



Bldg--Alter/Repair  
Apartment  
Over the Counter Permit

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

Status: Issued  
Status Date: 12/16/97  
Printed on: 04/06/00 13:51:32

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCE
LAKE SIDE TRACT		23		M B 6-42	139-5A207 112	5404 - 003 - 016
LAKE SIDE TRACT		24		M B 6-42	139-5A207 123	5404 - 003 - 016

<b>3. PARCEL INFORMATION</b>					
Alley - 10' REAR	Census Tract - 1957.000	Hillside Ordinance - Y			
Alley - VAR-R	District Map - 139.5A207	Lot Size - IRR			
BAS Branch Office - LA	Energy Zone - 9	Lot Type - Interior			
Council District - 13	Hillside Grading Area - Y	Thomas Brothers Map Grid - 594			
ZONE(S): R3-1VL/					

**4. DOCUMENTS**  
ZA - 85-1086  
ORD - 165,167

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
Rausch, Barbara F 1425 Ridge Way LOS ANGELES CA 90026  
Tenant:  
Applicant: (Relationship: Contractor)  
- Gonzalez Construction 208 1/2 N. Avenue 52 LOS ANGELES, CA 90042 (213) 255-8059

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
5 Apartment 11 Hotel		REVISE DESCRIPTION OF WORK ON PERMIT 97LA69230 TO READ: 19 LIGHHOUSE KEEPING INSTEAD OF GUEST ROOM. RELOCATE ACCESS LADDER ON 3RD FLOOR AND CONSTRUCT ONE HR EXIT CORRIDOR ON 2ND FLOOR.

9. # Bldgs on Site & Use: ONE-HOTEL

For information and/or inspection requests originating within LA County,

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Carlos Villarreal DAS PC By:  
OK for Cashier: Carlos Villarreal Coord. OK: \_\_\_\_\_  
Signature: Date:

For Cashier's Use Only

W/O #: 71612694

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

Permit Valuation: \$4,000 PC Valuation:

FINAL TOTAL Bldg--Alter/Repair	290.81
Permit Fee Subtotal Bldg--Alter/Rep	130.00
Plan Check Subtotal Bldg--Alter/Rep	117.00
Plan Maintenance	10.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	5.15
Sys. Surcharge	15.45
Planning Surcharge	7.71
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

**12. ATTACHMENT**

Plot Plan



**13. STRUCTURE INVENTORY****14. APPLICATION COMMENTS**

SEE BLDG MOD TO ALLOW FIRE ESCAPE LADDER IN LIEU OF 2ND EXIT STAIR FROM 3RD FLOOR. APPROVED BY N. DELLI QUADRI ON 12/9/97.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein 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 #**

(O) Owner-Builder

0

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned 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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

**17. LICENSED CONTRACTORS DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Print: \_\_\_\_\_ Sign: \_\_\_\_\_

**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.

Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ ☐ Contractor ☐ Authorized Agent ☐ Owner

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. CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lenders name: \_\_\_\_\_ Lenders address: \_\_\_\_\_

**20. ASBESTOS REMOVAL**

Notification of asbestos removal: ☐ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**21. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors 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 Sec. 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 & 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)

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & 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.)

☐ I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ ☐ Owner ☐ Authorized Agent

**22. FINAL DECLARATION**

I certify that I have read this application and state that the above information 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. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ ☐ Owner ☐ Contractor ☐ Author. Agent





Bldg--Alter/Repair

Apartment

Back Room Plan Check

City of Los Angeles - Department of Building and Safety

# **APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY**

Status: **Permit Finaled**

Status Date: 02/28/00

Printed on: 04/06/00 13:51:04

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCE
LAKE SIDE TRACT		23		M B 6-42	139-5A207 112	5404 - 003 - 016
LAKE SIDE TRACT		24		M B 6-42	139-5A207 123	5404 - 003 - 016

**3. PARCEL INFORMATION**

Alley - 10' REAR

Census Tract - 1957.000

Hillside Ordinance - Y

Alley - VAR-R

District Map - 139.5A207

Lot Size - IRR

BAS Branch Office - LA

Energy Zone - 9

Lot Type - Interior

Council District - 13

Hillside Grading Area - Y

Thomas Brothers Map Grid - 594

ZONE(S): R3-1VI/

**4. DOCUMENTS**

ZA - 85-1086

ORD - 165,167

**5. CHECKLIST ITEMS****6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):

Rausch, Barbara F

1425 Ridge Way

LOS ANGELES CA 90026

Tenant:

