

## City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

### I. MAIL-TO AND CONTACT INFORMATION

<b>Company</b>		<b>Phone</b>	(310) 254-8664
<b>Contact-Title</b>	GABRIEL TORRES	<b>E-mail</b>	MJH2322@GMAIL.COM
<b>Address</b>	963 COLORADO BLVD	<b>Escrow No.</b>	
<b>City, State, Zip</b>	LOS ANGELES, CA 90041	<b>Return Method</b>	EMAIL
<b>Country</b>	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.
	5586		004	019
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
2000 - 2002 N ARGYLE AVE			APARTMENT/COMMERCIAL	9
COMMUNITY NAME	HOLLYWOOD			
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
J M ROBERTS TRACT			19	

#### B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	5586		004	019
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
2000 N ARGYLE AVE			APARTMENT	6
2002 N ARGYLE AVE			TWO FAMILY DWELLING	2
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
J. M. ROBERTS TRACT			19	2
J. M. ROBERTS TRACT			19	3
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*

<b>1. Classification for Parcel:</b>	R3-1XL
<b>2. Parcel Information:</b>	
<b>INFORMATION GROUPS</b>	<b>GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER</b>
Geographical Indicators	VHFHSZ (FD);YES (HG);YES (LIQ);04/26/1944 (LOTC)
Building & Safety	ORD-129279 (ORD);ORD-161116-SA8A (ORD);ORD-164705 (ORD);ORD-128730 (ORD);ZI-2427 FWY ADJ ADVISORY NOTICE FOR SENSITIVE USES (ZI);ZI-2512 HOUSING ELEMENT SITES (ZI);ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES (ZI)
City Planning	CPC-1984-1-HD (CPC);CPC-9708 (CPC);CPC-2016-1450-CPU (CPC);CPC-1986-831-GPC (CPC)
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	2000 N ARGYLE AVE	APARTMENT		6	2	2
2	2002 N ARGYLE AVE	TWO FAMILY DWELLING	GARAGE	2	4	2
<b>Additional Occupancy &amp; Use Information:</b>						
<input type="checkbox"/>	Additional Information	<input type="checkbox"/>	No Additional Units Found	<input type="checkbox"/>	Former Street Name/Number Documents Attached	
<b>Note</b>	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".					

**Superintendent of Building's Report Authorized for Release By** Suneeta Atyam **Date Completed** 12/02/2025

\*\*\*\*\*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.*

<b>Vacant Lot</b> NO	<b>Sewer Permit</b> PERMIT ISSUED
<b>Comments</b>	

**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 <b>2000 N ARGYLE AVE, 2002 N ARGYLE AVE</b>	ASSESSOR'S ID <b>5586-004-019</b>
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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)  I have inspected the property being sought and no protected trees are located on this property.  
2)  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 \_\_\_\_\_.

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 GABRIEL TORRES Date 11/24/2025



**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 <b>2000 N ARGYLE AVE, 2002 N ARGYLE AVE</b>	ASSESSOR'S ID <b>5586-004-019</b>
--	--------------------------------------

**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>

All applications must be filled out by applicant

(USE INK OR INDELIBLE PENCIL)

PLANS AND SPECIFICATIONS and other data must also be filed.

WARD 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Sr 60' (SIGN HERE) J. L. Yates (Applicant)

TAKE TO ROOM NO. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

Lot No. 19 Block 9th Rownto add

J. M. Roberts Jr

District No. 32 M. B. page 28 F. B. page

TAKE TO ROOM NO. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

No. 2002 Argyle Ave Street

1. PURPOSE OF BUILDING Residential 2 story masonry chabst Number of rooms 8

2. OWNER'S NAME Mrs. Elias Adams

3. Owner's address 1949 Vista del Mar ave

4. Architect's name architect Frank Hering Co.

5. CONTRACTOR'S NAME J. L. Yates

6. Contractor's address 5401 La Graciosa ave

7. ENTIRE COST OF PROPOSED BUILDING, \$ 3,000

8. Size of lot 60 x 170 Size of Building x

9. Will building be erected on front or rear of lot? Front

10. NUMBER OF STORIES IN HEIGHT 2 Height to highest point of roof 28

11. Height of first floor joist above curb level, or surface - 2'-6"

12. Character of ground; rock, clay, sand, filled, etc. Clay

13. Of what material will FOUNDATION and cellar walls be built?

14. GIVE depth of FOUNDATION below the surface of ground 12"

15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 8' x 12' x 16'

