

CITY OF LOS ANGELES  
CALIFORNIA



**CERTIFICATE OF OCCUPANCY**

<p><b>OWNER</b> ALDERETE, MARY D CO TR MARY D ALDERETE TRUST</p> <p>5526 INGLEWOOD BLVD CULVER CITY CA 90230</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. Section 91.109.1 LAMC</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;"> <b>CERTIFICATE:</b> BY: <b>CLAUDIO MORENO</b> </td> <td style="width:20%; text-align: center;"> <b>Issued-Valid</b> </td> <td style="width:20%; text-align: center;"> <b>DATE:</b> <b>02/05/2026</b> </td> </tr> <tr> <td colspan="3" style="text-align: center;"> <b>GREEN - MANDATORY</b> </td> </tr> </table>	<b>CERTIFICATE:</b> BY: <b>CLAUDIO MORENO</b>	<b>Issued-Valid</b>	<b>DATE:</b> <b>02/05/2026</b>	<b>GREEN - MANDATORY</b>		
<b>CERTIFICATE:</b> BY: <b>CLAUDIO MORENO</b>	<b>Issued-Valid</b>	<b>DATE:</b> <b>02/05/2026</b>					
<b>GREEN - MANDATORY</b>							

**SITE IDENTIFICATION**  
ADDRESS: **11957 W JUNIETTE ST 90230**

<u>LEGAL DESCRIPTION</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
TR 8539	443			M B 104-53/55	105B161 571	4220-017-033

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** 1-STORY DETACHED ACCESSORY DWELLING UNIT, 345 SQUARE FEET. R-3 OCCUPANCY.

**USE** PRIMARY  
**1 Accessory Dwelling Unit**

**PERMITS**  
25010-10000-01941

<u>STRUCTURAL INVENTORY</u>	<u>CHANGED</u>	<u>TOTAL</u>
ITEM DESCRIPTION		
Accessory Dwelling Unit	1 Units	1 Units
Floor Area (ZC)	345 Sqft	345 Sqft
Height (ZC)	16.58 Feet	16.58 Feet
Length	23 Feet	23 Feet
Methane Site Design Exempt		
Residential Floor Area	345 Sqft	345 Sqft
Stories	1 Stories	1 Stories
Type V-B Construction		
Width	15 Feet	15 Feet
R3 Occ. Group	345 Sqft	345 Sqft
AB 2097 Zero Req'd Auto Parking for Bldg		
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	0 Stalls



**APPROVAL**

CERTIFICATE NUMBER: 286508  
 BRANCH OFFICE: WLA  
 COUNCIL DISTRICT: 11  
 BUREAU: CODENFRC  
 DIVISION: CNTRLRGN  
 STATUS: CofO Issued  
 STATUS BY: CLAUDIO MORENO  
 STATUS DATE: 02/05/2026

APPROVED BY: CLAUDIO MORENO  
 EXPIRATION DATE:

