

Michael J. Kent, Inc.

Mailing Address:
2801 Ocean Park Blvd., Unit 314
Santa Monica, CA 90405

Architect • Builder
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Contractor's License #539528

Office (310) 477-9137
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November 23, 2011

Edward P. Reyes, Chairperson
Planning and Land Use Management Committee
City Council c/o City Clerk
200 N. Spring Street, Room 395
Los Angeles, California 90012

**3544 South Centinela Avenue; ZA-2009-3395-ZV-2A; City Council File 11-1453
PLUM Committee Hearing Date: November 29, 2011**

Dear Chairperson Reyes and Honorable Members of the PLUM Committee,

My name is Michael Kent and I am the principal owner of **Michael J. Kent, Inc.**, one of the leading builders in West Los Angeles. I was hired by Marla Rubin and David Shapendonk in April of 2004 to build a loft addition to their condominium home at 3544 South Centinela Ave, and served as the principal architect and construction manager for the project. I was the one who designed the floor plans, submitted them to LADBS for approval, and met with all building inspectors and staff at plan check to verify that the construction complied with all city codes. I have attached materials which document the following:

- **LADBS inspected the loft eight times during construction, as documented in the attached LADBS Property Activity Report. These inspections spanned over six months and included an inspection on July 13, 2004, when the framing was first constructed.**
- **If there was any issue with the height of the loft, LADBS would have objected during the inspection process. LADBS never questioned the height of the loft, even when we lowered the overall height of the loft in July 2004 to accommodate another homeowner in the complex.**
- **I have attached the permit card for the final inspection showing "approved."**
- **Following the final inspection the status was marked "OK to issue C of O." The building inspector is required to contact me or my client if he decided not to send out the Certificate of Occupancy. I was never contacted. However, on January 18, 2008, the LADBS Automated Records Section confirmed in the attached letter that the certificate of occupancy was to be mailed within a few weeks. Therefore, the delay in issuing the certificate appears to be an administrative oversight.**
- **I built from the approved plans and confirmed the dimensions at the jobsite with the LADBS inspectors.**

The plot plan does have a notation of "no higher than existing parapet," but everyone at LADBS during the plan check and inspection process seems to have considered that the "parapet" meant the top of the parapet including the chimney. Otherwise the plot plan notation "raise roof 3'-0" would make no sense, as the submitted and approved plans show that the roof is higher than the lower part of the parapet wall. As the parapet wall and chimney are all part of the same decorative structure at the front of the building, I still contend that the notation "no higher than existing parapet" referred to the highest part of the combined chimney parapet wall. Even if my assumptions were incorrect, no inspectors ever raised the issue during multiple visits to the site and the project was issued the approval for a certificate of occupancy.

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All these issues were raised and reviewed by the West Area Planning Commission and resolved in Marla and David's favor. I hope this sheds more light on what occurred during the permitting, construction and inspection stages.

Please let me know if you have any questions.

Yours truly,



Michael J Kent, AIA
President and
Resident of West LA

INSPECTION RECORD



For use by cashier only

PERMIT # -

ADDRESS

JOB DESCRIPTION

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE WHEN REQUESTED

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Footings		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Gas Piping		
Heating & Refrigeration		
Disabled Access		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Electrical		
Electrical Life Safety		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing	7.09.09	CARL MADR
Framing	OVER	CARL MADR
Insulation	8.10.09	CARL MADR
Disabled Access		
Elevator		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
Exterior Lathing	8.03.09	CARL MADR
Interior Lathing		
Drywall	8.30.09	CARL MADR
OK to Cover Walls		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
TYPE	DATE	INSPECTOR
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
OK to Fill Pool		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical	* 12/23/04	PACIARO
Electrical Life Safety	1/14/05	PACIARO
Plumbing		
Gas		
Gas Test		
Heating & Refrigeration		
Elevator		
Fire Sprinkler		
Disabled Access		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD sign-off provided		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
1- (888) - LA-4-BUILD (524-2845)

AQMD Sign-Off Required YES NO

* NEED FIRE

SUPPLEMENTAL NOTES:

7-17-04, EXTENDED WORK PLYWOOD
HAILING OK, READY TO COVER CHAIRS

IMPORTANT NOTICE

- * Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- * Inspections may be requested from 7:00 a.m. to 5:00 p.m. Monday through Friday by calling 1-888-LA-4-BUILD. When requesting an inspection, the following information is required: (1) The job address, (2) Type of inspection, (3) Use of Building, (4) Permit number, (5) Phone number of a contact person should the department need to reach someone.
- * Calls received before 2:00 p.m. Monday through Friday (excluding holidays) will normally be made the following business day. Before 9:00 a.m. the following business day, the inspector will attempt to phone the contact person to confirm the inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform such work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for a period of two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles
201 N. Figueroa St., Rm. 400
Los Angeles, CA 90012

