

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER KHALILIFARD, ALIREZA VICTORY UNI 6433 TOPANGA CANYON BLVD STE-127 CANOGA PARK, CA 91303	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					
	<table border="1"><tr><td>CERTIFICATE:</td><td>Issued-Valid</td><td>DATE:</td></tr><tr><td>BY:</td><td>DEROLD HAUFF</td><td>11/30/2023</td></tr></table>	CERTIFICATE:	Issued-Valid	DATE:	BY:	DEROLD HAUFF
CERTIFICATE:	Issued-Valid	DATE:				
BY:	DEROLD HAUFF	11/30/2023				
GREEN - MANDATORY						

SITE IDENTIFICATION
ADDRESS: **3876 S ROXTON AVE 90008**

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
TR 11075		56		M B 195-10/11	117B189 1184	5034-016-006

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 **ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING.**

USE	PRIMARY	OTHER
	Dwelling - Single Family	(-) None

PERMITS
20014-20000-04652 | 20014-20002-04652 |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Dwelling Unit	0 Units	1 Units
Floor Area (ZC)	509 Sqft	2078 Sqft
Height (ZC)	3.42 Feet	16 Feet
Height (ZC)(2)	2 Feet	18 Feet
Length	0 Feet	62 Feet
Residential Floor Area	509 Sqft	2078 Sqft
Stories	0 Stories	1 Stories
Type V-B Construction		
Width	0 Feet	38 Feet
Misc. Occ. Group	0 Sqft	
R3 Occ. Group	509 Sqft	2078 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	2 Stalls
Provided Standard for Bldg	0 Stalls	2 Stalls
Total Provided Parking for Site	0 Stalls	2 Stalls



APPROVAL

CERTIFICATE NUMBER	221106
BRANCH OFFICE:	LA
COUNCIL DISTRICT:	10
BUREAU:	INSPECTN
DIVISION:	RESDINSP
STATUS:	CofO Issued
STATUS BY:	DEROLD HAUFF
STATUS DATE:	11/30/2023
APPROVED BY:	<i>Derold Hauff</i>
EXPIRATION DATE:	DEROLD HAUFF

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
20014-20000-04652	3876 S Roxton Ave	ADD & EXPAND (12'-0" x 23'-2") DINING ROOM @ FRONT, ADD (12'-2" x 18'-3") BEDROOM @ REAR & EXPAND (2'-4" x 5'-6") BEDROOM , REPLACE ENTIRE ROOF & INTERIOR REMODEL TO (E) SINGLE FAMILY DWELLING. WORK PER ENGINEER.	CofO Issued - 11/30/2023 DEROLD HAUFF
20014-20002-04652	3876 S Roxton Ave	Supplemental to permit # 20014-20000-04652, To correct/revise and capture bldg height and change structural inventory. (No fee Dept error).	Permit Finaled - 07/27/2023 ANTHONY EGSON

PARCEL INFORMATION

Area Planning Commission: South Los Angeles	Baseline Mansionization Ordinance: Yes	Census Tract: 2340.00
Certified Neighborhood Council: Empowerment Congress West Area	Community Plan Area: West Adams - Baldwin Hills - Leimert	Council District: 10
District Map: 117B189	Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 8
LADBS Branch Office: LA	Near Source Zone Distance: 3.5	School Within 500 Foot Radius: YES
Thomas Brothers Map Grid: 673-G2	Zone: R1-1	

PARCEL DOCUMENT

Baseline Mansionization Ordinance (BMO) Yes	City Planning Cases (CPC) CPC-1983-506	City Planning Cases (CPC) CPC-1983-506-SP
City Planning Cases (CPC) CPC-1986-821-GPC	City Planning Cases (CPC) CPC-1990-346-CA	City Planning Cases (CPC) CPC-2006-5567-CPU
Ordinance (ORD) ORD-162128	Ordinance (ORD) ORD-165481-SA4770	Ordinance (ORD) ORD-171681
Ordinance (ORD) ORD-171682	Specific Plan Area (SPA) SOUTH LOS ANGELES ALCOHOL SALES	Zoning Information File (ZI) ZI-1231 Specific Plan: South Los Angeles Alcohol S
Zoning Information File (ZI) ZI-2374 State Enterprise Zone: Los Angeles	Zoning Information File (ZI) ZI-2462 Modifications to SF Zones and SF Zone Hill	

CHECKLIST ITEMS

Attachment - Owner-Builder Declaration	Attachment - Plot Plan	Attachment - Signed Declaration
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 Bolts	Std. Work Descr - Seismic Gas Shut Off Valve
Storm Water - LID Project		

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S) Khalilifard, Alireza Victory Uni	6433 Topanga Canyon Blvd STE-127	CANOGA PARK, CA 91303
TENANT		
APPLICANT Relationship: Architect Arshin Azarmi-	544 Tujunga Av Apt 102	BURBAK, CA 91501 (657) 244-9733

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

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) Khanlou,, Amir	10671 Holman Ave, Apt 207 Los Angeles, CA 90024	NA	C87550	(310) 694-1887
(O) , Owner-Builder		NA	0	

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