APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES — BUILDING AND SAFETY

1

...S' COMPENSATION DECLARATION

...that I have a certificate of consent to self ..., or a certificate of Workers' Compensation Insurance, ...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 8/19/91 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] 8/19/91

Signature of Applicant or Agent — Date

FOR APPLICANT TO FILL IN

BUILDING ADDRESS	15421 SOUTH CRENSHAW BL
CITY	GARDENA CA. ZIP
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT
TRACT	12737 BLOCK LOT NO. 13
OWNER	MR. MOAHTADERI TEL. NO. (818) 5080817
ADDRESS	4741 LAUREL CYN. BL. #202
CITY	N. HOLLYWOOD CA. ZIP 91607
ARCHITECT OR ENGINEER	A. KHORRAMIAN TEL. NO. (818) 5080817
ADDRESS	4741 LAUREL CANYON BL #202
CONTRACTOR	owner TEL. NO. 5080817
ADDRESS	SAME LIC. NO.
CITY	LIC. CLASS
SQ. FT. SIZE	16000 NO. OF STORIES 2 NO. OF FAMILIES —
DESCRIPTION OF WORK	2 STORY Retail & office building
USE OF EXISTING BLDG.	
APPLICANT (PRINT)	A-KHORRAMIAN TEL. NO. (818) 5080817
ADDRESS	4741 LAUREL CYN. BL. #202 N. HOLLYWOOD CA. 91607
PRESENT BUILDING ADDRESS	
LOCALITY	
MOVING CONTRACTOR	TEL. NO.
ADDRESS	

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

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

P.C. Fee $	~~2,398.30~~	Permit Fee	4,184.10
	~~1,013.96~~	Issuance Fee	16.50
Investigation Fee	3,013.96	Total Fee	4,200.60

BUILDING ADDRESS	15421 S. Crenshaw BL
LOCALITY	Gardena
NEAREST CROSS ST.	Manhattan Beach Blvd
ASSESSOR MAP BOOK	PAGE PARCEL
USE ZONE	C-1
MAP NO.	4140
SPECIAL CONDITIONS	PP 37014
DISTRICT	7.0
GROUP	B-2
TYPE CONST.	V-N
FIRE ZONE	3
PROCESSED BY	Griffin Tom
STATISTICAL CLASSIFICATION	CLASS NO. 18 DWELL. UNITS _____ APT. CONDO.
SEWER MAP	BK. V PG. 123
VALUATION	$ 720,000
	$ 808,000.
FINAL DATE	
FINAL By	

VALIDATION

Expired no work completed 12/23/2000

#1

01 * * 420060

*420060

1 1 ***

#4516

10-11

08-19-91

INSPECTOR COPY

LDMA Ref. #

LDMA P/C #

LDMA Perm. #

SEE REVERSE FOR EXPLANATORY LANGUAGE

LDMA — $60.00

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 - lay-out for pad footing - Progress OK extend - R. Bagley

8-25-93 - FOUR PADS BEING EXCAVATED, & PREPARED FOR REBAR - Progress OK as noted on plans. R Bagley

9-8-94 - THREE (3) PADS BEING EXCAVATED FOR A TOTAL OF SEVEN (7) AS NOTED ON plans C Herbert

9-8-95 LEFT [illegible] C Herbert

9-10-95 10 PADS total C Herbert

9-13-96 THREE (3) PADS BEING EXCAVATED FOR TOTAL OF THIRTEEN Progress C Herbert

Final extension on 12/99

OWNER-BUILDER DECLARATION

I hereby [illegible] that I am exempt from the Contractor's License [illegible] the following reason: [illegible] Business and Professions Code. [illegible] required a permit to construct, alter, [illegible] or repair any structure, prior to its issuance, [illegible] 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 ($500.00).

