

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

**CERTIFICATE OF OCCUPANCY**

<p><b>OWNER</b> AVIRAM. TZAFRIR</p> <p>5622 WILLOWCREST AVE NORTH HOLLYWOOD CA 91601</p>	<p>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.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;"> <p><b>CERTIFICATE:</b> BY: RUBEN SALAS</p> </td> <td style="width:20%; text-align: center;"> <p>Issued-Valid</p> </td> <td style="width:20%; text-align: center;"> <p>DATE: 07/24/2025</p> </td> </tr> <tr> <td colspan="3" style="text-align: center;"> <p><b>GREEN - MANDATORY</b></p> </td> </tr> </table>	<p><b>CERTIFICATE:</b> BY: RUBEN SALAS</p>	<p>Issued-Valid</p>	<p>DATE: 07/24/2025</p>	<p><b>GREEN - MANDATORY</b></p>		
<p><b>CERTIFICATE:</b> BY: RUBEN SALAS</p>	<p>Issued-Valid</p>	<p>DATE: 07/24/2025</p>					
<p><b>GREEN - MANDATORY</b></p>							

**SITE IDENTIFICATION**  
ADDRESS: 5622-5622 1/2 N WILLOW CREST AVE 91601

**LEGAL DESCRIPTION**

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
TR 9651		60		M B 135-14/15	174B177 494	2415-023-030

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 TWO STORY DUPLEX.

<b>USE</b>	<u>PRIMARY</u> Duplex	<u>OTHER</u> (-) None
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**PERMITS**  
22010-20000-05997

**STRUCTURAL INVENTORY**

ITEM DESCRIPTION	CHANGED	TOTAL
Dwelling Unit	2 Units	2 Units
Floor Area (ZC)	2545 Sqft	2545 Sqft
Height (ZC)	26.5 Feet	26.5 Feet
Length	41 Feet	41 Feet
NFPA-13D Fire Sprinklers Thru-out Stories	2 Stories	2 Stories
Type V-B Construction		
Width	35 Feet	35 Feet
Wood (Plywood, OSB, etc.)Shearwall		
R3 Occ. Group	2545 Sqft	2545 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	4 Stalls	4 Stalls
Total Provided Parking for Site	8 Stalls	8 Stalls



**APPROVAL**

CERTIFICATE NUMBER	257629
BRANCH OFFICE:	VN
COUNCIL DISTRICT:	2
BUREAU:	INSPECTN
DIVISION:	TEMD
STATUS:	CofO Issued
STATUS BY:	RUBEN SALAS
STATUS DATE:	07/24/2025

APPROVED BY: RUBEN SALAS  
 EXPIRATION DATE:

**PERMIT DETAIL**

PERMIT NUMBER 22010-20000-05997	PERMIT ADDRESS 5622-5622 1/2 N Willow Crest Ave	PERMIT DESCRIPTION NEW 35' X 41' TWO STORY DUPLEX; EQUIPPED WITH NFPA 13-D FIRE SPRINKLERS THROUGHOUT (FRONT BUILDING)	STATUS - DATE - BY CofO Issued - 07/24/2025 RUBEN SALAS
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**PARCEL INFORMATION**

Area Planning Commission: South Valley	Census Tract: 1243.00	Certified Neighborhood Council: NoHo
Community Plan Area: North Hollywood - Valley Village	Council District: 2	District Map: 174B177
Earthquake-Induced Liquefaction Area: Yes	Energy Zone: 9	Environmentally Sensitive Area: YES
LADBS Branch Office: VN	Near Source Zone Distance: 4.1	Thomas Brothers Map Grid: 563-B1
Zone: RD1.5-1VL		

**PARCEL DOCUMENT**

City Planning Cases (CPC) CPC-2013-3169	City Planning Cases (CPC) CPC-2018-3723-GPA-ZC-CDO-BL	City Planning Cases (CPC) CPC-2018-6005-CA
Community Redevelopment Area (CRA) ZI 1048 N HOLLYWOOD	Ordinance (ORD) ORD-162937	Targeted Neighborhood Initiative (TNI) North Hollywood

**CHECKLIST ITEMS**

Attachment - Owner-Builder Declaration	Attachment - Plot Plan	Combine Elec - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1	Combine Plumbg - Wrk. per 91.107.2.1.1.1	Permit Flag - Rec and Parks Fee Memo Reqd
Permit Flag - Solar PV Combo	Std. Work Descr - Seismic Gas Shut Off Valve	Storm Water - LID Project

**PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

<u>OWNER(S)</u> Aviram, Tzafirir	5622 Willowcrest Ave	NORTH HOLLYWOOD CA 91601
<u>TENANT</u>		
<u>APPLICANT</u> Relationship: Agent for Owner Daphne Abergel-	--	(818) 344-4449

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

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) Khansa., Eyass	2252 Josie Ave,	NA	C91758	
(O) , Owner-Builder	, Long Beach, CA 90815	NA	0	

**SITE IDENTIFICATION-ALL**

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