16. GIVE width of FOUNDATION and cellar wall at top 8"

17. NUMBER and KIND of chimneys 2 Number of flues 2

18. Number of inlets to each flue 1 Interior size of flues 8" x 8"

19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4

EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-bearing studs 2 x 3

Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6

SECOND FLOOR JOIST 2 x 8 Third floor joist x Fourth floor joist x

Date issued DEC 2 - 1912 191

PERMIT NO. 15258

Application Received PAJ 7 OVER

- 20. Specify material of roofing.....
- 21. Specify material of partitions.....
- 22. Specify material of floors.....
- 23. Specify how many thicknesses of floor.....
- 24. How will halls and soffits of stairs be plastered? .....
- 25. Will cellar or basement ceiling be plastered?.....
- 26. Specify size of vent shafts to water closet compartments .....
- 27. What means of access to roof?.....
- 28. How many fire escapes will be provided?.....where placed? .....

REMARKS:

Application Received..... Time ..... Returned.....

# All applications must be filled out by applicant

WARD 2

PLANS AND SPECIFICATIONS and other data must also be filed

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

# 2

### Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles:  
 Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:  
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
 Third: That the granting of this permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

Lot No. one 1 Block J. M. Roberts tract  
 (Description of Property)

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

District No. \_\_\_\_\_ M. B. Page \_\_\_\_\_ F. B. Page \_\_\_\_\_

No. 2000 Argyle ave (Location of Job) Street \_\_\_\_\_

(USE INK OR INDELIBLE PENCIL)

O. K. City Assessor \_\_\_\_\_ By \_\_\_\_\_ Deputy  
 O. K. City Engineer \_\_\_\_\_ By \_\_\_\_\_ Deputy

- Purpose of Building Garage No. of Rooms 1 No. of Families \_\_\_\_\_
- Owner's name M. E. McAdams Phone \_\_\_\_\_
- Owner's address 2001 Argyle ave
- Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's name M. E. McAdams Phone \_\_\_\_\_
- Contractor's address 2001 Argyle
- ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} \$ 100.00
- Any other buildings on the lot? Res. How used? Res.
- Size of proposed building 16 x 18 Height to highest point 14 ft feet
- Number of stories in height one Character of ground \_\_\_\_\_
- Material of foundation concrete floor Size footings \_\_\_\_\_ Size wall 2 x 3 Depth below ground \_\_\_\_\_
- Material of chimneys concrete floor Number of inlets to flues \_\_\_\_\_ Interior size of flues \_\_\_\_\_
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders \_\_\_\_\_  
 EXTERIOR studs \_\_\_\_\_ INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs \_\_\_\_\_  
 Ceiling joists \_\_\_\_\_ Roof rafters 2 x 3 FIRST FLOOR JOISTS \_\_\_\_\_  
 Second floor joists \_\_\_\_\_ Third floor joists \_\_\_\_\_ Specify material of roof Shingles

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

(Sign here) Mrs. M. E. McAdams  
(Owner or authorized Agent.)

PERMIT NO. <u>4685</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp) <u>AUG 12 1918</u>	
	Plan Examiner, _____	Clerk, _____	

*Handwritten signature/initials*

REMARKS

Please change application

from 2001 to 2002

1 Argyle

reason using address

Date 8/17/06 Mrs. M. E. Adams  
(Owner or Agent) *[Signature]*



- (P) Floor Area (ZC): +5280 Sqft / 5280 Sqft
- (P) Height (BC): +27 Feet / 27 Feet
- (P) Height (ZC): +30 Feet / 30 Feet
- (P) Length: +64.75 Feet / 64.75 Feet
- (P) Stories: +3 Stories / 3 Stories
- (P) Width: +48 Feet / 48 Feet
- (P) Dwelling Unit: +6 Units / 6 Units
- (P) R1 Occ. Group: +5280 Sqft / 5280 Sqft
- (P) U1 Occ. Group: +2777 Sqft / 2777 Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): +10 Stalls / 1
- (P) Provided Compact for Bldg: +5 Stalls / 5 Stalls
- (P) Provided Disabled for Bldg: +1 Stalls / 1 Stalls
- (P) Provided Standard for Bldg: +4 Stalls / 4 Stalls
- (P) Parking Req'd for Site (Auto+Bicycle): +10 Stalls / 1
- (P) Provided Compact for Site: +5 Stalls / 5 Stalls
- (P) Provided Disabled for Site: +1 Stalls / 1 Stalls
- (P) Provided Standard for Site: +4 Stalls / 6 Stalls
- (P) Total Provided Parking for Site: +10 Stalls / 12 Stalls
- (P) Type V-1HR Construction

14. APPLICATION COMMENTS

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

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	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Kim, Sang Heum	20902 Reynolds Drive,	Torrance, CA 90503	C14840	
(E) Kim, Hong Kook	400 S Hauser Blvd 2h,	Los Angeles, CA 90036	C64529	
(E) Yim, Donghyun	4664 W 3rd St #203,	Los Angeles, CA 90020	C59739	
(O) , Owner-Builder			0	

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 & 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.)