☐ 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. _____ S.&P.C. for this reason _____

Date _____ Owner _____

INSPECTOR'S NOTES

File copy

BUILDING CODE, SECTION 506(d)--YARD AGREEMENT

The increase in building area permitted by Section 506 shall not be allowed unless the owner of any privately owned yard used as the basis of such increase has filed the following agreement:

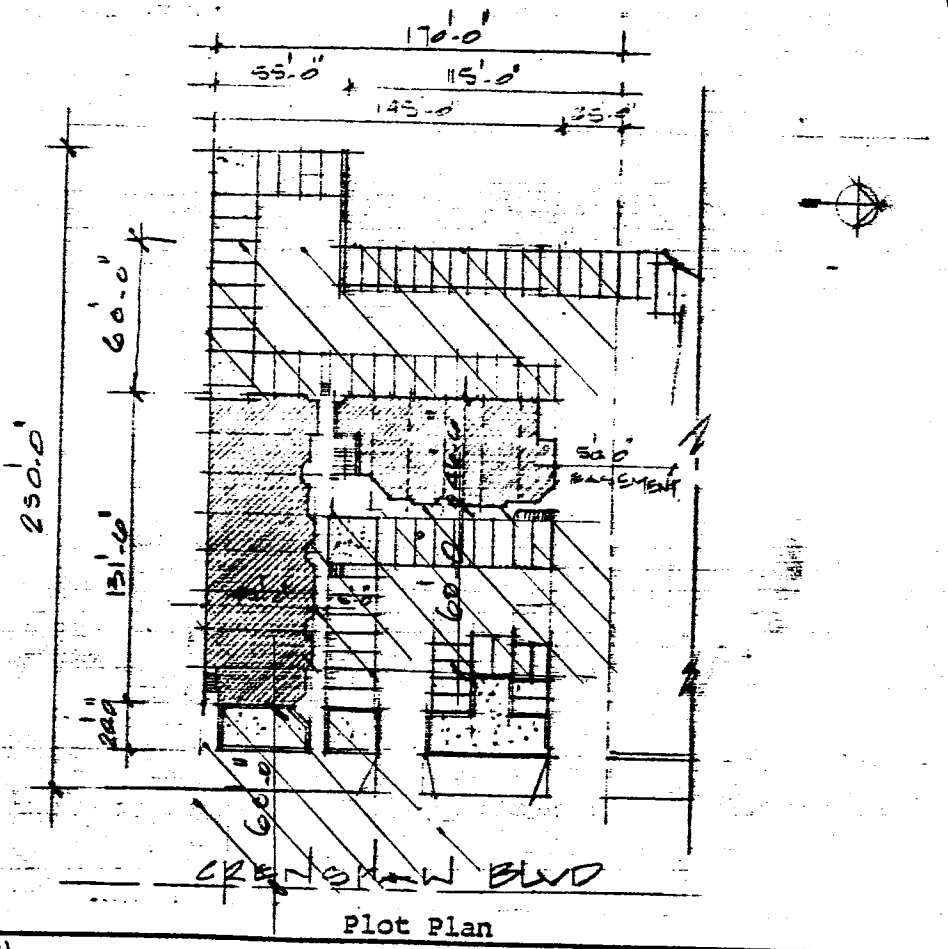
I/We the undersigned, as owner(s) of the property located at

Street Address: 15421 SOUTH CRENSHAW BLVD GARDENA CA 90249.

Legal Description: LOT 13 OF TRACT NO. 12137, AS PER MAP RECORDED IN BOOK 323

acknowledge that the area of 16000 square feet for the proposed construction shown on Plan Check application No. 3549, is approved by reason of yard spaces _____ feet in width adjoining _____ sides of the building as shown on the dimensioned plot plan (below/on reverse/attached). I/We agree to maintain this space and refrain from further construction thereon as long as such yard is required for this purpose by the Building Code.

(Company of Corporation) (Signature) (Date)



Plot Plan

(Division Use Only)
Group(s) B-2.
Type(s) V-N. -(2-60') yds.
Sprinklered NO
Separation Walls NO.
By J. Thakar.
Date Jan 23, 1991.
BSPC 012/1-85

Area Computations
Area 1st FL. 11182.5
2nd FL 8276.5
Total Actual Area 19459
Allowable Area T.5.C.
B-2 OCC. TYPE V-N. 2-story BLDG
2 x 8000 = 16000 50% increase for 2-60' yds
+ 8000
24000 sq.

