

CITY OF LOS ANGELES
CALIFORNIA

CERTIFICATE OF OCCUPANCY

<u>OWNER</u>	ARDAVAN LLC AND ALLIANCE 26 LLC 215 S LA CIENEGA BLVD STE 209 BEVERLY HILLS CA	90211	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		
			<u>CERTIFICATE:</u> BY: DAVID TSAU	<u>Issued-Valid</u>	<u>DATE:</u> 08/07/2025
			GREEN - NONE		

SITE IDENTIFICATIONADDRESS: **2000 S COTNER AVE 90025**LEGAL DESCRIPTION

<u>TRACT</u> PM 892	<u>BLOCK</u>	<u>LOT(s)</u> A	<u>ARB</u>	<u>CO. MAP REF #</u> BK 8-47	<u>PARCEL PIN</u> 126B153 513	<u>APN</u> 4323-024-038
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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 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 is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT Change of use from Barbershop/Salon to Gym and Spa (4,917 sf).

<u>USE</u>	<u>PRIMARY</u> Gymnasium	<u>OTHER</u> (-) None
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<u>PERMITS</u> 24016-30000-02400	DEPARTMENT OF BUILDING AND SAFETY
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STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	0 Sqft	5078 Sqft
NFPA-13 Fire Sprinklers Thru-out		
A3 Occ. Group	4917 Sqft	4917 Sqft
A3 Occ. Load	99 Max Occ.	99 Max Occ.
B Occ. Group	-4917 Sqft	0 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	1 Stalls

APPROVAL

CERTIFICATE NUMBER	276930
BRANCH OFFICE:	WLA
COUNCIL DISTRICT:	5
BUREAU:	INSPECTN
DIVISION:	BLDGINSPI
STATUS:	CofO Issued
STATUS BY:	DAVID TSAU
STATUS DATE:	08/07/2025

APPROVED BY:	DAVID TSAU
EXPIRATION DATE:	

PERMIT DETAIL

PERMIT NUMBER PERMIT ADDRESS
24016-30000-02400 2000 S Cotner Ave

PERMIT DESCRIPTION
Core and shell only permit for change of use from Barbershop/Salon to Gym and
Spa (4,917 sf). See comments.

STATUS - DATE - BY
CoFO Issued - 08/07/2025
DAVID TSAU

PARCEL INFORMATION

Area Planning Commission: West Los Angeles
Community Plan Area: West Los Angeles
Energy Zone: 9
LADBS Branch Office: WLA
Thomas Brothers Map Grid: 632-B5

Census Tract: 2672.01
Council District: 5
Fire District: 2
Methane Hazard Site: Methane Buffer Zone
Zone: M2-1

Certified Neighborhood Council: Westside
District Map: 126B153
Hillside Grading Area: YES
Near Source Zone Distance: 0.8

PARCEL DOCUMENT

Affidavit (AFF) AFF-38201
City Planning Cases (CPC) CPC-1961-12189
City Planning Cases (CPC) CPC-2014-1457-SP
Ordinance (ORD) ORD-121091
Ordinance (ORD) ORD-160340
Ordinance (ORD) ORD-183497
Zoning Information File (ZI) ZI-2192 Specific Plan: West Los Angeles Transporta

City Planning Cases (CPC) CPC-19312
City Planning Cases (CPC) CPC-1995-148-GPC-ZC
City Planning Cases (CPC) CPC-2018-7546-CPU
Ordinance (ORD) ORD-122071
Ordinance (ORD) ORD-171227
Ordinance (ORD) ORD-186108
Zoning Information File (ZI) ZI-2427 FWY Adj Advisory
Notice for Sensitive Uses

City Planning Cases (CPC) CPC-1959-11170
City Planning Cases (CPC) CPC-2009-1536-CPU
Ordinance (ORD) ORD-120410
Ordinance (ORD) ORD-136482
Ordinance (ORD) ORD-171492
Zoning Administrator's Case (ZA) ZA-2006-10097-CUB-ZAD
Zoning Information File (ZI) ZI-2498 Local Emergency
Temporary Regulations - Ti

CHECKLIST ITEMS

Attachment - Owner-Builder Declaration
Std. Work Descr - Seismic Gas Shut Off Valve

Attachment - Plot Plan

Permit Flag - Fire Life Safety Clearance Reqd

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)
Ardavan Llc And

215 La Cienega Blvd STE 209

BEVERLY HILLS CA 90211

TENANT

APPLICANT

Relationship: Owner
David Kamran-

(310) 652-6020

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

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) , (O) , Owner-Builder	2917 W Temple St #101, Los Angeles , CA 90026	NA NA	C33846 0	

SITE IDENTIFICATION-ALL

ADDRESS:

2000 S COTNER AVE 90025

LEGAL DESCRIPTION-ALL

TRACT P M 892	BLOCK	LOT(s) A	ARB	CO.MAP REF # BK 8-47	PARCEL PIN 126B153 513	APN 4323-024-038
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