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](http://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](http://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: SANG H. KIM Sign: [Signature] Date: 9-26-06  Owner  Authorized Agent

Bldg-New  
Apartment  
Plan Check

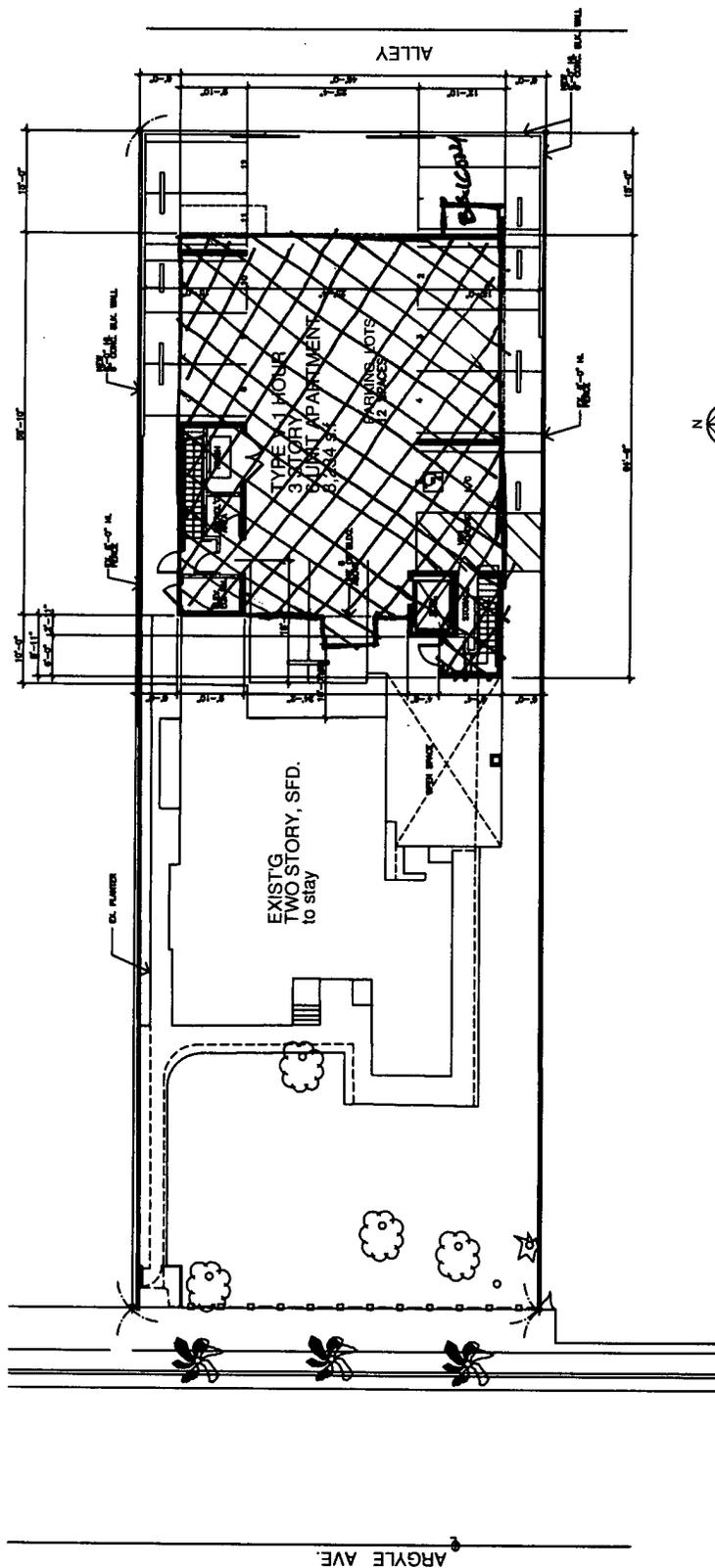
City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA02544  
Initiating Office: METRO  
Printed on: 06/28/06 09:28:29

