

City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

I. MAIL-TO AND CONTACT INFORMATION

Company	FIRST TRUST ESCROW INC	Phone	(818) 242-5499
Contact-Title	ANI TAKAYAN	E-mail	ANI@FTESCROW.COM
Address	111 N FIRST STREET SUITE 300E	Escrow No.	TBD
City, State, Zip	BURBANK, CA 91502	Return Method	EMAIL
Country	US		

II. ASSESSOR, ADDRESS, AND LEGAL DESCRIPTION OF PROPERTY TO BE SOLD

A. INFORMATION PROVIDED BY APPLICANT

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
		2572		038
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
6742 ESTEPA DR			SINGLE FAMILY DWELLING	
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
22563			25	

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
		2572		038
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
6742 W ESTEPA DR			SINGLE FAMILY DWELLING	1
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
TR 22563			25	
Year(s) Built				

III. IMPORTANT NOTES

- A. L.A.M.C Section 151.00 requires all owners whose rental units are subject to the Rent Stabilization Ordinance to register their rental units with the Rent Stabilization Division. No landlord shall demand or accept rent until such registration has been obtained. Contact the division at (866) 552-7368.
- B. L.A.M.C Section 96.300 requires owner or owner’s agent to deliver this report to the buyer prior to the close of escrow or prior to sale or exchange of property.
- C. The information provided in this report relates only to the specific items listed. It is only a search of those official records. No field inspection was performed.
- D. This report does not cover any other items regarding the property such as illegal additions, improper construction, illegal uses, other liens, or existing corrective orders against the property. A complete inspection and report by the Los Angeles Department of Building and Safety (LADBS) on the property can be obtained through LADBS’ “Building Inspection Service” which is available for a fee. For information call (213) 473-3231.
- E. Report is valid for six months from the date of issuance. However, the items reported on may change any time after the research or report search date.
- F. The City does not certify, guarantee, or warrant that the property in question necessarily satisfies all present or future requirements of the L.A.M.C. nor does the City assume any liability for errors or omissions in the furnishing of any information required to be provided in this report.

*******PART 1 OF 2 PARTS - REPORT OF SUPERINTENDENT OF BUILDING*******

IV. ZONING CLASSIFICATION AND AUTHORIZED OCCUPANCY AND USE

A. ZONING CLASSIFICATION AND PARCEL INFORMATION *For zoning information, call 213-482-6881*

1. Classification for Parcel:	RE11-1
2. Parcel Information:	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	YES (ENVR);VHFHSZ (FD);YES (HG);YES (HL);YES (HWA)
Building & Safety	ORD-128730 (ORD);ORD-129279 (ORD);ORD-114786 (ORD);ORD-175736 (ORD);ZI-2462 MODIFICATIONS TO SF ZONES AND SF ZONE HILLSIDE AREA REGULATIONS (ZI);ZI-2324 SPECIFIC PLAN: SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION (ZI)
City Planning	CPC-9408 (CPC);CPC-2000-1357-SP (CPC);ZAI-1702 (ZAI)
Redevelopment/Historical	
Miscellaneous	

B. AUTHORIZED OCCUPANCY AND USE

For occupancy and use information, call 213-482-6777

Authorized Occupancy and Use are based on the Building Permits and Certificates of Occupancy (C/O) of Records in LADBS. Any difference between this authorized use and the current use may indicate illegal use or conversion. A zero in the "No. of Records Found" box indicates that search of Department files has failed to reveal building permits or Certificates of Occupancy pertaining to the authorized occupancy and use for the requested property being sold. Please contact the Department of Building and Safety if additional information is required.

Struct. No.	Address	Building Description	Parking Structure	No. of Units	Records Found	C/O Attached
1	6742 W ESTEPA DR	SINGLE FAMILY DWELLING	ATTACHED GARAGE	1	2	5
Additional Occupancy & Use Information:						

Note	If applicable, the estimated amount of Pending Assessments shown on LADBS records, resulting from the Superintendent of Building awarding a contract to repair, demolish, or secure buildings or structures or to clean premises, is listed under Part2, V. "Liens and Assessment".
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Superintendent of Building's Report Authorized for Release By Suneeta Atyam **Date Completed** 02/15/2023

*******PART 2 OF 2 PARTS - REPORTS OF CITY ENGINEER*******

[This report does not include items collected on County Property Tax Bills]

V. SEWER AND LIEN AND ASSESSMENT INFORMATION

A. SEWER INFORMATION

For sewer information, call (213) 482-7483 or (213) 482-7479.

