

o Plan
15059 W Paddock St



Permit #:
Plan Check #:
Event C:

22041 - 90000 - 20832

Electrical
Apartment
Express Permit
No Plan Check

City of Los Angeles

PLAN CHECK AND INSPECTION

Status Date: 05/10/2022

1. PROPERTY OWNER

REYNAGA, ROGELIO AND 15057 PADDOCK ST SYLMAR CA 91342

2. APPLICANT INFORMATION (Relationship: Net Applicant)

JOSE GUADALUPE BUZO 11232 DE GARMO AVE PACOIMA, CA 91331 (323) 707-7442

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) INTERCONNECTED

ADDRESS

11232 DE GARMO PACOIMA, CA 91331

CLASS LICENSE #

C10 745923

PHONE #

(323) 707-7442

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)834-8899.

6. DESCRIPTION OF WORK

install (1) 100 amps meter box to serve 15057 1/2

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 7

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 24120832

15059 W Paddock St
22041 - 90000 - 20832

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its 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.

10. FEE INFORMATION

Inspection Fee Period

Permit Fee: \$9.95

INSPECTION TOTAL Electrical	59.95
Permit Total	59.95
Permit Fee Subtotal Electrical	55.00
Permit D.S.C. Surcharge	1.65
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 05/10/22
Receipt No: ON949571
Amount: \$59.95

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER REYNAGA, ROGELIO AND

REYNAGA, ROGELIO AND MARIA G
15057 PADDOCK ST
SYLMAR CA 91342

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 BY: MICHAEL SMITH	Issued-Valid	DATE: 09/13/2022
GREEN - MANDATORY		

SITE IDENTIFICATION
ADDRESS: 15057 1/2 W PADDOCK ST 91342

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
TR 5813	B	20	3	M B 67-47	219B145 402	2604-030-028

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 25' X 36' DETACHED ACCESSORY DWELLING UNIT. R3 OCCUPANCY. ACCESSORY TO SINGLE FAMILY DWELLING.

USE PRIMARY Accessory Dwelling Unit	OTHER (-) None
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PERMITS 21010-10000-00143 | DEPARTMENT OF BUILDING AND SAFETY

STRUCTURAL INVENTORY	CHANGED	TOTAL
ITEM DESCRIPTION		
Accessory Dwelling Unit	1 Units	1 Units
Floor Area (ZC)	865 Sqft	865 Sqft
Height (ZC)	13 Feet	13 Feet
Length	36 Feet	36 Feet
Residential Floor Area	865 Sqft	865 Sqft
Stories	1 Stories	1 Stories
Type V-B Construction		
Width	25 Feet	25 Feet
R3 Occ. Group	900 Sqft	900 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	0 Stalls
Parking Req'd for Site (Auto+Bicycle)	0 Stalls	0 Stalls
Total Provided Parking for Site	0 Stalls	0 Stalls



APPROVAL

CERTIFICATE NUMBER: 234350
 BRANCH OFFICE: VN
 COUNCIL DISTRICT: 7
 BUREAU: INSPECTN
 DIVISION: RESDINSP
 STATUS: CoFo Issued
 STATUS BY: MICHAEL SMITH
 STATUS DATE: 09/13/2022

Michael Smith

APPROVED BY: MICHAEL SMITH
 EXPIRATION DATE:

EXPRESS 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

Payment Date: 05/10/22
 Receipt No: ON949571
 Amount: \$59.95
 Method:

PERMIT #: 22041 - 90000 - 20832
ADDRESS: 15059 W Paddock St
OWNER: REYNAGA, ROGELIO AND
 15057 PADDOCK ST
 SYLMAR CA 91342

Electrical
 Apartment
 Express Permit
 No Plan Check

JOB DESCRIPTION: install (1) 100 amps meter box to serve 15057 1/2

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		

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		<i>Final 6-15-22</i>
Plumbing		<i>J. Rabelum</i>
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		

**FOR INSPECTION REQUESTS, PLEASE CALL
 3-1-1 OR OUTSIDE CITY OF LOS ANGELES
 888-LA4-BUILD (888)524-2845 or www.ladbs.org**

Certificate of Occupancy Required

YES NO



Bldg-New GREEN - MANDATORY
1 or 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on: 03/09/2022
Last Status: Issued
Status Date: 03/09/2022

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 5813	B	20	3	M B 67-47	219B145 402	2604 - 030 - 028