### PLOT PLAN ATTACHMENT

1010928200637749

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



SITE & GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# All Applications must be filled out by Applicant

Bldg. Form 8

PLANS AND SPECIFICATIONS  
and other data must also be filed

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

### Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO	
TAKE TO ROOM No. 6 FIRST FLOOR  CITY CLERK PLEASE VERIFY	Lot ..... Block .....	Lot ..... Block .....	O. K. City Clerk
	Tract .....	Tract .....	
TAKE TO ROOM No. 405 SOUTH ANNEX  ENGINEER PLEASE VERIFY	Book ..... Page ..... F. B. Page .....	Book ..... Page ..... F. B. Page .....	O. K. City Engineer
	From No. .... Street .....	Street .....	
	To No. : <u>Rear - 2002 Argyle Av.</u> Street .....		By Deputy:
	(USE INK OR INDELIBLE PENCIL)		

1. What Purpose is the present Building used for? a living place
2. Owner's name Mary E. Macfarlan Phone .....
3. Owner's address 2002 Argyle Av., Hollywood
4. Architect's name none fixed Phone .....
5. Contractor's name John Farwell Phone .....
6. Contractor's address 1010 Seward St. City
7. ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, etc.) \$ 250.00
8. Class of Present Building Private No. of Rooms at present 2
9. Number of stories in height one Size of present building 12 1/2 x 20
10. State how many buildings are on this lot My residence & Garage
11. State purpose buildings on lot are used for Residence & " "  
(Tenement House, Hotel, Residence, or any other purpose.)

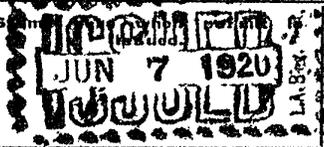
STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

one room 12 x 16 - added to side to give a toilet.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

**OVER** (Sign here) Mary E. Macfarlan (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO.  <u>8181</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.  Plan Examiner.	Application checked and found O. K.  <u>6/7/20 e</u>  Clerk.



2 1-75

12. Size of new addition 12 x 16 No. of Stories in height one  
 13. Material of foundation concrete Size footings 12 Size wall C Depth below ground 6  
 14. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs x  
 15. Size of exterior studs 2 x 4 Size of interior non-bearing studs x  
 16. Size of first floor joists 2 x 6 Second floor joist x

**NOTE---Answer the Following Questions For Dwellings and Flats Only:--**  
STATE DWELLING HOUSE ACT

17. Are there any living rooms in basement?  
 18. What is least area of any room, other than kitchens, bath rooms or closets?  
 19. What is the least width of any room, other than kitchens, bath rooms or closets?  
 20. What is the minimum ceiling height?  
 21. Give least size of window courts (width and length)  
 (A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, and at least 80 sq. ft. in area. Eaves or cornices may project into such window courts not to exceed 8 inches; if a greater projection is desired, window court must be increased in width as much as eaves.)  
 22. Give maximum cornice projection into such court  
 23. Will windows in each room be equal to one-eighth ( $\frac{1}{8}$ ) of floor area?  
 24. Give maximum width of porch to edge of cornice or eaves  
 25. What is the minimum height of floor joists above ground?  
 26. Will entire space underneath building be enclosed and be provided with ventilating screens?  
 27. Will a water-closet be provided for each family? Yes  
 28. Give least width of water-closet compartment or room, when finished  
 29. Give size of windows for toilet and bath rooms  
 30. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Mary E. MacFarland  
 (Owner or Authorized Agent.)



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with numbered sections 1-16. Includes fields for LEGAL DESCR., LOT, BLOCK, TRACT, COUNCIL DISTRICT NO., DIST. MAP, PRESENT USE OF BUILDING, JOB ADDRESS, OWNER'S NAME, ENGINEER, ARCHITECT, CONTRACTOR, and NEW WORK details.

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

I hereby affirm 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.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure...

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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 Law of California.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

21. 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.

