



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

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Papazyan, Garen <Garen.Papazyan@cnb.com>  
To: "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>

Thu, Aug 25, 2016 at 4:31 PM

Sharon,

Can you please add to file. Thank you.

Dear City Councilmembers:

I am hoping that on August 31<sup>st</sup> there is a vote for people like me that are stuck in limbo to move forward. By moving forward, I am not talking about getting bounced around from one Committee to another like we have for the past 6 months. I am talking about going to LADBS soon after and getting a permit. I can pick up the phone soon after for a permit that I spend \$30K on so far and call an inspector. I am hoping I can do this without signing any documents from the City that all attorneys advise against signing.

Grandfathering us should be the easiest vote all day for City Council. We should not be paying for the City not crossing their "Ts" and dotting there "Is". We are "pregnant" here and don't have much flexibility. We relied on the City's SDU policy in effect and invested money. While you are talking policy here, we are living a harsh reality of half completed constructions, loans coming due, materials getting damaged, living on extension cords and on.....

I urge you to grandfather us (plan check, revoked permits and issued permits) on an expedited basis. Our lives have been on hold for the last 6 months. This is not a debate over a correct SDU policy. This is only fair!

Thank you,

Garen Papazyan

(213) 453-7806





Sharon Dickinson <sharon.dickinson@lacity.org>

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## Second Dwelling Repeal Ordinance Public Comment (CF:14-0057-S8)

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**Papazyan, Garen** <Garen.Papazyan@cnb.com>

Thu, Aug 25, 2016 at 2:35 PM

To: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "steve.blau@lacity.org"

<steve.blau@lacity.org>, "Sharon.dickinson@lacity.org" <Sharon.dickinson@lacity.org>

Cc: "Andrew Westall (andrew.westall@lacity.org)" <andrew.westall@lacity.org>

Please upload the attached to the Council File.

I would also like to post some pictures of how my life has been affected.

I have attached pictures of damaged materials that we purchased 3/14/16 sitting in my backyard.

Today (August 25, 2016), I received a letter from LADBS "Notice to Stop Work for permit issued on 3/2/16. They could have waited a little longer.

I have receipts that I can post as well including all City fees paid so far, material purchased, the loan that I took out for this project if needed. These add up to \$30,000.

Thanks,

**Piruz Papazyan**

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### 5 attachments



**Supplies in back yard.JPG**  
3876K




**More Supplies in back yard.JPG**  
3073K



**Supplies in back yard2.JPG**  
2500K



**Supplies in backyard3.JPG**  
3000K

 **SC654east2416082514140.pdf**  
1213K

CITY OF LOS ANGELES  
DEPARTMENT OF  
BUILDING AND SAFETY  
201 N FIGUEROA ST  
LOS ANGELES, CA 90012

RETURN SERVICE  
REQUESTED

Look at the  
date. This  
is the envelope  
dated 8/23/16  
from LADBS that contained  
the letter  
"Notice to  
Stop work"

My permit issued 3/2/16

PRESORTED  
FIRST CLASS  
repost®  
08/23/2016  
US POSTAGE  
\$00.39  
ZIP 90012  
0411 12002675

CAFUS3B 91606





Bldg-New GREEN - MANDATORY  
1 or 2 Family Dwelling  
Regular Plan Check  
Plan Check

City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR BUILDING PERMIT  
AND CERTIFICATE OF OCCUPANCY**

TRACT	BLOCK	LOT(s)	APN	COUNTY MAP REF.	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
					73 663	2336 - 011 - 008

*Permit Issued*

**3. PARCEL INFORMATION**

Area Planning Commission - South Valley  
LADBS Branch Office - VN  
Baseline Mansionization Ordinance - Yes  
Council District - 2  
Certified Neighborhood Council - Mid-Town North Holly

Community Plan - 111 - North Hollywood - Valley Village  
Census Tract -  
District Map -  
Energy Zone -  
Near Source Zone Distance - 3.9

School Within 500 Foot Radius - YES  
Thomas Brothers Map Grid - 532-J6

ZONES: R1-1

**4. DOCUMENTS**

ZI - ZI-2374 LOS ANGELES STATE E1  
CDBG - SEZ-LOS ANGELES STATE I  
BMO - Yes

**5. CHECKLIST ITEMS**

Special Inspect - Anchor Bolts  
Storm Water - LID Project  
Std. Work Descr - Seismic Gas Shut Off Valve