Actual Area < Allowable ∴ Ok.

(1)

CENTINELA VALLEY UNION HIGH SCHOOL DISTRICT
14901 Inglewood Avenue
Lawndale, CA 90260
Telephone: (213) 970-7703
Hours: 7:30 AM - 4:00 PM Mon. thru Friday

CERTIFICATION OF COMPLIANCE
WITH FEE PROVISIONS OF
GOVERNMENT CODE SECTION 65995
EFFECTIVE JANUARY 1, 1987

DEVELOPER GALEN MOGHTADERI

ADDRESS 13241 VENTURA BLVD.
STUDIO CITY, CA. 9160

TELEPHONE (818) 784-6274

Signature of Applicant
The person signing represents that he/she is authorized to sign on behalf of the owner/developer and that the information provided is true and accurate to the best of his/her knowledge.

FEE SCHEDULE: THE DEVELOPMENT FEES LEVIED BY THE CENTINELA VALLEY UNION HIGH SCHOOL DISTRICT UNDER PROVISION OF SECTION 65995 OF THE GOVERNMENT CODE ARE:

Residential Development	$1.58 / sq. ft.	(effective: 11/11/90)
Commercial/Industrial Development	$0.26 / sq. ft.	

TRACT/PROJECT ADDRESS
NUMBER OF BUILDING(S) IN PROJECT
BUILDING PERMIT APPLICATION NO(S)

	LOT/ADDRESS	USE OF BUILDING	AREA (Sq. Ft.)	FEE
1.	15421 So. Crenshaw	offices/Retail	19459	5059.34
2.				
3.				
4.				
5.				

THIS IS TO CERTIFY THAT THE SQUARE FOOTAGE IS TRUE AND ACCURATE

Jata Thakar 1/23/91
~~City~~/County Building Dept.

County of Los Angeles
DEPT OF PUBLIC WORKS
DIVISION OF BUILDING AND SAFETY
4353 Lennox Boulevard, Lennox, Calif. 90304
419-5651
Inspectors: 419-5655

SUBTOTAL (ATTACHED SHEETS) 5059.34
TOTAL FEES DUE
RECEIPT NO. 7558

INFORMATION BELOW LINE TO BE COMPLETED BY SCHOOL DIST.

☒ This is to certify that all fees due to the Centinela Valley Union High School District under provision of Government Code Section 65995 as a prerequisite to the issuance of a Building Permit by the Department of Public Works have been received. Based on the above information presented, this Certification of Completion is hereby executed.

☐ This is to certify that the above described development has been determined to be exempt from the development fees of Government Code Section 65995 and Building Permits may be issued therefor.

Robert C. Church
Assistant Superintendent
Centinela Valley Union High School District

CENTINELA Valley Union HIGH SCHOOL DISTRICT
DEVELOPER FEE PAID
SIGN
DATE 3/1/91

Revised: 11/11/90

REDIFORM 8L808/01808

CVUHSD 35%
Lawndale 65%

RECEIPT

DATE 3-1 1991 No. 7558

RECEIVED FROM Galen Moghtaderi

ADDRESS 13241 Ventura Studio City

Five thousand fifty nine + 34/100 DOLLARS $ 5059.34

FOR Developer fee

19459 sq ft @ .26

Check # 12576971

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	5059.34
BALANCE DUE		MONEY ORDER	

BY Joan Harmon

0012576971

Bank of America NT&SA

CASHIER'S CHECK

11-35/1210

VOID AFTER SIX MONTHS

Pay To The Order of ********* CENTNELA VALLEY UNION HIGH********** Date (247)02-13-91***

[illegible] 5,059.34 [illegible]

Dollars $***5,059.34***

Drawer: Bank of America NT&SA

GALEN MOGHTADERI

Purchaser Name

Authorized Signature

Two signatures required for amounts over $500,000.