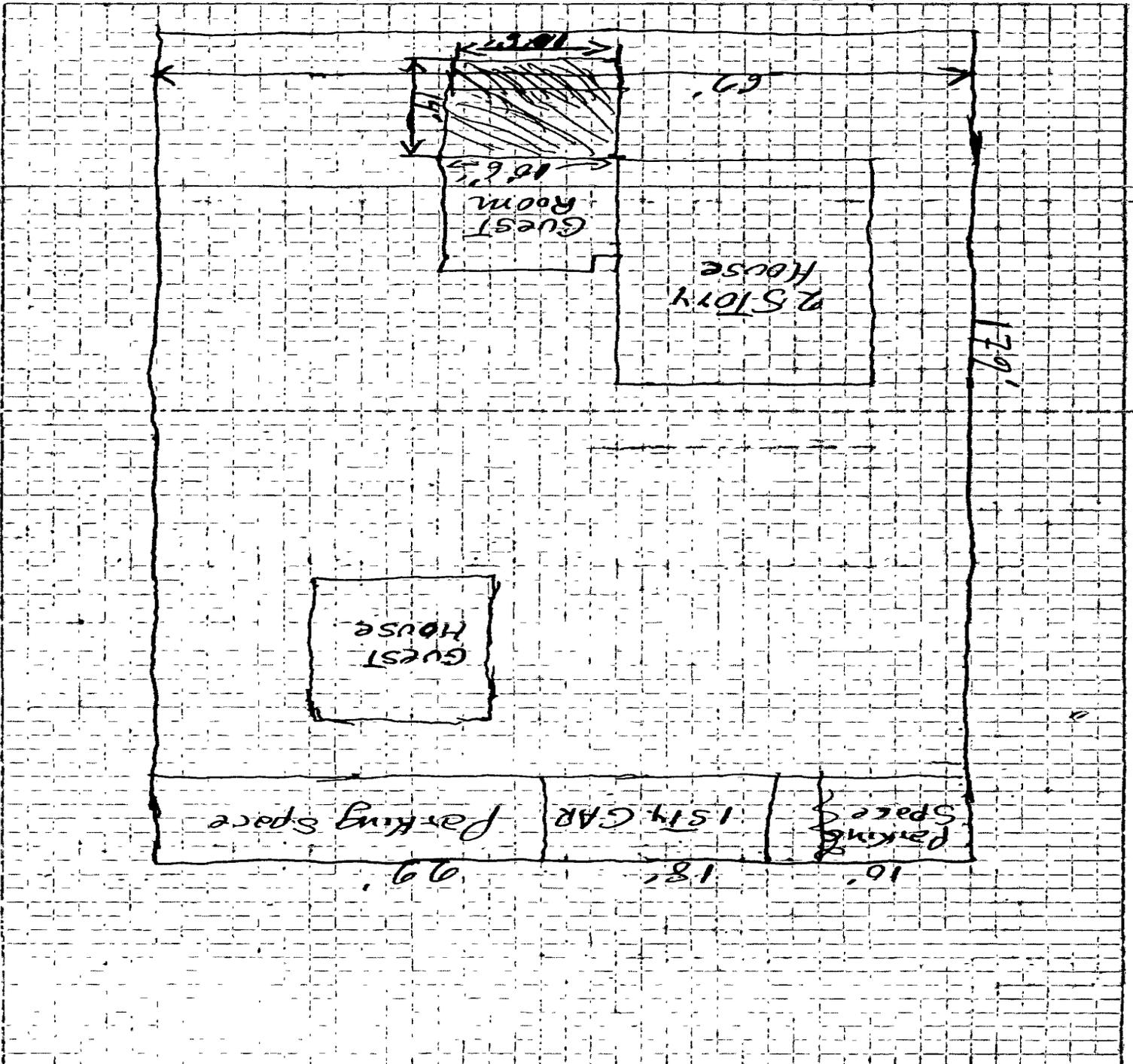
0 1 7 0 0 7 0 0 1 4 2

GingerHeintz2-14-83

SFC to be det. after plan check

X Owens 2-14-83

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



THIS IS A COPY OF THE ORIGINAL RECORD

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT 19 ARB 2 BLOCK J.M Roberts TRACT J.M Roberts CITY CLERK REF. NO. MP8-66/07 DIST. MAP 150A189 CENSUS TRACT 1095 ZONE R3-1XL 2. PRESENT USE OF BUILDING (01) SFD NEW USE OF BUILDING (01) Same 3. JOB ADDRESS 2000 Argyle Avenue SUITE/UNIT NO. 4. BETWEEN CROSS STREETS HOLLYMONT DR AND DIX ST 5. OWNER'S NAME Gabriel & Valeria Torres TENANT BUILDING PHONE 466-0463 6. OWNER'S ADDRESS 2007 Argyle Avenue CITY L.A. ZIP 90068 7. ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 8. ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 9. ARCHITECT OR ENGINEER'S ADDRESS CITY ZIP 10. CONTRACTOR OWNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 11. SIZE OF EXISTING BLDG. WIDTH 12' LENGTH 35' STORIES 1 HEIGHT 13' NO. OF EXISTING BUILDINGS ON LOT AND USE 2-SFD, GARAGE 12. FRAMING MATERIALS OF EXISTING BLDG. EXT. WALLS WOOD ROOF WOOD FLOOR WOOD 13. JOB ADDRESS 2000 Argyle Avenue SUITE/UNIT NO.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$34,000 15. NEW WORK (Describe) One story bedroom/bathroom addition. AND LAUNDRY ROOM.

NEW USE OF BUILDING TYPE R3 GROUP OCC. PER MAX. OCC. ONE PER UNIT BUILDING PLANS CHECKED ZONING PERMITTED BY 06/15/93 101:11:55PM H001 T-2931 C 26 BLDG PLAN CHECK 258.52 BLDG PERMITS R 304.13 INVOICE # 0089660 88 3.40 EI RESIDENTIAL 33.96 SYS DEV 11.32 ONE STOP TOTAL 611.35 CHECK 611.35

PERMITS CHECKED BY 06/15/93 101:11:55PM H001 T-2931 C 26 BLDG PLAN CHECK 258.52 BLDG PERMITS R 304.13 INVOICE # 0089660 88 3.40 EI RESIDENTIAL 33.96 SYS DEV 11.32 ONE STOP TOTAL 611.35 CHECK 611.35

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

NEW AFFIDAVITS None PLAN CHECK EXTENDED TO PER ADMINISTRATIVE APPROVAL DATED 2/12/93 BY D.A.D. PLANS CHECKED HOUSING MITIGATION FEE ORDINANCE REQUIRED EXEMPT ASBESTOS NOTIFICATION Check Box: [ ] Notification letter sent to AQMD or EPA. I declare that notification of asbestos removal is not applicable to address project. Signature: Gabriel Torres date 6/15/93

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm 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. Date Lic. Class Lic. Number Contractor (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 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 is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by my applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).) I, as 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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's 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 Contractor's License Law.) I am exempt under Sec. B. & P. C. for this reason. Owner's Signature: Gabriel Torres

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. Insurance Company [ ] Certified copy is hereby furnished. [ ] Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date Applicant's Signature

19. 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 Law of California. Applicant's Signature: Gabriel Torres

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name Lender's Address

21. 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 law 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, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof, shall be responsible for the performance of the work specified herein or the condition of the property or soil upon which such work is performed. (See Sec. 61.0203 (L.A.M.C.)) Signed: Gabriel Torres (Owner or agent having property owner's consent) Position: Owner Date: 6/15/93

Bureau of Engineering		ADDRESS APPROVED	
Public Works Improvement		DRIVEWAY	
Required YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT	HIGHWAY	REQUIRED
SEWERS		DEDICATION	COMPLETED
RES. NO.		FLOOD CLEARANCE	
CERT. NO.		#	
	SFC NOT APPLICABLE	SEWERS AVAILABLE	
	PRIVATE SEWAGE SYSTEM APPROVED	NOT AVAILABLE	
Grading		SFC PAID	
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	SFC DUE	
CEQA			
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

