

Benjamin M. Reznik
Direct: (310) 201-3572
bmr@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

Ref: 74611-0001

February 12, 2018

BY EMAIL

Chair Van Ambatielos
Building and Safety Commissioners
Board of Building and Safety
Commissioners
201 N. Figueroa Street, Rm. 1030
Los Angeles, CA 90012
Attn: Dina Elkinawy
(email: dina.elkinawy@lacity.org)

Re: Board File 170118
10830 Chalon Road, Bel Air
Appeal of Building Permits

Dear Chair Ambatielos and Commissioners:

We represent Helen and James Zukin, owners and residents of 800 Tarcuto Way, located directly adjacent to the above-referenced Project and subject to all of its effects. As detailed in the appeal LADBS erred and abused its discretion by (1) failing to substantiate its conclusions with substantial evidence; (2) irrespective of any evidentiary basis, failing even to address two bases for the appeal (failure to obtain a haul route approval and use of an unjustified shrinkage factor); and (3) the LADBS (erroneously) determined the omitted issues fell outside its jurisdiction, failing to follow the procedural requirements of section 12.26-K of the Los Angeles Municipal Code ("LAMC"). As staff failed to follow the required procedures, failed to provide any written basis for its Determination on the majority of appeal points, and **acknowledged errors** in the grading calculations, the Director of Planning (the "Director") has no basis for upholding that Determination and must grant this appeal.

1. The Export Calculations Failed to Account for Brush and Other Materials, Though the LAMC Requires It to Do So.

Among other errors and omissions detailed in the appeal, we described errors in the soil grading and export volumes. Based on our first appeal, LADBS staff requested that the applicant substantiate its soil calculations in light of that appeal, but continued to assert no error, as described above. However, the plain language of section 91.7006.7.1 of the LAMC requires inclusion of material other than soils in export calculations:

"As used in this division, the term "export" and its derivatives shall be defined as the ***earth, brush or similar materials transported from a grading site***. The term "import" and its derivatives shall be defined as earth, brush or similar materials transported to a grading site."

(Emphasis added.) In contravention of these provisions, the calculations of export volumes for the Project—as well as the haul route approval—include only soil. The revised calculations submitted by the applicant purported to include brush, but did not include "other similar materials," such as trees and other vegetation, and conveniently estimated that volume at only 30 cubic yards ("c.y."). As a result, the calculations' stated total of about 970 c.y. enabled the applicant to avoid the process for a haul route approval, as well as any environmental analysis.

However, the Property contains a large quantity of vegetation applicant will remove. As described in a letter report prepared by experienced engineer Larry Gray of Spindler Engineering (the "Spindler Letter," attached hereto as Exhibit "B"), the plant material on the Property represents about 420 c.y. of export. Combined with the approximately 940 cubic yards of export already disclosed, this yields a total volume of ***at least 1,300 c.y. of total export material***.

As required by LAMC § 91.7006.7.5, export of more than 1,000 c.y. of material requires issuance of a haul route approval prior to issuance of a building permit. Consequently, issuance of a building permit by LADBS without requiring a haul route permit constitutes a violation of the LAMC.

2. The Board Must Require a Haul Route Approval for The Project.

Here, among other things, the determination by the LADBS failed to provide any evidence concerning some determinations, and failed to consider required materials in export calculations. By failing to do so, the LADBS determination is fundamentally and fatally flawed and must be overturned.

Sincerely,



BENJAMIN M. REZNIK
NEILL E. BROWER of
Jeffer Mangels Butler & Mitchell LLP

BMR:neb
Enclosures: Report of Spindler Engineering
cc: Ellia Thompson, Esq.

Exhibit A



civil
surveying
planning
design
grading
construction



SPINDLER ENGINEERING, INC.

16823 Satcoy Street

Van Nuys, California 91406

Telephone (818) 782-2788 FAX (818) 782-0111

E-Mail admin@spindlereng.com

December 6, 2017

**Mr. Benjamin Reznik
Jeffer Mangels Butler & Mitchell LLP
1900 Avenue of The Stars, 7th Floor
Los Angeles, CA 90067**

Re: 10830 Chalon Road

Dear Ben,

The following is my evaluation of brush and similar materials that will need to be exported from the subject site in order to complete the construction, which is identified on the Building Permits issued 8/11/17. To evaluate materials other than earth that would be exported from the subject property as defined in Section 91.7006.7 of the Code. I visited the site on December the 4th, took pictures, measured and counted trees and observed brush and other similar materials.

I assume that the site will be developed per the Building Permits that were issued 8/11/17 and as such, the property would require the removal of brush, trees and other similar materials in order to develop per the approved permits.