Combine Plumbg - Wrk. per 91.107.2.1.1.1  
Combine Elec - Wrk. per 91.107.2.1.1.1  
Combine HVAC - Wrk. per 91.107.2.1.1.1

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
Tenant:  
Applicant: (Relationship: Agent for Owners)

**7. EXISTING USE**

**PROPOSED USE**

(01) Dwelling - Single Family

**8. DESCRIPTION OF WORK**

(N) 42'-2" X 42' IRR. SHAPE 2ND UNIT PER ZA MEMO 120. ALL WORK PER WEPP

2. # Bldgs on Site & Use: 2: SFD, DET. GARAGE

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Jeffrey Tangonan  
OK for Cashier: Edna Alba  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

DAS PC By: \_\_\_\_\_  
Coord. OK: \_\_\_\_\_

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
Outside LA County, call (213) 482-0000 or request inspections via  
[www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside  
LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 51004577

**11. PROJECT VALUATION & FEE INFORMATION**

Final Fee Period	Permit Valuation:	\$120,000	PC Valuation:
FINAL TOTAL Bldg-New	6,437.50	Planning Gen Plan Maint Surchar	49.88
Permit Fee Subtotal Bldg-New	978.00	School District Residential Level 1	4,032.00
Energy Surcharge		Dwelling Unit Construction Tax	200.00
Electrical	254.28	Residential Development Tax	300.00
HVAC	127.14	CA Bldg Std Commission Surchar	5.00
Plumbing	254.28	Green Building	
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee	0.00
Plan Maintenance	19.56		
E.Q. Instrumentation	15.60		
O.S. Surcharge	32.98		
Sys. Surcharge	98.93		
Planning Surcharge	59.85		
Planning Surcharge Misc Fee	10.00		
Sewer Cap ID:		Total Bonds Due:	

Payment Date: 03/02/16  
Receipt No: 0203298332  
Amount: \$6,437.50  
Method: Master Card

2016VN13874

*Paid for perm to LADBS*



\* P 1 5 0 1 0 2 0 0 0 0 4 5 7 7 1 N \*

**12. ATTACHMENTS**

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
INTERIM PRESIDENT

E FELICIA BRANNON  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK M BUSH  
GENERAL MANAGER

August 18, 2016

Received this letter today 8/25/16  
Permit issued 3/2/16

**NOTICE TO STOP WORK AND NOTICE OF INTENT TO REVOKE BUILDING PERMIT NO. ...  
NEW SECOND DWELLING UNIT PER ZA MEMO NO. 120 LOCATED AT  
NORTH TUJUNGA AVENUE**

The Los Angeles Department of Building and Safety (LADBS) issued Building Permit No. ... on  
March 2, 2016, for a new Second Dwelling Unit located at ... North Tujunga Avenue, per ZA Memo 120.

This Building Permit as issued under ZA Memorandum No. 120 found to be unlawful by the Los Angeles Superior  
Court by Order dated February 25, 2016, in the case titled *Los Angeles Neighbors In Action V. City of Los Angeles*.  
Los Angeles Superior Court Case BS150559.

Therefore, it is the intent of LADBS to revoke the above mentioned permit. The authority to revoke permits is  
stipulated in Section 98.0601 of the Los Angeles Municipal Code, which states in pertinent part:

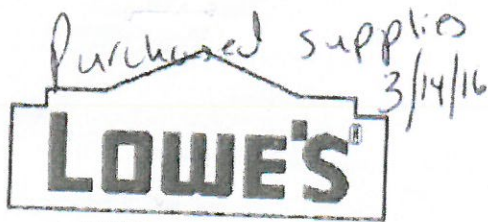
*"The Department shall have the authority to revoke any permit, slight modification or determination  
whenever such action was granted in error or in violation of other provisions of the code and  
conditions are such that the action should not have been allowed."*

Hereby, you are ordered to stop all work approved pursuant to the Building Permit No. ...  
immediately. You have until August 26, 2016, to provide any reasons why Building Permit No. ...  
should not be revoked; otherwise the building permit will be revoked on August 26, 2016. 7

Should you have any other questions, please call Sia Poursabahian, Van Nuys Office Manager at (818) 374-4302.