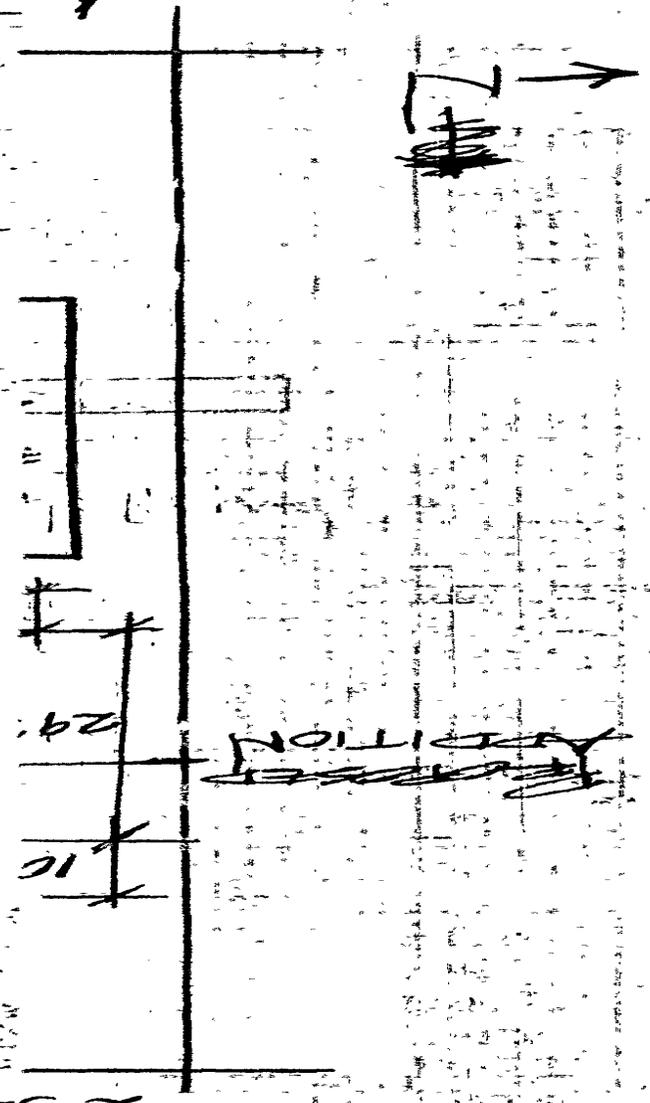
~~21 1649 - PROPOSED~~

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

DESCRIPTION:

PART OF LOT 19 OF THE J. N. ROBERTS TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EAST LINE OF SAID LOT 19 INTERSECTS THE NORTH LINE OF SCHLOSSER TERRACE TRACT NO. 2, AS PER MAP RECORDED IN BOOK 7 PAGE 82 OF SAID MAP RECORDS; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 19, 60 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID SCHLOSSER TERRACE TRACT NO. 2, TO THE WEST LINE OF SAID LOT 19; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 19 TO THE NORTH LINE OF SAID SCHLOSSER TERRACE TRACT NO. 2; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.



Address of  
Building

2002 Argyle Avenue

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 8-21-81

Permit No. and Year LA22281/81

1 story, type V, 5' x 10' addition to existing  
single family dwelling. R-1 occupancy

0 0 1 0 1 2 0 0 1 3 7

Owner Gabriel Torres  
Owner's Address 2002 Argyle Ave.

Los Angeles, CA 90068

58884262888888883351



Address of  
Building

2002 N. Argyle Ave.



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 12-2-83 Permit No. and Year LA 58744/83

Two story, type V, 11' X 15' addition to a guest room of an existing two story, type V, two family dwelling. R-1 Occupancy.

0 2 5 0 0 1 0 0 1 5 3

Owner Gabriel & Valerio Torres  
Owner's Address 2002 N. Argyle Ave.  
Los Angeles, CA 90068

BY R. HOVIOUS:1j





# CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: **2000 ARGYLE AV.**

**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)

1 2 1 8 0 9 0 0 1 0 6

**Permit No.and Year: 93HO22761**

**ADD 38' X 26' IRREGULAR SHAPED ADDITION TO AN EXISTING ONE STORY, TYPE V, DWELLING.**

**R3 OCCUPANCY**

Total Parking Required:  No Change in Parking Requirement.

Total Parking Provided:                    = Standard:                    + Compact:                    + Disabled:

**\* 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. #: 4                    Bureau: CODE ENF.(INSP):                    Division: GI--MS-MSS-EQ-(BMI)-COMM:

OWNER: GABRIEL AND VALERIA TORRES  
OWNER'S 2007 ARGYLE AV.  
ADDRESS: LOS ANGELES, CA 90068

Issued: MARCH 14, 2000

BY: W.KING/jj



# CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

## CERTIFICATE OF OCCUPANCY

**OWNER**

**TORRES,GABRIEL AND VALERIA**

**2002 ARGYLE AVE  
LOS ANGELES CA**

**90068**

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: <b>Issued-Valid</b>	DATE
BY: <b>PERRY SINGERMAN</b>	<b>05/11/2009</b>

**SITE IDENTIFICATION**

ADDRESS: **2000 N ARGYLE AVE 1-6 90068**

**LEGAL DESCRIPTION**

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
J. M. ROBERTS TRACT		19	2 MB 8-66/67	150A189 36	5586-004-019

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** NEW 3-STORY 6-UNIT APARTMENT BUILDING