To: Bank of America NT&SA, San Francisco, California

⑈0012576971⑈ ⑆121000358⑆ 13973⑈84013⑈

Remittance/BankAmerica

WASTEWATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road / Room 207 / Whittier, California
Mailing Address: P.O. Box 4998, Whittier, California 90607
Telephone: (213) 699-7411 / From Los Angeles (213) 685-5217
Hours: 7:30 a.m. - 4:00 p.m. Mon. - Fri.

CHARLES W. CARRY
Chief Engineer and General Manager

Account No.: 381943
District No.: 05

SEWERAGE SYSTEM CONNECTION FEE

Complete Items 1 through 9 — PLEASE TYPE OR PRINT

Date: 11 (MONTH) , 21 (DAY) , 90 (YEAR)

1. Name of Applicant ABDY KHORRAMJAN
2. Address of Property 15421 S. Crenshaw (STREET) Gardena (CITY) CA (STATE) (ZIP)
   Major Cross Streets —
3. Contact ~~Same~~ Galen Moghtader Phone Number: 818, 508 - 0817
4. Mailing Address (IF DIFFERENT FROM ABOVE) 4741 Laurel Cyn Bd # 202 (STREET) N. Hollywood (CITY) (STATE) 91607 (ZIP)
5. County Assessor Map Book, Page, and Parcel Number: 4070 - 012 - 015
6. Structure is: ☐ Proposed ☐ Existing, Date of Construction _____
7. User Category and Units of Usage: *(Check the appropriate box and provide the applicable information)*

a. Residential:	☐ Single Family Home(s) Tract # Lots	▶ Number of Units:
	☐ Duplex ☐ Triplex ☐ Fourplex	▶ Number:
	☐ Five Units or More	▶ Number of Units:
	☐ Mobile Home Park	▶ Number of Spaces:
	☐ Condominium	▶ Number of Units:
b. Commercial:	☐ Hotel/Motel	▶ Number of Rooms:
	☐ Convalescent Hospital/Home for the Aged	▶ Number of Beds:
	☒ Other (Specify): Shopping + office	▶ Improvement Square Footage: 16,000 SF
c. Institutional:	☐ College/University Retail	10,000 SF ▶ Number of Students:
	☐ Private School Office	6,000 SF ▶ Improvement Square Footage:
	☐ Church	▶ Improvement Square Footage:
d. Industrial:	☐ All Categories	▶ All industrial dischargers must obtain a permit for industrial wastewater discharge.

8. **In order to process this application a complete set of architectural blue prints is required. This is not required for one detached, single family home.**
9. **I certify that the information provided in this application is true and correct to the best of my knowledge.**

(SIGNATURE) _____ (DATE)

☐ **APPLICANT**
☐ **AGENT FOR APPLICANT**

Please pay by check or money order only. **(Cash will not be accepted.)**
Make checks payable to: COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY.
Returned checks will be subject to a penalty.

FEE CALCULATION FOR RESIDENTIAL, COMMERCIAL, AND INSTITUTIONAL CATEGORIES

Number of Units of Usage	×	Connection Fee Per Unit of Usage		Connection Fee
10.00 6.00	×	$ 1700.00 $ 787.00	17000.00 4722.00	$ 21,722.00

SPECIAL CREDITS (Only if Applicable)
☒ DEMOLITION CREDIT LC 15A-3256
☐ CHANGE IN USE CREDIT*
☐ AD VALOREM TAX CREDIT
Annexation Date _____

In order to receive credit, proof of demolition or former use must be submitted with your application (e.g. Demolition Permits, original plans).

\- $ 22,446.86

(If Less Than Zero, Enter Zero) $ 0

Connection Fee Due

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY
CHARLES W. CARRY
CHIEF ENGINEER & GEN. MGR.

(For Districts' Use Only)

Misc:
Bldg/Unit # _____
Comments: _____

Fee Payment Received:
From _____
Amount: $ 0 D.C. ☐ Yes ☒ No
Ck. No. _____

Processed by: _____
Approved by: _____
Date: November 27, 1990

WHITE COPY — COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY
YELLOW COPY — BUILDING DEPARTMENT
PINK COPY — APPLICANT
DO NOT SEPARATE

FN 789

WASTEWATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road / Room 207 / Whittier, California
Mailing Address: P.O. Box 4998, Whittier, California 90607
Telephone: (213) 699-7411 / From Los Angeles (213) 685-5217
Hours: 7:30 a.m. - 4:00 p.m. Mon. - Fri.