Vacant Lot NO	Sewer Permit PERMIT ISSUED
Comments	

B. LIENS AND ASSESSMENT

For liens and assessment information, call (213) 482-7483 or (213) 482-7479.

DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT

In accordance with Sec. 96.304(b) of the Los Angeles Municipal Code, being Ordinance No 144942, the report of the City Engineer includes a search of the following

1. Pending Special Assessment Liens for Public Improvements under State Law or City Ordinances for which an Ordinance of Intention has been adopted.
2. Existing liens of Record or Special Assessment Liens for Public Improvements under State Law or City Ordinance as shown City Engineer Records.
3. Notices of Record issued by the Department of Public Works under Chapter 22, Part 3, Division 7, of the Streets and Highways Code.
4. Notices to complete adjacent public improvements issued by the Department of Public Works under Chapter 27, Part 3, Division 7, of the Streets and Highways Code.
5. Notices of Record received by the Department of Public Works from the Fire Department requesting Brush or Weed Abatement.
6. Pending assessments for Weed Abatement performed or proposed to be performed under City Ordinance.
7. Referrals received from Los Angeles County Health Department requesting weed or debris abatement.
8. Applications for Essential Public Utilities assessment pursuant to Chapter 8, Division 6, Los Angeles Administrative Code.
9. Contracts awarded by Department of Building and Safety, to repair, demolish, or secure buildings or structures or to clean premises.

THIS PROPERTY IS CLEARED OF ALL ITEMS LISTED ABOVE IN "DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT".

RESIDENTIAL PROPERTY REPORT VIA THE INTERNET!

Please visit our website at
<https://www.ladbsservices2.lacity.org/OnlineServices/> to:

- >Submit applications for Residential Property Reports
- >Check the status of a Report in progress
- >Obtain a copy of a completed Report
- >Research parcel information
- >Obtain refund information and forms



City of Los Angeles - Department of Building and Safety
REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT
 (Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 6742 W ESTEPA DR	ASSESSOR'S ID 2572-038-002
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Description of property being sold: 1-Family Dwelling 2-Family Dwelling Apartment Condo Vacant Lot Other

The Owner must complete item B in Section I for all reports. If the owner cannot complete all declarations under item A of Section I, the Buyer must complete Section "II. Buyer's Declaration". Check only one box under each number.

I. OWNER'S DECLARATION:

I, as owner, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) Water conservation devices

- a) Have been installed.
 b) Will be installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).
 c) DWP Waiver.

****Water Conservation Certificate of Compliance, as specified in L.A.M.C. Section 122.03, must be filed prior to the close of escrow with the Department of Water and Power (LADWP). A Certificate of Compliance form may be obtained by calling LADWP at (800) 544-4498.****

2) Security Lighting and Locks

- a) Have been installed.
 b) Will be installed in compliance with Section 91.8607 L.A.M.C.
 c) The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)

- a) Have been installed.
 b) Will be installed in compliance with Section 94.1217 L.A.M.C.
 c) The Gas Shut-off Valves Ordinance does not apply since no gas fuel lines are provided for any building on the property for which this report is being sought.

4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms.

- a) Have been installed.
 b) Will be installed in accordance with Section 91.1029 L.A.M.C.
 c) Are not installed.

5) Smoke and Carbon Monoxide Detectors

- a) Have been installed.
 b) Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors

- a) Have been installed.
 b) Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.
 c) The Impact Hazard Glazing Ordinance does not apply.

Further, I (owner) certify that smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed prior to entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, prior to close of escrow, and that within 10 days after installation, I will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

- B. 1) The property for which this report is being sought is one acre or less in size.
 2) The property for which this report is being sought exceeds one acre in size and I have inspected the property for the existence of protected trees. (For the purpose of this declaration the definition of "protected trees" set forth in L.A.M.C. Section 46.01 shall apply.) The number of protected trees identified as located on this property is _____ (If none, write "0").

