBLIC TRANSIT (VANOWEN / ZELZAH) *(E)SFD W/ATT. GARAGE PER PERMIT# 1949VN08311

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	ADDRESS		CLASS	LICENSE #	PHONE #
(E) BOULES,, GEORGE HELMY	29082 MADRID PL,	CASTAIC, CA 91384		C64144	
(O) OWNER-BUILDER				0	

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 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inpection 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 imrove 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

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. 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 or www.dhs.ca.gov/childlead.

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 auhorize 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).

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ [X] Owner [X] Authorized Agent

EXPRESS PERMIT INSPECTION RECORD

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

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

2022ON 69736

Payment Date: 01/31/2022
Receipt No: 1234595
Amount: $826.22
Method: CC

PERMIT #: **21014 - 20000 - 05878**
ADDRESS: **6657 - 6659 N Zelzah Ave**
OWNER: Koretsky, Daniel And Natalia
6659 Zelzah Ave
RESEDA CA 91335

Bldg-Addition
1 or 2 Family Dwelling
Expanded Counter Plan Check
Plan Check

JOB DESCRIPTION: ADD 8' 1" x 18' 1" (E) ATTACHED GARAGE AND CONVERT TO ACCESSORY DWELLING UNIT PER LAMC 12.22 A.33(c) and (e). ALL WORK DONE PER ENGINEERING.

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		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing 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		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 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		
Plumbing		
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**

SUPPLEMENTAL NOTES:

IMPORTANT NOTICE

* **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 phonenumber 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.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

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