The following is my conservative evaluation of brush and other similar materials.

- **There were two large trees laying on the side of the hill that measured approximately 3 feet in diameter. Based on early photographs of these trees, I would estimate them to be at least 100 feet tall. The calculated volume of these trees would produce approximately 56 cubic yards of material.**
- **I observed 8 trees with cumulative diameter of 2 feet and approximately 70 feet tall, which would produce approximately 92 cubic yards of material.**

- I observed 15 smaller trees with a cumulative diameter of 1 foot, approximately 50 feet tall which would produce approximately 87 cubic yards of material.
- The property is over 23,000 square feet and contains a home with a relatively small footprint. Conservatively I would say there is at least 10,000 square feet of thick brush and smaller trees in addition to the above. If this brush and smaller trees were ground it would add approximately 6 inches of similar material over the 10,000 square feet, which would equal 185 cubic yards of material.
- This would be the total of brush and similar material of 420 cubic yards.

To be on the conservative side, I did not include the heavy brush on the Southeast side of the property since I do not know where the property line is located or if the brush on that property will be removed or not.

If we add the brush and similar material to the earthwork calculations to the 8/11/17 permit, this would be 763 cubic yards of dirt plus 420 cubic yards of brush and similar material, total 1,183 cubic yards total.

To remove the 420 cubic yards of brush and similar material which does not compress like dirt, will take more truck loads than will the dirt. I would assume instead of 10 yards per truck load you may only get approximately 7 yards per truck load. This would add 60 additional truck loads to the haul route.

Sincerely,



Larry G. Gray

SPINDLER ENGINEERING, INC.

LGG:sd



SPINDLER ENGINEERING, INC.

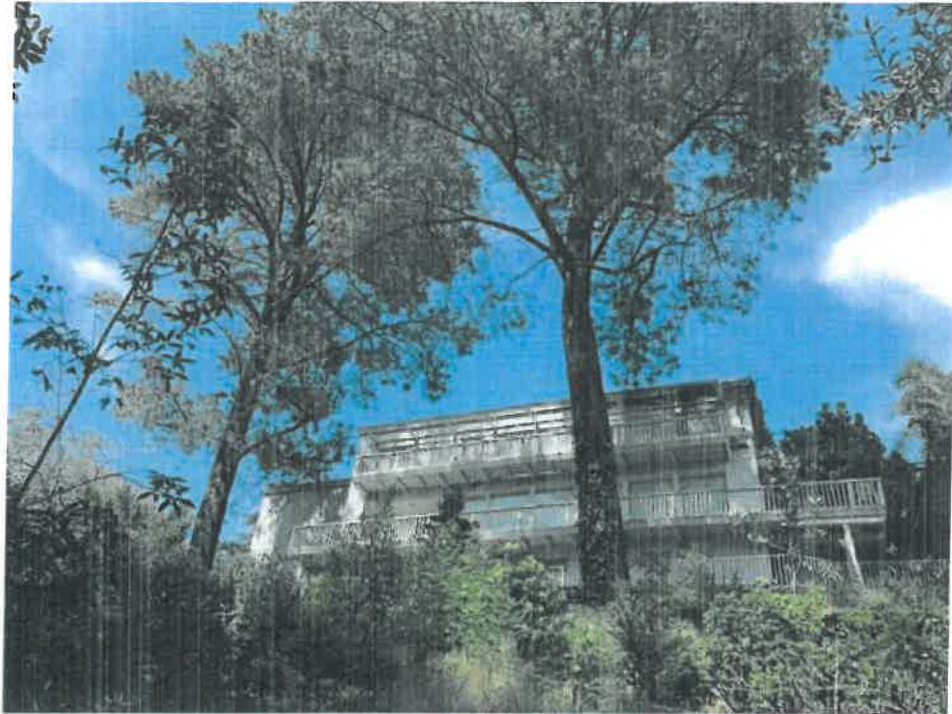
Exhibit B



Photograph 1: Oblique aerial view of the Property, showing the dense vegetation and two large Canary Island pines, prior to their felling.



Photograph 2: Alternate view of the large Canary Island Pine trees.



Photograph 3: Alternate view of the large Canary Island Pine trees, prior to felling.



Photograph 4: Close-up of one of Canary Island pines after felling. Note the diameter of the trunk relative to the fence height.



Photograph 5: Other trees and dense vegetation on the Property, all of which will require removal and hauling.



Photograph 6: Dense vegetation, brush, and one of the garden walls on the Property, all of which will require removal and hauling.



Photograph 7: Dense vegetation on the Property, all of which will require removal and hauling.