I authorize the Department of Building and Safety to verify this information by entry upon the subject property. I understand that a fee, as specified in L.A.M.C Section 98.0412(a), shall be collected by the Department of Building and Safety for any inspection required to verify this declaration.

Signature of Owner _____ Print Name STEVEN SCOTT Date _____



City of Los Angeles - Department of Building and Safety
REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT

(Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 6742 W ESTEPA DR	ASSESSOR'S ID 2572-038-002
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II. BUYER'S DECLARATION:

I, as buyer, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) Water conservation devices

a) Have been installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).

2) Security Lighting and Locks

a) Have been installed in compliance with Section 91.8607 L.A.M.C.

b) The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)

a) Have been installed in compliance with Section 94.1217 L.A.M.C.

b) Will be installed in compliance with Section 94.1217 L.A.M.C., prior to entering into an agreement of sale or prior to the close of escrow when an escrow agreement has been executed in connection with the sale; and that within 10 days after installation, Buyer will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869. Failure to comply with this requirement shall subject the buyer to the payment of a noncompliance fee in addition to the other penalties provided by law.

c) The Gas Shut-off Valves Ordinance does not apply since no gas fuel line is provided for any building on the property for which this report is being sought.

4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms

a) Have been installed in accordance with Section 91.1029 L.A.M.C. for the property for which this report is being sought.

b) Are not installed.

5) Smoke and Carbon Monoxide Detectors

a) Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors

a) Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.

b) Impact Hazard Glazing Ordinance does not apply.

Further, smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed by Buyer within 30 days after entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, within 30 days after the close of escrow, and that within 10 days after installation, will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

Signature of Buyer _____ Print Name _____ Date _____

Section 96.300 L.A.M.C. requires that the seller of Residential Property within the City of Los Angeles shall apply to the City for a report of Residential Property Records and Pending Special Assessment Liens (aka Form 9) and deliver such report to the buyer prior to entering into an agreement of sale or exchange of the Residential Property or prior to close of escrow in connection therewith. Refer to the [Forms](#) section at this website for submitting a paper application or our Online service [Residential Property Report System](#) for submitting a request for RPR using the internet.

For more information regarding the Los Angeles Municipal Code and Ordinance requirements when selling residential and commercial property for existing single or two family dwellings, condominiums and apartments, please refer to the Los Angeles Department of Building and Safety website at: <http://ladbs.org/LADBSWeb/requirements-selling-property.jsf>

Address of

Building

6742 Estepa Dr.



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 **9-19-60** Permit No. and Year **LA 52096-60**
LA 52095-60

1 Story, Type V, Dwelling, R Occupancy

1 Story, Type V, Garage, Accessory to R Occupancy

Owner **Stevro Develop. Corp.**

Owner's Address **6651 Foothill Blvd.**

Tujunga, Calif.

J.B. Cochrane dw

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1a

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 LOT 25 BLK. - TRACT 22563 DIST. MAP 7544
JOB ADDRESS 6742 Estepa Drive APPROVED [Signature] ZONE RE
2. BETWEEN CROSS STREETS Glory Ave AND Haines Canyon Ave FIRE DIST. -
3. PURPOSE OF BUILDING Dwelling 1 Cr INSIDE KEY 4d'
4. OWNER Stevro Develop Corp. PHONE FL 3-0067 COR. LOT
5. OWNER'S ADDRESS 6651 Foothill Blvd., Tujunga P.O. ZONE REV. COR. LOT SIZE
6. CERT. ARCH. Jack H Simison STATE LICENSE 02172 PHONE MI 1-6280 REAR ALLEY
7. LIC. ENGR. STATE LICENSE PHONE SIDE ALLEY BLDG. LINE
8. CONTRACTOR None Excelsior Const. Co. STATE LICENSE 138659 PHONE FL 3-0061 AFFIDAVITS
9. CONTRACTOR'S ADDRESS 6651 Foothill Blvd., Tujunga P.O. ZONE 2A11702
10. SIZE OF NEW BLDG. 28x22 STORIES 1 HEIGHT 12 NO. OF EXISTING BUILDINGS ON LOT AND USE 00

1 6742 Estepa Drive DISTRICT OFFICE S.T.
11. MATERIAL EXT. WALLS: [X] WOOD [] METAL [] CONC. BLOCK [] ROOF CONST. [X] WOOD [] STEEL [] SPRINKLERS REQ'D. SPECIFIED
[] STUCCO [] BRICK [] CONCRETE [] CONC. [] OTHER rock
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 3 of 20 14,600 Total 160,100
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.
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.
Chester J. Hargley SIGNED
This Form When Properly Validated is a Permit to Do the Work Described.

