15421 So. Crenshaw Blvd

1

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

WORKER'S COMPENSATION DECLARATION

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

Policy No. 118069-92 Company STATE FUND

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the county building inspection department.

Date 1/22/92 Applicant

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

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.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under 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.

License Number 550877 Lic. Class B

Contractor _____ Date 1/22/92

☐ I am exempt under Sec. _____

B.&P.C. for this reason _____

Date: _____

Signature _____

☐ 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 (Section 7044, Business and Professions Code.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

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.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____ Date 1/22/92

76 A638A 20-0010 DPPW 6/89

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 15421 S. CRENSHAW BLVD.

CITY: GARDENA ZIP: 90249

SIZE OF LOT: NO. OF BLDGS. NOW ON LOT:

TRACT: 12737 BLOCK: LOT NO.: 13

ASSESSOR MAP BOOK: PAGE: PARCEL:

OWNER: GALEN MOGHTADER TEL. NO. 818 784-6274

ADDRESS: 13241 VENTURA BLVD

CITY: STUDIO CITY ZIP: 91604

ARCHITECT OR ENGINEER: TEL. NO.:

ADDRESS:

CONTRACTOR: TORKIAN CONST. TEL. NO. 2134785790

ADDRESS: 11805 MISSISSIPPI AVE LIC. NO. 550877

CITY: L.A. 90025 LIC. CLASS:

SQ. FT. SIZE: NO. OF STORES: NO. OF FAMILIES:

DESCRIPTION OF WORK: DEMO EXISTING STRUCTURE

USE OF EXISTING BLDG.:

☐ NEW ☐ ADD ☐ ALTER ☐ REPAIR ☒ DEMOL ☐ URM

APPLICANT (PRINT): STEVE TORKIAN TEL. NO. 2134785790

ADDRESS: 11805 MISSISSIPPI AVE

WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

YES ☐ NO ☐

WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SEE PERMITTING CHECKLIST FOR GUIDELINES.

YES ☐ NO ☒

I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE, TITLE 2, CHAPTER 2.20 SECTIONS 2.20.100 THROUGH 2.20.140 CONCERNING HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCAQMD.

OWNER OR AGENT

P.C. FEE 48.75	PERMIT FEE 97.00
	ISSUANCE FEE 16.50
INVESTIGATION FEE	TOTAL FEE 113.50

SEE REVERSE FOR EXPLANATORY LANGUAGE

BUILDING ADDRESS: 15421 S. CRENSHAW

LOCALITY: GARDENA

NEAREST CROSS ST.: 156 Th

USE ZONE: C-1 MAP NO.: 4140

SPECIAL CONDITIONS: PP30517

WITHIN 1000 FT. OF SCHOOL? YES NO

DISTRICT: 7 GROUP: Demo TYPE CONST.: FIRE ZONE: III PROCESSED BY: Gryffin

STATISTICAL CLASSIFICATION

CLASS NO. 24 DWELL UNITS _____ APT CONDO

REQUIRED SET BACK	YARD	HWY	TOTAL SETBACK FROM PROP LINE	EXIST WIDTH
FRONT PL				
SIDE PL				

SEWER MAP BK 1 PG 123

VALUATION $

$

LDMA P/C #

LDMA Perm #

FINAL DATE 9/3/92

FINAL BY

VALIDATION

#27

01* *48.75

*48.75 CK TL

1 1 *** ITM

P.C. 6402

16-17

01-22-92

#1

01* *11350

*11350 CK TL

1 1 *** ITM

6403

16-18

1-22-92

INSPECTOR COPY

PLANS TO APPLICANT				
To:		Returned		Approved
No.	Date	No.	Date	

Approvals	Required Yes	Required No	Date Received or Approved
Water Certificate			
Health Department			
Fire Department			
Grading			
Geological			
Pedestrian Protection (Fence) (Canopy)			
Special Inspection (Conc.) (Masonry) (Welding)			
Lot Drainage			
Parking			

Approvals	Date	Inspector's Signature
Location (Setback & Yards)		
Foundations		
Slab		
Frame		
Energy Insulation		
Lath/Drywall - Interior		
Lath - Exterior		
House Number - Correct & Posted		
Final - Enter on Front		

INSPECTOR'S NOTES

9/3/92 Bldg Removed

Sued sewer cap -

left notice w/ contractor -

ASBESTOS NOTIFICATION

✓ ☐ Notification letter sent to AQMD or EPA.

box ☐ I declare that notification of asbestos removal is not applicable to addressed project

Signature [signature] Date 1-22-92

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, 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 any 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 Laws.*

☐ I am exempt under Sec. _____, B.&P.C. for this reason _____

Date _____ Owner _____

INSPECTOR'S NOTES

APPLICATION FOR BUILDING PERMIT

1

COUNTY OF LOS ANGELES — BUILDING AND SAFETY

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

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.