City of Los Angeles
REPORT ON APPEAL FROM DETERMINATION OF SUPERINTENDENT OF BUILDING
REFERRED TO THE BBSC WITHOUT RECOMMENDATION FROM THE COMMISSION STAFF

DEPARTMENT STAFF: DINA ELKINAWY

OWNER:

HHP Investments LP
P.O. Box 762
Beverly Hills, CA 90213

BOARD FILE: 170118
C.D.: 5 (Councilmember P. Koretz)
PLANNING AREA: Bel Air - Beverly Crest
OCCUPANCY: R-3/U
TYPE: V-B
STORIES: Three
FIRE DISTRICT: VHFHSZ
ZONE: RE20-1-H-HCR
STATUS: Issued
BUREAU/DIV.: Permit and Engineering/
Plan Check
DISTRICT OFFICE: West Los Angeles
PRIOR BOARD ACTION: No
ORDER: No

PETITIONER:

Matthew Kinks, Esq.
Representing James and Helen Zukin
800 Tarcuto Way
Los Angeles, CA 90077

JOB ADDRESS: 10830 WEST CHALON ROAD

EXHIBITS:

EXHIBIT A	ZIMAS Parcel Profile Report with vicinity map
EXHIBIT B	Grading Permit No. 16030-10000-08055 for grading work for three-Story single family dwelling with basement, and swimming pool
EXHIBIT C	Grading Permit No. 16030-10001-08055 for revised grading quantities to Grading Permit No. 16030-10000-08055
APPENDIX A	Appeal package submitted by the appellants
APPENDIX B	DBS-170117-DCP

REQUEST:

Determine that the Department of Building and Safety (LADBS) erred or abused its discretion by issuing Grading Permit No. 16030-10000-08055 under Plan Check No. B16LA17139 and by not revoking the permit that will result in net export in excess of 1,000 cubic yards, thus requiring a haul route.

REFERRED TO THE BBSC WITHOUT RECOMMENDATION FROM THE COMMISSION STAFF. THE POSITION OF THE DEPARTMENT WHEN AN APPEAL REGARDING ERROR OR ABUSE OF DISCRETION IS BROUGHT FORTH TO THE BOARD OF COMMISSIONERS, WILL ALWAYS UNEQUIVOCALLY BE THAT IT DID NOT COMMIT AN ERROR NOR ABUSED ITS DISCRETION IN THE ACTION APPEALED, OTHERWISE THAT ACTION WOULD HAVE BEEN CORRECTED AND THE APPEAL WITHDRAWN.

BACKGROUND:

The subject of this appeal centers on the permit for the grading for a three-story single family dwelling with a basement, and swimming pool located in the Bel Air - Beverly Crest Community Planning Area. LADBS issued Grading Permit No. 16030-10000-08055 (subject permit) under Plan Check No. B17LA17139 on August 11, 2017.

DISCUSSION:

The appellant alleges that the grading permit was issued in error for the reason that the export will exceed 1,000 cubic yards, requiring a haul route per the 2017 Los Angeles Building Code (LABC) section 7006.7.5.

The following is the specific issue identified in the appellants' appeal (APPENDIX A) and the Los Angeles Department of Building and Safety's corresponding responses. The remaining issues indicated in the appellant's package are addressed in the LADBS written determination in the Department of City Planning Case DBS-170117-DCP (APPENDIX B).

Issue No. 1:

"The project will result in net export in excess of 1,000 cubic yards thus requiring a haul route."

LADBS Response to Issue No. 1:

The subject grading permit was issued on August 11, 2017 (Exhibit B) for the export of 763 cubic yards. The permit and submitted grading plans indicated that 4,174 cubic yards will be excavated as cut, 3,411 cubic yards will be compacted as fill and used on the project site, and the remaining 763 cubic yards will be exported from the project site.

The appellant filed the appeal with LADBS on August 24, 2017 which asserts that the quantity of brush to be exported from the site was not included in the grading quantity per the subject grading permit. As a result, LADBS contacted the applicant and requested further detailed calculations for the grading quantity to include shrinkage and bulk factors, and brush to be removed from the project site.

The applicant then submitted revised grading calculations to LADBS on November 28, 2017 under Supplemental Grading Permit No. 16030-10001-08055 (Exhibit C). The grading quantities were revised to include 30 cubic yards of brush, 19.25% shrinkage factor applied to alluvium fill, 5% bulking factor applied to bedrock cut used as fill, and 15% bulking factor applied to bedrock cut used as export. The revised export quantity amounts to 970 cubic yards, which is below the 1000 cubic yard threshold to require a haul route per LABC section 7006.7.5. LADBS deemed the revised grading calculations sufficient and Supplemental Grading Permit No. 16030-10001-08055 (Exhibit C) was issued on December 13, 2017.