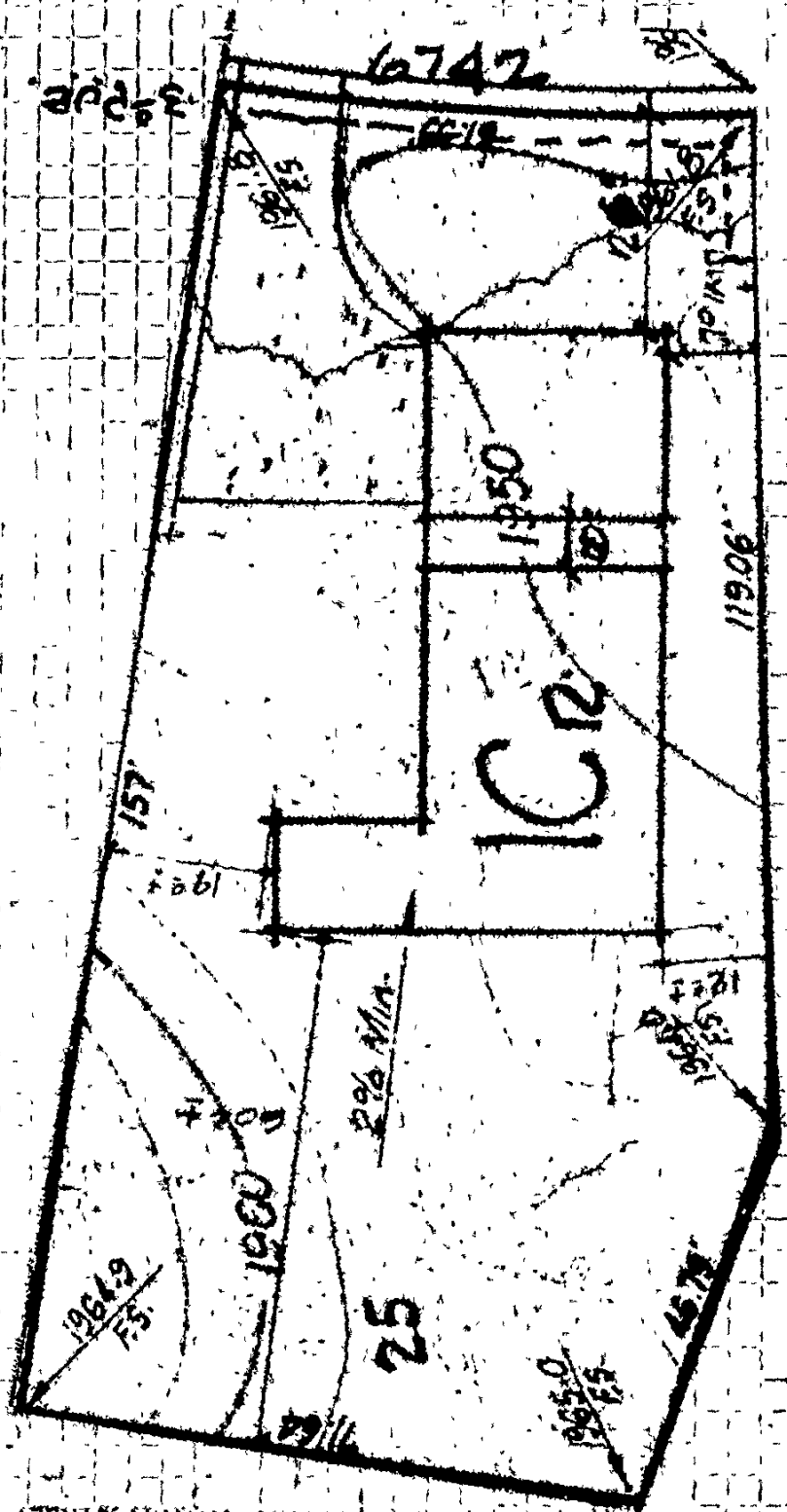
VALUATION APPROVED [Signature] DWELL. UNITS 1
APPLICATION CHECKED [Signature] PARKING SPACES 1REQ
FLANS CHECKED [Signature] GUEST ROOMS
CORRECTIONS VERIFIED [Signature] FILE WITH
PLANS APPROVED [Signature] CONT. INSP.
APPLICATION APPROVED [Signature] INSPECTOR