**USE** PRIMARY

**Apartment**

## OTHER

**Garage - Private**

**PERMITS**

06010-10000-01056

**STRUCTURAL INVENTORY**

ITEM DESCRIPTION	CHANGED	TOTAL
Stories	3 Stories	3 Stories
Length	64.75 Feet	64.75 Feet
Width	48 Feet	48 Feet
Height (BC)	27 Feet	27 Feet
Height (ZC)	30 Feet	30 Feet
Floor Area (ZC)	5280 Sqft	5280 Sqft
Type V-1HR Construction		
Dwelling Unit	6 Units	6 Units
R1 Occ. Group	5280 Sqft	5280 Sqft
U1 Occ. Group	2777 Sqft	2777 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	10 Stalls	10 Stalls
Provided Compact for Site	5 Stalls	5 Stalls
Provided Disabled for Site	1 Stalls	1 Stalls
Provided Standard for Site	4 Stalls	6 Stalls
Total Provided Parking for Site	10 Stalls	12 Stalls

**DEPARTMENT OF BUILDING AND SAFETY****APPROVAL**

CERTIFICATE NUMBER 38776  
 BRANCH OFFICE LA  
 COUNCIL DISTRICT 4  
 INSPECTION DISTRICT BIMSM2  
 BUREAU: INSPECTN  
 DIVISION: BLDGINSP  
 STATUS: CoFO Issued  
 STATUS BY: PERRY SINGERMAN  
 STATUS DATE: 05/11/2009

*P. Singerman*

APPROVED BY: **PERRY SINGERMAN**

EXPIRATION DATE:

<b>PERMIT DETAIL</b>			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
06010-10000-01056	2000 N Argyle Ave 1-6	NEW 3-STORY BLDG: 2-LEVEL 6-UNIT APARTMENT OVER 1ST LEVEL GARAGE	CofO Issued - 05/11/2009 PERRY SINGERMAN

<b>PARCEL INFORMATION</b>		
Alley: 15' @ EAST [REAR]	Area Planning Commission: Central	LADBS Branch Office: LA
Council District: 4	Certified Neighborhood Council: Hollywood United	Community Plan Area: Hollywood
Census Tract: 1895.00	District Map: 150A189	Energy Zone: 9
Fire District: VHFHSZ	Hillside Grading Area: YES	Hillside Ordinance: YES
Earthquake-Induced Liquefaction Area: Yes	Lot Cut Date: 04/26/1944	Lot Size: 60 X 172
Near Source Zone Distance: .2	Thomas Brothers Map Grid: 593-F3	Zone: R3-1XL

<b>PARCEL DOCUMENT</b>		
Affidavit (AFF) 06-1658236 [2 OR MORE UNITS]	Affidavit (AFF) 06-1658237 [15% ORD]	City Planning Cases (CPC) CPC-1986-831
Ordinance (ORD) ORD-164705	Rent Stabilization Ordinance (RENT) YES	

<b>CHECKLIST ITEMS</b>		
Attachment - Plot Plan	Special Inspect - Anchor Bolts	Special Inspect - Concrete>2.5ksi
Special Inspect - Grade Beam/Caisson	Special Inspect - Masonry	Special Inspect - Structural Observation
Storm Water - SUSMP-Not Req'd		

<b>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
<b>OWNER(S)</b>			
Torres, Gabriel And Valeria	2002 Argyle Ave	LOS ANGELES CA 90068	
<b>TENANT</b>			
<b>APPLICANT</b>			
Relationship: Architect			
Sang H Kim-	611 S Catalina St #203	LA, CA 90005	(213) 383-5699

<b>BUILDING RELOCATED FROM:</b>

<b>(C)ONTRACTOR, (A)RCHITECT &amp; (E)NGINEER INFORMATION</b>			
NAME	ADDRESS	CLASS LICENSE #	PHONE #
(A) Kim, Sang Heum	20902 Reynolds Drive,	NA C14840	Torrance, CA 90503
(E) Kim, Hong Kook	400 S Hauser Blvd 2h,	NA C64529	Los Angeles, CA 90036
(E) Yim, Donghyun	4664 W 3rd St #203,	NA C59739	Los Angeles, CA 90020
(O) , Owner-Builder	,	NA 0	,

<b>SITE IDENTIFICATION-ALL</b>
ADDRESS: 2000 N ARGYLE AVE 1-6 90068

<b>LEGAL DESCRIPTION - ALL</b>					
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
J. M. ROBERTS TRACT		19	2 MB 8-66/67	150A189 36	5586-004-019