Applicant: (Relationship Contractor)

- Gonzalez Construction

208 1/2 N. Avenue 52

LOS ANGELES, CA 90042

(213) 255-8059

**7. EXISTING USE**

11 Hotel

**PROPOSED USE**

5 Apartment

11 Hotel

**8. DESCRIPTION OF WORK**

CONVERT A 32 GUEST ROOM HOTEL TO APARMENT HOTEL  
TO INCLUDE TEN(10) APARTMENTS AND 19 GUEST ROOMS. NO CHANGE  
IN OCCUPANCY.

9. # Bldgs on Site &amp; Use: ONE-HOTEL

For information and/or inspection requests originating within LA County,

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Carlos Villarreal

DAS PC By: Wai Lau

OK for Cashier: Carlos Villarreal

Coord. OK: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

For Cashier's Use Only

W/O #: 71612694

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

Permit Valuation: \$20,000

PC Valuation:

FINAL TOTAL Bldg--Alter/Repair 380.41

Permit Fee Subtotal Bldg--Alter/Rep 326.25

Energy Surcharge

Handicapped Access

Supp. Plan Check

0.00

Plan Maintenance

10.00

Fire Hydrant Refuse-To-Pay

E.Q. Instrumentation

2.00

Supp. O.S. Surcharge

6.77

Supp. Sys. Surcharge

20.30

Planning Surcharge Misc Fee

5.00

Supp. Planning Surcharge

10.09

Sewer Cap ID:

Total Bond(s) Due:

**12. ATTACHMENT**

Plot Plan

\* Permit Finaled = work complete  
everything seems to be in  
order. The Housing  
Department now has  
jurisdiction over any  
residential property  
with 3 or more units

CITY OF LOS ANGELES  
CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

**CERTIFICATE OF OCCUPANCY**

ADDRESS OF BUILDING: 1039-1041 BONNIE BRAE STREET

**NOTE:** Any change of use of 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 building described below and located at the 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.\* (Non-Residential Uses)
- ☒ This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the 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 Law-for following occupancies:\* (Residential uses)

Permit No. and Year: 97016-10000-12694

CONVERT A 32 GUEST ROOM HOTEL TO AN APARTMENT HOTEL, 10 APARTMENTS AND 19 GUEST ROOMS.

R1 OCCUPANCY

(X) NO CHANGE IN PARKING REQUIREMENT.

\* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:

(LA) -VN-WLA-SP-C.D. #:

Bureau:

(BLDG) -BCS:

Division:

(GI) -MS-MSS-EQ-BMI-COMM:

OWNER: BARBARA F. RAUSCH  
OWNER'S 1425 RIDGEWAY  
ADDRESS: LOS ANGELES, CA 90026

Issued: 03/28/2000

  
BY: T. STEVENS/J.Z./D.R.

08-B-95C (R.11/89)



## Parcel Details

90026  
**Property Type:** Other  
**Region / Cluster:** 04 / 04422  
**Tax Rate Area (TRA):** 00013  
• View Assessor Map  
• View Index map

## Recent Sales Information

**Latest Sale Date:**  
**Indicated Sale Price:**

[Search for Recent Sales](#)

## 2018 Roll Values

**Recording Date:** 10/24/2017  
**Land:** \$61,168  
**Improvements:** \$127,675  
**Personal Property:** \$0  
**Fixtures:** \$0  
**Homeowners' Exemption:** \$0  
**Real Estate Exemption:** \$0  
**Personal Property Exemption:** \$0  
**Fixture Exemptions:** \$0

Tax bill payment information for 2018/19, as well as any changes to the 2018 Roll Values will be available after September 30, 2018

- Estimate supplemental taxes

## Property Boundary Description

LAKESIDE TRACT LOTS 23 AND  
LOT 24

## Building Description

## Building Improvement 1

**Square Footage:** 9,983  
**Year Build / Effective Year Built:** 1914 / 1920  
**Bedrooms / Bathrooms:** 18 / 10  
**Units:** 1