Table with columns: TYPE V, GROUP R-1, MAX. OCC., P.C. 163, S.P.C., G.P.I. 509, R.P. CO. 40, I.F., O.S., C/O

Table with columns: VALIDATION LA52095, CASHIER'S USE ONLY, JAN-28-60 05153 C - 1 OK 60.40, NOV-3-59 72753 C-2OK 163.15, JAN-28-60 05154 C - 7 OK 5.00

CERTIFICATE

0-1-60



PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

PERMIT APPROVED 9 TO 30 FT. WIDTH, BY *[Signature]* 11/21/59

ON LOT PLAN SHOW ALL BUILDING ON LOT AND USE OF LOT

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-2a

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.

Form with fields: 1. LEGAL LOT (25), 2. JOB ADDRESS (6742 Estepa Drive), 3. PURPOSE OF BUILDING (Swelling DET GAR), 4. OWNER (Stevro Develop Corp.), 5. OWNER'S ADDRESS (6651 Foothill Blvd), 6. CERT. ARCH. (Jack H Simison), 7. LIC. ENGR. (None), 8. CONTRACTOR (Excelsior Const. Co.), 9. CONTRACTOR'S ADDRESS (6651 Foothill Blvd), 10. SIZE OF NEW BLDG. (46x43-10), DIST. MAP (7544), ZONE (R-E), FIRE DIST., COR. LOT, REV. COR., LOT SIZE, REAR ALLEY, SIDE ALLEY, BLDG. LINE, AFFIDAVITS (241-1702).

11. MATERIAL EXT. WALLS: [X] WOOD, [X] STUCCO, [] METAL, [] BRICK, [] CONC. BLOCK, [] CONCRETE, ROOF CONST. [X] WOOD, [] CONC., [] STEEL, [] OTHER, ROOFING (Tock), SPRINKLERS REQ'D. SPECIFIED, BLDG. AREA (440).

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 4 of 20 800 Total 160,100. Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.

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.

Chester J. Haigler SIGNED

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

DISTRICT OFFICE (S.T.), VALUATION APPROVED, APPLICATION CHECKED, PLANS CHECKED, CORRECTIONS VERIFIED, PLANS APPROVED, APPLICATION APPROVED, DWELL. UNITS (0), PARKING SPACES (REQ), GUEST ROOMS, FILE WITH, CONT. INSP., INSPECTOR.

Table with columns: TYPE (V), GROUP (R-1), MAX. OCC., P.C. (15), S.P.C., G.P.I., L.P. (5), I.F., O.S., C/O.

VALIDATION LA52096 CASHIER'S USE ONLY

NOV-3-59 72753 JAN-28-60 05155 C-20K C-16315 5.00

VAR PUE SUB DM N-9840 GRANTING APPT SATT of Hartman

CERTIFICATE

9-19-00

761 on Duquesne

NOTE: PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

DRIVEWAY APPROVED 9 TO 30 FT. WIDTH, BY *[Signature]*

ON LOT PLAN SHOW ALL BUILDING SETBACK AND USE OF EACH

Address of
Building

6742 Estepa Drive

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 or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above 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.

Issued

8/17/77

Permit No. and Year

ST 12905/77

Add 17' x 27' screened patio roof to
existing 1 story, type V, Dwelling.
R-1 Occupancy.

Owner

Martin Smits

Owner's
Address

6742 Estepa Drive

Tujunga, CA 91042

C. WOEHRLE/rg

Address of
Building

6742 ESTEPA DRIVE



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 or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above 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.

Issued 4-25-81 Permit No. and Year ST 15324 81

Add 8'x15' 1 story Addition, to an existing
28'x22' 1 story, 1 family dwelling. Type V,
R-1 Occupancy.