3. PARCEL INFORMATION
 Baseline Mansionization Ordinance - Yes
 LADBS Branch Office - VN
 Council District - 7
 Certified Neighborhood Council - Sylmar
 Census Tract - 1066.48

District Map - 219B145
 Energy Zone - 9
 Hillside Grading Area - YES
 High Wind Area - YES
 Lot Cut Date - 05/01/1953

Thomas Brothers Map Grid - 481-H5
 Area Planning Commission - North Valley
 Community Plan Area - Sylmar
 Near Source Zone Distance - 0

ZONES(S): RE9-1

4. DOCUMENTS
 ZI - ZI-2462 Modifications to SF Zones and S CPC - CPC-2006-5569-CPU
 RENT - YES BMO - Yes
 ORD - ORD-129279
 ORD - ORD-184269-SA2270

5. CHECKLIST ITEMS
 Pilot - Electronic Plan Permit Flag - Solar PV Combo Combine HVAC - Wrk. per 91.107.2.1.1.1
 Storm Water - LID Project Combine Plumbg - Wrk. per 91.107.2.1.1.1
 Std. Work Descr - Seismic Gas Shut Off Valve Combine Elec - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): REYNAGA, ROGELIO AND 15057 PADDOCK ST SYLMAR CA 91342
 Tenant:
 Applicant: (Relationship: Agent) OSCAR CASTRO - 5000 WOODMAN AVE APT 15 SHERMAN OAKS 91423 (818) 599-6539

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(01) Accessory Dwelling Unit	**eplan** New detached ADU 25'x36'. WFPP.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Crystel Maalouf DAS PC By: Coord. OK:
 OK for Cashier: Internet Permit
 Signature: CRYSTEL MAALOUF Date: 03/09/2022

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 #: 11000143

11. PROJECT VALUATION & FEE INFORMATION

Permit Valuation	\$90,900	Final Fee Period	PC Valuation:
FINAL TOTAL Bldg-New	6,236.58	Planning Gen Plan Maint Surcharge	82.99
Permit Fee Subtotal Bldg-New	834.60	School District Residential Level 1	3,672.00
Energy Surcharge		Dwelling Unit Construction Tax	200.00
Electrical	217.00	Residential Development Tax	300.00
HVAC	108.50	CA Bldg Std Commission Surcharge	4.00
Plumbing	217.00	Green Building	
Plan Check Subtotal Bldg-New	334.26	Permit Issuing Fee	0.00
Plan Maintenance	16.69	Linkage Fee	0.00
E.Q. Instrumentation	11.82		
D.S.C. Surcharge	52.20		
Sys. Surcharge	104.39		
Planning Surcharge	71.13		
Planning Surcharge Misc Fee	10.00		
Sewer Cap ID:		Total Bond(s) Due:	\$0.00

Project:

Payment Date: 03/09/2022
 Receipt No: 1268524
 Amount: \$6,236.58
 Method: ECHECK
 Building Card No.: 2022ON 74659

12. ATTACHMENTS
Plot Plan



865 Sqft / 865 Sqft
13 Feet / 13 Feet
Feet / 36 Feet
Floor Area: +865 Sqft / 865 Sqft
Stories: +1 Stories / 1 Stories
Width: +25 Feet / 25 Feet
Accessory Dwelling Unit: +1 Units / 1 Units
(P) R3 Occ. Group: +900 Sqft / 900 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 Stal
(P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / 0 Stal

(P) Total Provided Parking for Site: 0 Stalls / 0 Stalls
(P) Type V-B Construction

14. APPLICATION COMMENTS:

PDPP Project's Total \$0.00

** Approved Seismic Gas Shut-Off Valve may be required. ** ADU LOCATED 0.3 MILES FROM PUBLIC TRANSIT. 1
ADDITIONAL PARKING NOT REQUIRED FOR ADU. (E) DWELLING (FRONT). 1953VN62570 (E) DWELLING (REAR).
1960VN49927

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
(O)

ADDRESS

CLASS
N/A

LICENSE #
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 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 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

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 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).