CHARLES W. CARRY
Chief Engineer and General Manager

Account No.: 381235
District No.: 05

SEWERAGE SYSTEM CONNECTION FEE

Complete Items 1 through 9 — PLEASE TYPE OR PRINT

Date: 9 / 7 / 90 (MONTH) (DAY) (YEAR)

1. Name of Applicant ABDY KHORRAMIAN
2. Address of Property 15421 S. CRENSHAW GARDENA CA. (STREET) (CITY) (STATE) (ZIP)
   Major Cross Streets
3. Contact ABDY KHORRAMIAN Phone Number: (818) 508-0817
4. Mailing Address (IF DIFFERENT FROM ABOVE) 4741 LAUREL CYN. BL. #202 N. HOLLYWOOD CA. 91607 (STREET) (CITY) (STATE) (ZIP)
5. County Assessor Map Book, Page, and Parcel Number: ____ - ____ - ____
6. Structure is: ☒ Proposed ☐ Existing, Date of Construction
7. User Category and Units of Usage: *(Check the appropriate box and provide the applicable information)*

a. Residential:	☐ Single Family Home(s) Tract # Lots	▶ Number of Units:
	☐ Duplex ☐ Triplex ☐ Fourplex	▶ Number:
	☐ Five Units or More	▶ Number of Units:
	☐ Mobile Home Park	▶ Number of Spaces:
	☐ Condominium	▶ Number of Units:
b. Commercial:	☐ Hotel/Motel	▶ Number of Rooms:
	☐ Convalescent Hospital/Home for the Aged	▶ Number of Beds:
	☒ Other (Specify): Shopping & Office	▶ Improvement Square Footage: 16000 S.F.
c. Institutional:	☐ College/University RETAIL 10,000 ☒	▶ Number of Students:
	☐ Private School OFFICE 6,000 ☒	▶ Improvement Square Footage:
	☐ Church	▶ Improvement Square Footage:
d. Industrial:	☐ All Categories	▶ All industrial dischargers must obtain a permit for industrial wastewater discharge.

8. **In order to process this application a complete set of architectural blue prints is required. This is not required for one detached, single family home.**
9. **I certify that the information provided in this application is true and correct to the best of my knowledge.**

Abdy Khorr (SIGNATURE) 9-7-90 (DATE)

☐ **APPLICANT**
☐ **AGENT FOR APPLICANT**

Please pay by check or money order only. **(Cash will not be accepted.)**
Make checks payable to: COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY.
Returned checks will be subject to a penalty.

FEE CALCULATION FOR RESIDENTIAL, COMMERCIAL, AND INSTITUTIONAL CATEGORIES

Number of Units of Usage		Connection Fee Per Unit of Usage		Connection Fee
10.00	×	$ 1,700.00	=	$ 17,000.00
6.00		787.00		4,722.00

SPECIAL CREDITS (Only if Applicable)
☐ DEMOLITION CREDIT*
☒ CHANGE IN USE CREDIT*
☐ AD VALOREM TAX CREDIT
Annexation Date

*In order to receive credit, proof of demolition or former use must be submitted with your application (e.g. Demolition Permits, original plans).

- $ 0

(If Less Than Zero, Enter Zero) $ 21,722.00
Connection Fee Due

(For Districts' Use Only)

Misc:
Bldg/Unit #
Comments:

Fee Payment Received:
From Galen Mogtadeu
Amount: $ 21,722.00 D.C. ☐ Yes ☒ No
Ck. No. 655

Processed by:
Approved by:
Date: September 7, 1990

SANITATION DISTRICTS OF LOS ANGELES COUNTY
APPROVED
CHARLES W. CARRY
CHIEF ENGINEER & GEN. MGR.

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YELLOW COPY — BUILDING DEPARTMENT
PINK COPY — APPLICANT
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