Owner Martin Smits
6742 Estepa Dr.
Owner's Address Tujunga Calif 91042

0 0 6 0 0 3 0 0 3 5 8
D. Woolley;klh

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER**ILIZE REESE**

**49035 KAM HWY
KANEHOE, HI**

96744

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 91.109.1 LAMC

CERTIFICATE:	Issued-Valid	DATE
BY: GEORGE PRESTON MEYER		08/10/2011

SITE IDENTIFICATION**ADDRESS: 6742 ESTEPA DR 91042****LEGAL DESCRIPTION**

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 22563		25	M B 649-66/69	198B201 190	2572-038-002

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 43 SQUARE FOOT ADDITON TO AN EXISTING 1 STORY, TYPE V, SINGLE FAMILY DWELLING AND ATTACHED GARAGE. R-3/U-1 OCCUPANCY.

USE PRIMARY**Dwelling - Single Family****OTHER****(-) None****PERMITS**

10014-20000-02151 |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Stories	0 Stories	
Length	0 Feet	
Width	4.33 Feet	
Height (ZC)	0 Feet	
Floor Area (ZC)	43 Sqft	
Type V-B Construction		
Dwelling Unit	0 Units	
Wood (Plywood, OSB, etc.) Shearwall		
Foundation - Continuous Footing		
Floor Construction - Concrete Slab on Grade		
Wall Construction - Wood Stud		
Roof Construction - Wood Frame/Sheathing		
R3 Occ. Group	43 Sqft	
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	

**APPROVAL**

CERTIFICATE NUMBER 86021
 BRANCH OFFICE VN
 COUNCIL DISTRICT 2
 INSPECTION DISTRICT R5024
 BUREAU: CODENFRC
 DIVISION CNTRLRGN
 STATUS: CofO Issued
 STATUS BY: GEORGE PRESTON MEYER
 STATUS DATE: 08/10/2011

George Preston Meyer

APPROVED BY: **GEORGE PRESTON MEYER**

EXPIRATION DATE:

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
10014-20000-02151	6742 Estepa Dr	(N) 43 SF BATHROOM EXTENSION & 63 SF BATH REMODEL TO (E) 1-STORY SFD. ALL WORK IS PER ENGINEERING.	CofO Issued - 08/10/2011 GEORGE PRESTON MEYER

PARCEL INFORMATION

Area Planning Commission: North Valley	LADBS Branch Office: VN	Council District: 2
Certified Neighborhood Council: Sunland - Tujunga	Community Plan Area: Sunland-E LaTuna Cyn-Lakevw Ter-Sha	Census Tract: 1014.00
District Map: 198B201	Environmentally Sensitive Area: YES	Energy Zone: 9
Fire District: VHFHSZ	Hillside Grading Area: YES	Hillside Ordinance: YES
High Wind Area: YES	Near Source Zone Distance: 0	Thomas Brothers Map Grid: 504-B6
Zone: RE11-1		

PARCEL DOCUMENT

Specific Plan Area (SPA) San Gabriel/Verdugo Mountains	Zoning Administrator's Interpretation (ZAI) ZAI-1702
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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	Special Inspect - Anchor Bolts
Special Inspect - Epoxy Injection		

PROPERTY OWNER, TENANT, APPLICANT INFORMATIONOWNER(S)

Ilize Reese	49035 Kam Hwy	KANEOHE, HI 96744
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TENANTAPPLICANT

Relationship: Agent for Owner			
Jim Bourgault-	2335 Rowland St	SIMI VALLEY, CA 93063	(805) 306-9220

BUILDING RELOCATED FROM:**(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) ,	505 Fairfield Road,	NA	C72122	(805) 210-2153
(O) , Owner-Builder	,	NA	0	

SITE IDENTIFICATION-ALL

ADDRESS: 6742 ESTEPA DR 91042

LEGAL DESCRIPTION - ALL

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 22563		25	M B 649-66/69	198B201 190	2572-038-002

Address of Building 6742 Estepa Dr.



**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 or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above 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.

Issued 5/4/84 Permit No. and Year VN 63917/83

Private spa with approved enclosure.

0 2 5 3 0 4 0 0 1 3 0

Owner Smits
Owner's Address 6742 Estepa Dr.
Tujunga, CA 91042