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: Rogelio Reynaga

Sign: Rogelio Reynaga

Date: 03/09/2022

Owner

Authorized Agent

INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.laf. 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 74659

Payment Date: 03/09/2022

Receipt No: 1268524

Amount: \$6,236.58

Method: ECHECK

PERMIT #: 21010 - 10000 - 00143
 ADDRESS: 15057 1/2 W Paddock St
 OWNER: Reynaga, Rogelio And
 15057 Paddock St
 SYLMAR CA 91342

Bldg-New
 1 or 2 Family Dwelling
 Regular Plan Check
 Plan Check

JOB DESCRIPTION: **eplan** New detached ADU 25'x36'. WFPP.

Shower pan - 4/11/22 *[Signature]*

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	3-15-22	JR
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	3-29-22	JR
Plumbing		
Fire Sprinkler		N/A
Heating & Refrigeration		
Roof Sheathing	3-29-22	JR
Disabled Access		
Framing	3-29-22	JR
Insulation	4-7-22	JR
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	4-1-22	JRabuckan
Interior Lathing	4/11/22	JR
Drywall	4/11/22	JR
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer	3-15-22	JR
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	6-15-22	JR
Plumbing	6-15-22	JR
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building	6-15-22	JR
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works	6-15-22	JR
Building		

PROJECT FINAL
 Certificate of Occupancy Required YES NO

MENTAL NOTES:

3-15-22 Will need to remove patio cover to provide space between Adu & patio IR

3-29-22 Ok to insulate Quality insulation inspection required - provide expansion gaps on edge of plywood

4-1-22 Ok to insulate walls only until sprinklers are signed off IR

6-15-22 Final inspection approved for COFO IR

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 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.

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

Application Number: 21010 - 10000 - 00143

Project Address: 15057 1/2 W Paddock St

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

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.

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.

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.

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.

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.

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.

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.

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.

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

Application Number: 21010 - 10000 - 00143

Project Address: 15057 1/2 W Paddock St

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: 15057 1/2 W Paddock St.

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.

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: Rogelio Reynaga

Signature of Property Owner: Rogelio Reynaga Date: 03/09/2022

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

Job Address: 15057 1/2 W Paddock St Application #: 21010 - 10000 - 00143

LOS ANGELES UNIFIED SCHOOL DISTRICT
Developer Fee Program Office, P. O. Box 513307, Los Angeles, CA 90051
Phone (213) 241-0715 Fax (213) 241-6874

**Notice of 90-Day Refund/Protest Policy for
School Facilities Fees (Developer Fees)**

The Los Angeles Unified School District, in accordance with the California Education and Government Codes, collects school facilities fees (developer fees) to provide funding for school construction costs. **These fees must be paid before the Department of Building and Safety will issue you a building permit.** Fees are assessed on the basis of assessable square footage, pursuant to Education Code section 17620, et seq., and Government Code section 65995, et seq.

The law allows for refunds or waivers of certain developer fees. **However, requests for refunds or waivers, or any other written form of protest of fees must be received by the Developer Fee Program Office within 90 calendar days after the payment of such fees.** Only a written request is required within the 90-day deadline and not all required supporting documentation. Applications for waivers and refunds may be obtained from the Developer Fee Program Office.

Be advised that the Developer Fee Program Office will not process refund requests or protests that are received after the 90-day deadline, and all such correspondence must be sent directly to the Developer Fee Program Office and not the Department of Building & Safety.

If you have any questions on types of refunds or credits available, please call the Developer Fee Program Office at (213) 241-0715.

Please sign the statement below to indicate that you were notified of this policy and submit the signed portion of this acknowledgment to the cashier prior to the payment of your school facilities fees. Thank you.

Los Angeles Unified School District

Developer Fee Program Office

Note: Your project must meet exemption criteria to qualify for a refund or waiver of fees.

Less than 500 sq. ft.	Cancelled / Expired Permit	Agricultural Structure	Private School (K -12)
Demolition Credit	Senior Citizen Development	Reduced Square Footage	Disaster
Affordable Housing Complex	Mobile Home	Church	Government Building

**Los Angeles Unified School District
Acknowledgment of 90-Day Refund/Protest Policy for School Facilities Fees (Developer Fees)**

My signature acknowledges that I have been informed (or I am acting on behalf of the owner(s) and will inform the owner(s)) of the "Notice of the 90-Day Refund/Protest Policy for School Facilities Fees (Developer Fees)" in accordance with Government Code section 66020. I understand that failure to submit an application for a refund, or letter of protest, to the Developer Fee Program Office within 90 calendar days of payment of school facilities fees, waives my right (or owner's right) to be eligible for any refund or exemption of such fees.