Date 9-25-90 Applicant [signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under 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.

License Number _____ Lic. Class _____

Contractor _____ Date _____

☐ I am exempt under Sec. _____

B.&P.C. for this reason _____

_____ Date: _____

Signature _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☒ 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 (Section 7044, Business and Professions Code.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

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.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

[signature] 9-25-90

Signature of Applicant or Agent — Date

76 A638A 20-0010 DPW 7/86

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 15421 CLENSHAW BLV

CITY: GARDENA, CA ZIP:

SIZE OF LOT: NO. OF BLDGS. NOW ON LOT: one

TRACT: 12737 BLOCK: LOT NO. 13

OWNER: GALEN MOGHTADERI TEL. NO. (818) 784-6274

ADDRESS: 13241 Ventura BLV

CITY: NORTH HOLLYWOOD CA ZIP: 91604

ARCHITECT OR ENGINEER: TEL. NO.:

ADDRESS:

CONTRACTOR: OWNER TEL. NO.:

ADDRESS: LIC. NO.:

CITY: LIC. CLASS:

SQ. FT. SIZE: NO. OF STORIES: NO. OF FAMILIES:

CHECK ONE: NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOL ☒

DESCRIPTION OF WORK: DEMO Restaurant

USE OF EXISTING BLDG.:

APPLICANT (PRINT): GALEN Moghtader TEL. NO. (818) 784-6274

ADDRESS: 13241 Ventura BLV, North Hollywood

PRESENT BUILDING ADDRESS:

LOCALITY:

MOVING CONTRACTOR: TEL. NO.:

ADDRESS:

REQUIRED SET BACK	YARD	HWY	TOTAL SETBACK FROM PROP. LINE	EXIST. WIDTH
FRONT P.L.				
SIDE P.L.				

P.C. Fee $:

Investigation Fee:

Permit Fee: 75.00

Issuance Fee: 13.00

Total Fee: 88.00

SEE REVERSE FOR EXPLANATORY LANGUAGE

BUILDING ADDRESS: 15421 Crenshaw Blvd.

LOCALITY: Glondra

NEAREST CROSS ST.: 154th Street

ASSESSOR MAP BOOK: 4070 PAGE: 12 PARCEL: 15

USE ZONE: C-1 MAP NO.: 4140 SPECIAL CONDITIONS: PP 30517

DISTRICT: 7 GROUP: TYPE CONST.: Demo FIRE ZONE: 3 PROCESSED BY: Greffin

STATISTICAL CLASSIFICATION: CLASS NO. 24 DWELL. UNITS: APT. CONDO.

SEWER MAP BK. V PG. 123

VALUATION $

$

FINAL DATE

FINAL By

LDMA Ref. #

LDMA P/C #

LDMA Perm. #

INSPECTOR COPY

VALIDATION

#1.
01* *88.00
*88.00 CK TL
1 CL 1. ***TM
0 NO
14-36
09-25-90
NO. 0

EXPIRED BY TIME

EXPIRED BY TIME

PLANS TO APPLICANT				
To:		Returned		Approved
No.	Date	No.	Date	

Approvals	Required Yes	Required No	Date Received or Approved
Water Certificate			
Health Department			
Fire Department			
Grading			
Geological			
Pedestrian Protection (Fence) (Canopy)			
Special Inspection (Conc.) (Masonry) (Welding)			
Lot Drainage			
Parking			

Approvals	Date	Inspector's Signature
Location— (Setback & Yards)		
Foundations		
Slab		
Frame		
Energy Insulation		
Lath/Drywall— Interior		
Lath—Exterior		
House Number — Correct & Posted		
Final— Enter on Front		

INSPECTOR'S NOTES

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, 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 any 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 _____

Date _____ Owner _____

INSPECTOR'S NOTES

COPY of Document Recorded
91 979115 JUN 27 1991
Has not been compared with original.
Original will be returned when processing has been completed.
LOS ANGELES COUNTY REGISTRAR - RECORDER

Copy

RECORDING REQUESTED BY AND MAIL TO

Name: Department of Regional Planning

Street: 320 West Temple Street
Room 1383, Hall of Records

City: Los Angeles, California 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE

REQUEST FOR WAIVER — PARCEL MAP NO. 19437

I/We, the undersigned owner(s) of record of real property within the unincorporated territory of the County of Los Angeles, hereby **DECLARE OUR INTENTION TO DIVIDE** said real property into the following described parcels:

(SEE ATTACHED LEGAL DESCRIPTIONS)

and pursuant to the provisions of the Subdivision Map Act (Sec. 66410 et seq., Government Code, State of California) and the County Subdivision Ordinance (Ord. 4478, County of Los Angeles), **REQUEST WAIVER** of the requirement that an approved parcel map of said division of real property be filed with the County Recorder prior to the sale, lease, financing or transfer of the parcels comprising the division.

