

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER KHALILIFARD, ALIREZA TR VICTORY UNITED TRUST 6433 TOPANGA CANYON BLVD STE 127 CANOGA PARK CA	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 style="width: 35%;">CERTIFICATE:</td> <td style="width: 30%; text-align: center;">Issued-Valid</td> <td style="width: 35%;">DATE:</td> </tr> <tr> <td>BY:</td> <td style="text-align: center;">DEROLD HAUFF</td> <td style="text-align: center;">11/30/2023</td> </tr> </table>	CERTIFICATE:	Issued-Valid	DATE:	BY:	DEROLD HAUFF	11/30/2023
CERTIFICATE:	Issued-Valid	DATE:					
BY:	DEROLD HAUFF	11/30/2023					
91303	GREEN - MANDATORY						

SITE IDENTIFICATION
 ADDRESS: **3878 S ROXTON AVE 90008**

<u>LEGAL DESCRIPTION</u>	<u>BLOCK</u>	<u>LOT(S)</u>	<u>ARB</u>	<u>CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
TRACT 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 **1-STORY DETACHED ACCESSORY DWELLING UNIT.**

<u>USE</u>	<u>PRIMARY</u> Accessory Dwelling Unit	<u>OTHER</u> (-) None
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PERMITS
 20014-20000-05347

<u>STRUCTURAL INVENTORY</u>	CHANGED	TOTAL
ITEM DESCRIPTION		
Accessory Dwelling Unit	1 Units	1 Units
Floor Area (ZC)	418 Sqft	418 Sqft
Height (ZC)	13 Feet	13 Feet
Length	15.16 Feet	15.16 Feet
Residential Floor Area	418 Sqft	418 Sqft
Stories	1 Stories	1 Stories
Type V-B Construction		
Width	27.58 Feet	27.58 Feet
Misc. Occ. Group	0 Sqft	
R3 Occ. Group	418 Sqft	418 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	1 Stalls	1 Stalls
Parking Req'd for Site (Auto+Bicycle)	-1 Stalls	1 Stalls
Total Provided Parking for Site	0 Stalls	2 Stalls



<u>APPROVAL</u>	
CERTIFICATE NUMBER	234614
BRANCH OFFICE:	LA
COUNCIL DISTRICT:	10
BUREAU:	INSPECTN
DIVISION:	RESDINSP
STATUS:	CofO Issued
STATUS BY:	DEROLD HAUFF
STATUS DATE:	11/30/2023
	
APPROVED BY:	DEROLD HAUFF
EXPIRATION DATE:	

PERMIT DETAIL

PERMIT NUMBER 20014-20000-05347	PERMIT ADDRESS 3878 S Roxton Ave	PERMIT DESCRIPTION NEW 27'7" X 15'2" DETACHED ONE STORY ACCESSORY DWELLING UNIT PER GCS65852.2(E)(1)(B) AND LAMC 12.22.33(C)(D) AND (G), ALL WORK PER ENGINEERING	STATUS - DATE - BY CofO Issued - 11/30/2023 DEROLD HAUFF
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PARCEL INFORMATION

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

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

Attachment - Owner-Builder Declaration Combine Elec - Wrk. per 91.107.2.1.1.1 Special Inspect - Structural Observation	Attachment - Plot Plan Combine HVAC - Wrk. per 91.107.2.1.1.1 Std. Work Descr - Seismic Gas Shut Off Valve	Attachment - Signed Declaration Combine Plumbg - Wrk. per 91.107.2.1.1.1 Storm Water - LID Project
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PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)
Khalilifard, Alireza Tr Victory United Trust 6433 Topanga Canyon Blvd STE 127 CANOGA PARK CA 91303

TENANT

APPLICANT
Relationship: Agent for Owner
Arshin Azarmi- 544 Tujunga Ave #102 BURBANK CA 91501 (657) 244-9733

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) Khanlou, Amir	2603 Basil Ln, Los Angeles, CA 90077	NA	C87550	
(O) , Owner-Builder	,	NA	0	

SITE IDENTIFICATION-ALL

ADDRESS:
3878 S ROXTON AVE 90008

LEGAL DESCRIPTION-ALL

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