Van Nuys
14425 Erwin St. Mall
Van Nuys, CA 91401

West Los Angeles
1828 Sawtelle Blvd., 2nd Fl.
Los Angeles, CA 90025

San Pedro
350 5th St., Rm. 100
San Pedro, CA 90731

South Los Angeles
8475 S. Vermont Ave.
Los Angeles, CA 90044

Wilshire
425 Shatto Pl., Rm. 400
Los Angeles, CA 90020

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
AUTOMATED RECORDS SECTION

6262 VAN NUYS BOULEVARD ROOM 251 VAN NUYS CALIFORNIA 91401

(818) 374-4390 ☎ (818) 374-5013



DT: January 18, 2008

TO: David Shapendonk/Marla Rubin ((310)255-5640

FR: Valerie Cameron, Senior Research Specialist

RE: 3544 S. Centinela Avenue Unit #303 permit 04014-30000-03731

Here is the copy of the permit you requested. The most current status of the permit is indicated in the upper right hand corner of the first page as "Last Status: Issued". Public Counter personnel in the LADBS Sawtelle office will update the status of the permit in the PCIS computer program to "Last Status: Permit Finaled" or "Last Status: OK to issue C of O" when you bring the documentation to the office in person. The Certificate of Occupancy will then be processed and mailed to you within a few weeks.

Please call (818) 374-4390 if I can be of further service.

Sincerely,

VALERIE CAMERON, SENIOR RESEARCH SPECIALIST
AUTOMATED RECORDS SECTION, BUREAU OF ENGINEERING
VAN NUYS DIVISION



Property Activity Report

[Home](#)

3544 S CENTINELA AVE UNIT # 303 90066
 APPLICATION / PERMIT NUMBER: 04014-30000-03731
 PLAN CHECK / JOB NUMBER: --

[Help](#)

[Parcel Profile Report](#)

Permit Application or Issued Permit Information

[LADBS Home](#)

[LADBS Property Activity Report](#)

[Disclaimer](#)

GROUP: Building
 TYPE: Bldg-Addition
 SUB-TYPE: Apartment
 PRIMARY USE: (35) Condo-Multi Family
 WORK DESCRIPTION: ADD LOFT (11.25'X16.5', 185.5 S.F.) TO (E) CONDO (3-RD FLR, UNIT #303)
 PERMIT ISSUED: Yes PERMIT ISSUE DATE: 05/21/2004 ISSUING OFFICE: West LA
 CURRENT STATUS: Intent to Revoke CURRENT STATUS DATE: 09/02/2009

Permit Application Status History

Fees Due	04/29/2004	NORLITO MEDRANO
Submitted	04/29/2004	THANG LAM
Pre-Insp not Required	04/29/2004	NORLITO MEDRANO
PC Approved	05/21/2004	EMMA GRIMM
Ready to Issue	05/21/2004	EMMA GRIMM
Issued	05/21/2004	KERMIT YOUNG
Intent to Revoke	09/02/2009	SIAVOSH POURSAHAHAN

Permit Application Clearance Information

Roof/Waste drainage to street	Cleared	05/04/2004	FELICIANO REYES
Title 19 building approval	Cleared	05/04/2004	DAVID CALHOUN
"Q" conditions	Cleared	05/12/2004	ONDREA TYE
ZI	Cleared	05/12/2004	NELSON RODRIGUEZ

Licensed Professional/Contractor Information

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Architect Information

Kent, Michael Jonathan; Lic. No.: C19553
 1347 PINE STREET
 SANTA MONICA, CA 90405

Contractor Information

Kent Michael J Inc; Lic. No.: 539528-B
 11749 AYRES AVENUE
 LOS ANGELES, CA 90064

Engineer Information

Erdelyi, Peter Tibor; Lic. No.: C26962
 9581 W PICO BLVD #8
 LOS ANGELES, CA 90035

Inspection Activity Information

Inspector Information

BIGIWL3, (310) 914-3919
 Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Floor/Roof Diaphragm/Shear Wall	07/09/2004	Approved	CARL MAJAK
Rough-Frame	07/13/2004	Partial Approval	CARL MAJAK
Interior/Exterior Lathing	08/03/2004	Approved	CARL MAJAK

Insulation	08/10/2004	Approved	CARL MAJAK
Drywall Nailing	08/20/2004	Approved	CARL MAJAK
Final	12/17/2004	Partial Approval	CARL MAJAK
SGSOV-Seismic Gas S/O Valve	12/17/2004	SGSOV Approved	CARL MAJAK
Final	01/26/2005	OK to Issue CofO	CARL MAJAK
Floor/Roof Diaphragm/Shear Wall	01/05/2009	No Access for Inspection	CARL MAJAK
Special/Order Compliance	01/12/2009	Approved	CARL MAJAK
Special/Order Compliance	02/02/2009	Approved	CARL MAJAK
Special/Order Compliance	07/01/2009	Approved	CARL MAJAK
Special/Order Compliance	07/06/2009	No Access for Inspection	CARL MAJAK
Special/Order Compliance	07/07/2009	No Access for Inspection	CARL MAJAK
Special/Order Compliance	07/08/2009	Approved	CARL MAJAK

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