3/24/90

Signature	Signature	Signature
GARY LAZAR	GALEN MOGHTADERI	
Name, typed or printed	Name, typed or printed	Name, typed or printed
12739 LAKEWOOD BLVD.	13241 VENTURA BLVD.	
Address	Address	Address
DOWNEY, CA. 90242	STUDIO CITY, CA. 91604	

Witnessed By: Joseph D. Montoya

GRANT WAIVER AND DETERMINATION OF COMPLIANCE

I hereby certify that I have reviewed the above described division of real property and have found it substantially conforms to approved **TENTATIVE MAP NO.** _____ and that all other requirements of the Subdivision Map Act and of the County Subdivision Ordinance precedent to waiving the parcel map of the division have been met. **THE FILING OF A PARCEL MAP IS THEREFORE WAIVED AND THE PARCELS COMPRISING THE DIVISION MAY BE SOLD, LEASED, FINANCED, OR TRANSFERRED IN FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF THE COUNTY SUBDIVISION ORDINANCE.**

DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles, State of California
Norman Murdoch, Planning Director

By: _____

Title: ADMINISTRATOR

Date: Sept. 4, 1990

21-P6R-10/74

9-4-90

PARCEL 1:

THE SOUTHERLY 115.00 FEET OF LOT 13 OF TRACT NO. 12737, AS PER MAP RECORDED IN BOOK 325, PAGES 38 AND 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

EXCEPT THE WESTERLY 110.00 FEET THEREOF

TOGETHER WITH THE NORTHERLY 55 FEET OF THAT PORTION OF THE EAST 127 ACRES OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22,, 1868, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE CRENSHAW AVENUE, 1045 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF TR. NO. 12737 AS SHOWN ON MAP FILED IN BOOK 325, PAGES 38 AND 39, OF MAPS, IN THE OFFICE OF THE REGISTRAR RECORDER OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 13, 250 FEET AT RIGHT ANGLES; THENCE SOUTHERLY AT RIGHT ANGLES 1045 FEET; THENCE EASTERLY 250 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 13 OF TRACT NO. 12737, AS PER MAP RECORDED IN BOOK 325. PAGES 38 AND 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE WESTERLY 110.00 AND THE SOUTHERLY 115.00 FEET THEREOF.

IN ORDER FOR THIS CERTIFICATE OF COMPLIANCE TO BE VALID, PRIOR TO THE SALE, LEASE, FINANCING OR TRANSFER OF EACH PARCEL, THAT PORTION OF THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT WITHIN THE PARCEL BEING CONVEYED MUST BE RESERVED FOR THE USE OF THE OTHER PARCEL DESCRIBED IN THIS CERTIFICATE OF COMPLIANCE AND THE REMAINDER OF SAID INGRESS AND EGRESS EASEMENT MUST BE GRANTED ALONG WITH THE PARCEL BEING CONVEYED:

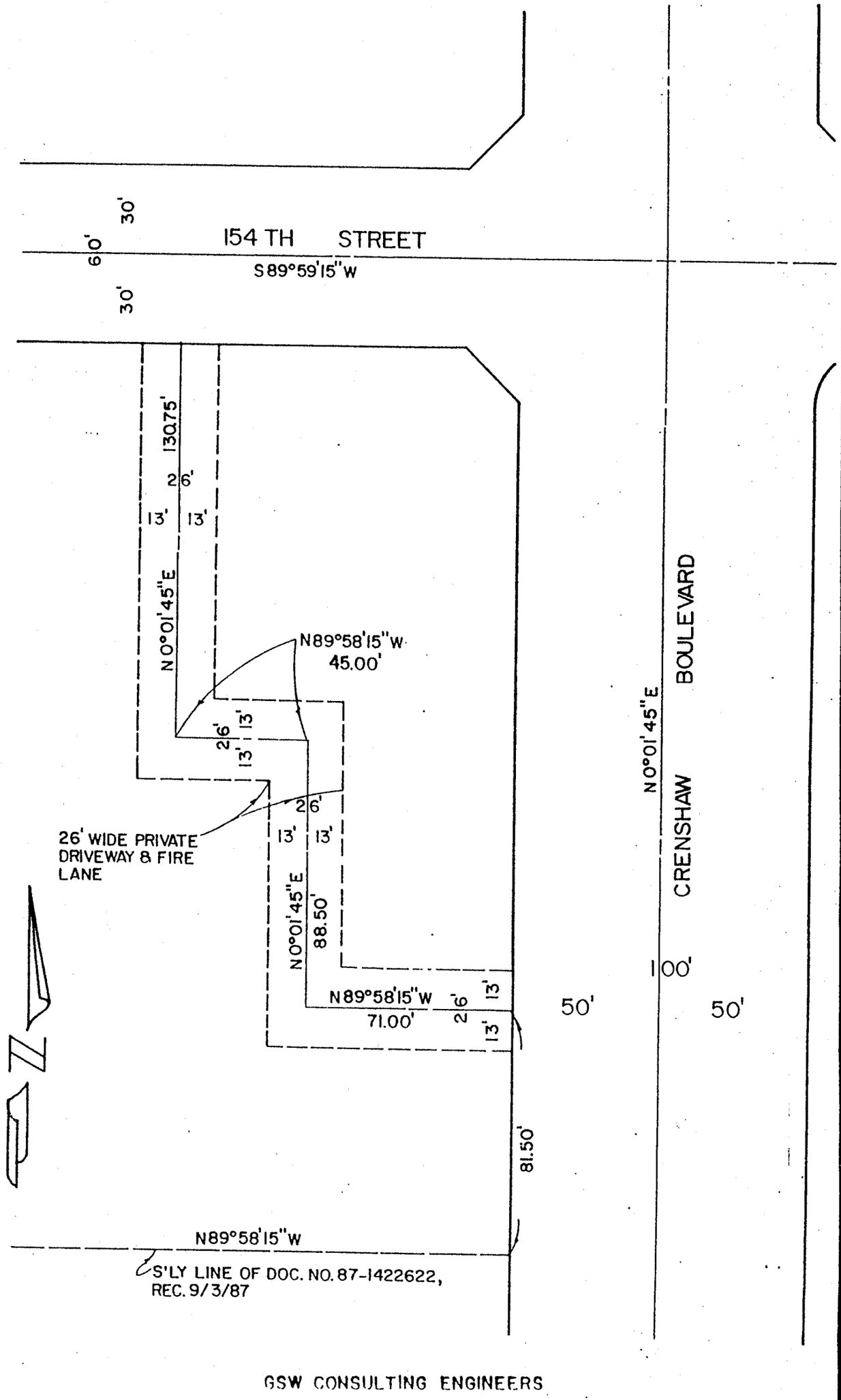
A STRIP OF LAND, 26' WIDE, LYING 13' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN DOC. NO. 87-1422622, RECORDED SEPTEMBER 8, 1987; THENCE ALONG THE WESTERLY LINE OF CRENSHAW BOULEVARD N0°01'45"E, 81.50' TO THE TRUE POINT OF BEGINNING; THENCE N89°58'15"W 71.00'; THENCE N0°01'45"E 88.50'; THENCE N89° 58'15"W 45.00'; THENCE N0°01'45"E 130.75' TO THE SOUTHERLY LINE OF 154TH STREET. THE SIDELINES OF THE ABOVE DESCRIBED 26' STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE AT THEIR POINTS OF INTERSECTION.

SCALE: 1" = 40'

SHEET 1 OF 1 SHEET

20 0 20 40

PLAT OF PRIVATE DRIVEWAY & FIRE LANE



GSW CONSULTING ENGINEERS

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On this 13th day of October in the year 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph D. Montoya, known to me to be the person whose name is subscribed to the within instrument as a witness hereto, who being duly sworn deposes and says: that he, Joseph D. Montoya, resides at Los Angeles, California and that he has personal knowledge and recognizes the signature of Gary Lazar and observed Gary Lazar execute his name thereto as instrument; and that affiant has subscribed his name thereto as a witness to the signature of Gary Lazar.

WITNESS my hand and official seal.

OFFICIAL SEAL
MELODY A MATIAS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires MAY 26, 1991

Melody Matias
(Signature of Notary)

OFFICIAL SEAL
MELODY A MATIAS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires MAY 26, 1991

MELODY A. MATIAS
(Name Typed or Printed)

State of California
County of Los Angeles } SS.

On this the 27 day of August 1990, before me,
Pina Braun,
the undersigned Notary Public, personally appeared
Galen Moghtaderi,
☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that he executed it.
WITNESS my hand and official seal.

OFFICIAL SEAL
PINA BRAUN
Notary Public-California
LOS ANGELES COUNTY
My Commission Expires
October 6, 1993

Pina Braun
Notary's Signature

Document to Accompany Certificate of Compliance