Rogelio Reynaga

Rogelio Reynaga

03/09/2022



CITY OF LOS ANGELES Construction Site Notice



For additional information, visit
www.ladbsservices2.lacity.org/OnlineService

JOB ADDRESS: 15057 1/2 W PADDOCK ST
PERMIT #: 21010-10000-00143
WORK DESCRIPTION: **eplan** New detached ADU 25'x36'. WFPP.

CONTRACTOR NAME & PHONE:

OWNER OR AGENT NAME & PHONE: (Owner) REYNAGA, ROGELIO AND
(Agent) 8185996539

PERMITTED CONSTRUCTION / DEMOLITION HOURS (LAMC, Chapter IV, Article 1, Sec. 41.40)

MONDAY - FRIDAY 7 AM - 9 PM
SATURDAY or NATIONAL HOLIDAY.....8 AM - 6 PM
SUNDAYS..... No Work Permitted

TO REPORT MUNICIPAL CODE VIOLATIONS DIAL 311

Per LAMC 91.106.4.8, this notice shall be displayed continuously during the construction process for: New Structures, Additions to Existing Buildings, Change of Use or Occupany, Demolitions, Relocations, Swimming Pools or Grading work.

Discretionary Approvals:

This notice shall be posted and maintained at the construction site where it can be read by the public. This notice must be posted prior to the start of construction and displayed continuously until all permitted work is inspected and approved by LADBS. LAMC 91.106.4.8

**WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS**

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
 - A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
 - B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
 - C. Plumbing fixtures shall use recycled water.
Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
 - A. Shall have a minimum of 6 cycles of concentration (blowdown); or
 - B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
 - A. Shall have a minimum of 6 cycles of concentration (blowdown); and
 - B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
 - A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
 - B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
 - C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
 - a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
 - b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
 - c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)



WATER CONSERVATION ORDINANCE NOTES
NON-RESIDENTIAL BUILDINGS

1. For new buildings or additions exceeding 50,000 ft², install a separate water meter or sub-meter for the following areas:
 - A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
 - B. Where potable water is used for industrial/process uses, for water supplied to the following subsystems:
 - a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
 - b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
 - c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).
 - C. For each building that uses more than 100 gpd on a parcel containing multiple buildings. (5.303.1.1)
2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code. New projects having a water supply of 2" or less and additions and alterations projects may use the prescriptive method outlined in this section. (5.303.2)
3. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (5.304.1, 5.304.2)
4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (5.304.4)
5. Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use. (5.304.4)
6. Locks shall be installed on all publicly accessible exterior faucets and hose bibs. (5.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system (5.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (5.305.2)
9. Cooling towers shall comply with one of the following:
 - A. Shall have a minimum of 6 cycles of concentration (blowdown)
 - B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (5.305.3)
10. Develop and construct a system for onsite reuse of the groundwater where groundwater is being extracted and discharged. Alternatively, the groundwater may be discharged to the sewer. (5.305.4)
11. Provide a hot water system complying with one of the following:
 - A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
 - B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. (Los Angeles Plumbing Code Section 610.4.1)

CITY OF LOS ANGELES

Los Angeles
Housing Department



Code Enforcement Division
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

Eric Garcetti, Mayor

UNIT COUNT DISCREPANCY AND DETERMINATION REQUEST

Assessor Parcel Number (APN) 2604-030-028

Property Owner: Rogelio Reynaga - Rogelio Reynaga - Maria G Reynaga
(Print)

Owner/Agent Address: 4902 N. 129th Ave Litchfield Park
AZ 85340

Telephone # (818) 377-1000 Email: rogelio.reynaga.4@gmail.com

Property Address: 15057 1/2 Paddock St Sylmar C.A 91342

Number of Units Billed: 3

Number of Units at Location: 15057 1/2 Paddock St

Comments:

SUPPORTING DOCUMENTS MUST BE ATTACHED. FORMS FILED WITHOUT THE APPLICABLE DOCUMENTATION WILL NOT BE CONSIDERED AND ALL FEES WILL BE DUE AND PAYABLE.

Certificate of Occupancy

Building & Safety Permit(s)

Sign: Rogelio Reynaga

Date: _____

Code Enforcement Division Determination (OFFICIAL USE ONLY)

LAHD Units

Commercial Property

SFD

Approved

Denied

Rejected

Sign/PRINT

Date

Rev 10/26/2021