Ken Gill, Assistant Chief  
Permit and Engineering Bureau, LADBS

C: Ifa Kashefi, Chief, Permit and Engineering Bureau, LADBS  
Larry Galstian, Inspection Bureau Chief, LADBS  
Sia Poursabahian, Permit and Engineering Bureau, LADBS



LOWE'S HOME CENTERS, LLC  
2000 W EMPIRE AVE  
BURBANK, CA 91504 (618) 557-2300

ORDER INFORMATION

TO OBTAIN A STATUS OF YOUR ORDER VISIT  
WWW.LOWES.COM/STATUS

AFTER PRODUCT IS RECEIVED, YOU WILL BE CONTACTED TO  
CLIFY THE DELIVERY DATE AND DELIVERY ADDRESS FOR THOSE  
ITEMS SCHEDULED FOR DELIVERY

- SALE -

SALES# 1114803 71902 TRANS# 2100300 03-14-16

107204	LCC SYSTEM USE ONLY		0.00
92440 NA			129.08
4 1/2 GREEN DOUG FIR 10-			
9.71	DISCOUNT EACH		-0.49
14 @	9.22		
	[DELIVERY]		
	CA LUMBER FEE		1.29
193552 22494			522.40
15/32 CAT TECHSHIELD USB			
13.75	DISCOUNT EACH		-0.69
40 @	13.06		
	[DELIVERY]		
	CA LUMBER FEE		5.22
605594 1000006333			179.55
36-60TST SHNF SNDF AR0BS1			
189.00	DISCOUNT EACH		-9.45
	[DELIVERY]		
605548 1000006984			302.10
48-48 TST SH NF SNDF AR(-			
159.00	DISCOUNT EACH		-7.95
2 @	151.05		
	[DELIVERY]		
605553 1000006970			380.00
72-48 TST SH NF SNDF AR(-			
200.00	DISCOUNT EACH		-10.00
2 @	190.00		
	[DELIVERY]		
328365 50PH10LLE+NB			378.10
5FT RB STL FRCH 10 LT LH			
398.00	DISCOUNT EACH		-19.90
	[DELIVERY]		
237186 237186			215.65
36 RB CRAFTSMN MORELGH1 L			
227.00	DISCOUNT EACH		-11.35
	[DELIVERY]		
238793 30151091497			371.45
32 CPNL RNDER SH RH PFJ N			
78.20	DISCOUNT EACH		-3.91
5 @	74.29		
	[DELIVERY]		
79192 7101-01			214.70
01 LITECH 80-CFM D. 3-SUNE			
113.00	DISCOUNT EACH		-5.65
2 @	107.35		



	ACCOUNT ENH	-0.05
	100 @ 1.03	
	(DELIVERY)	
49944 8767		106.00
4-IN SQ COVER 1/2-IN RAIS		
1.12 DISCOUNT EACH	-0.05	
100 @ 1.06		
(DELIVERY)		
156086 TP26UCPT0		28.40
10-LT 18 WHITE MIDSIZE DE		
5.98 DISCOUNT EACH	0.30	
5 @ 5.68		
(DELIVERY)		
50863 NA		1,518.40
2-4-10 TC GREEN DOUG FIR		
3.84 DISCOUNT EACH	-0.19	
416 @ 3.65		
(DELIVERY)		
CA LUMBER FEE	15.18	
214716 1 MA3XLH		70.27
WATER PRESSURE REDUCING V		
73.97 DISCOUNT EACH	-3.70	
(DELIVERY)		
287322 AB799-C-LP		75.98
DUSTRAINER POLISHED CHHD		
39.99 DISCOUNT EACH	-2.00	
2 @ 37.99		
(DELIVERY)		
59569 993W		313.44
HALO 4-IN WHI CLK BUFFL V		
15.28 DISCOUNT EACH	-2.22	
24 @ 13.06		
(DELIVERY)		
735129 H1UK-T-LW		94.05
RINNAI INSTALLATION VALVE		
99.00 DISCOUNT EACH	-4.95	
(DELIVERY)		
144654 MA23		322.40
14-24 MAXIMUM ALLERGEN FI		
19.97 DISCOUNT EACH	-3.85	
20 @ 16.12		
(DELIVERY)		
145751 MA24		322.40
14-30 MAXIMUM ALLERGEN FI		
19.97 DISCOUNT EACH	-3.85	
20 @ 16.12		
(DELIVERY)		
232140 GLFF1418UH		29.68
14-IN X 18-IN VAT GBLE LO		
15.09 DISCOUNT EACH	-0.75	
2 @ 14.34		
(DELIVERY)		
546055 DCD995M2		265.05
DU 204 PREH BRUSHLESS MAHM		
279.00 DISCOUNT EACH	-13.95	
(DELIVERY)		
2		
DELIVERY FEE	79.00	
INVOICE 92078 SUBTOTAL:	16,700.01	