CONCLUSION:

LADBS reviewed and approved the Supplemental Grading Permit No. 16030-10001-08055 for the revised grading quantities that totaled an export of 970 cubic yards.

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

During the plan check process and after permit issuance, LADBS properly complied with all department regulations, policies, and requirements of the LABC, and as a result, did not err or abuse its discretion by not revoking Grading Permit No. 16030-10000-08055.

FRANK BUSH
General Manager
Superintendent of Building



Dina Elkinawy, P.E.
Staff Engineer, Commission Office

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

CODE:

SECTION 101: TITLE, PURPOSE, AND SCOPE

101.1 Title. This article shall be known as the *Los Angeles Building Code* or *Building Code* or LABC, a portion of the *Los Angeles Municipal Code* (LAMC), and wherever the word Code is used in this article it shall mean the *Los Angeles Building Code*. Article 1.5 of Chapter IX of the LAMC shall collectively be known as the *Los Angeles Residential Code* or LARC. The provisions of the LARC for one- and two-family dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures. In addition to the LARC, Sections of Chapters 1, 11A, 11B, 17, 34, 63, 67, 70, 71, 72, 81, 89, 92, 93 and 96, and Section 3109 of the LABC, shall also be applicable to one- and two-family dwellings and townhouses unless stated otherwise.

101.2 Purpose. The purpose of this article is to safeguard life, limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures erected or to be erected within the city, and by regulating certain grading operations within the city.

SECTION 104: ORGANIZATION AND ENFORCEMENT

104.2. Powers of the department and duties of the Superintendent of Building.

104.2.1 General. The powers of the department are enumerated in LAMC Section 98.0403.1. The Superintendent of Building shall have the duty to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. These interpretations, rules and regulations shall be in conformance with the intent and purpose of this code. The Superintendent of Building shall classify every building into one of the occupancies set forth in Chapter 3 according to its use or the character of its occupancy. The Superintendent of Building shall also classify every building into one of the types of construction set forth in Chapter 6.

104.2.4. Authority to stop work. Whenever any construction work is being done contrary to the provisions of any law or ordinance enforced by the department, the department shall have the authority to issue a written notice to the responsible party to stop work on that portion of the work on which the violation has occurred. The notice shall state the nature of the violation and no work shall be done on that portion until the violation has been rectified and approval obtained from the department.

104.2.5 Authority to stop use or occupancy. Whenever any portion of a building is loaded in excess of the loading for which it was constructed, or whenever it houses an occupancy other than that for which it was constructed, or whenever there is an encroachment upon any required court or yard, the department shall have the authority to order by written notice that such

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

violation be discontinued. The written notice shall state the nature of the violations and shall fix a time for the abatement thereof. If the violations have not been abated by the expiration of the fixed time, the Certificate of Occupancy shall thereupon be canceled.

106.1. Permits required.

106.1.1. Building permits. No person shall erect, construct, alter, repair, demolish, remove or move any building or structure, nor shall any person commence any liquid washing, compressed air cleaning or steam cleaning of exterior surfaces of any building unless said person has obtained a permit from the department. A separate permit shall be obtained for each separate building or structure except that a group of temporary structures erected on one site for a limited period of time may be included on one permit.

106.3 Permit applications.

106.3.2.6 Stamped plans on job. The stamped set of plans and specifications issued to the applicant shall be kept at the site of the construction or work and shall be available to the authorized representative of the department. There shall be no deviation from the stamped or approved application, plans or specifications without department approval.

106.4 Permits issuance.

106.4.2 Retention and maintenance of approved plans.

106.4.2.1 Retention of plans. The duplicate plans and specifications of every building or structure shall be stamped and retained by the department during the life of such building.

Exception: Plans for the following need not be maintained, except where required by the department:

1. Single or multiple dwellings in non-hillside areas which are not part of a common interest development (as defined in Section 1351(c) of the *Civil Code of California*), and not more than two stories and basement in height.
2. Garages and other structures appurtenant to buildings described in Item 1 of this exception.
3. Farm or ranch buildings.
4. Any one-story building where the span between bearing walls does not exceed 25 feet (7620 mm). This exception does not, however, apply to a steel-frame or concrete building.
5. Alterations to commercial buildings, apartments and hotels which do not require the signature of a licensed civil or structural engineer or architect.

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

106.4.5.4. Sections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.3 shall not apply to a building or structure as described in 91.106.4.5.1 that is the subject of a pending zoning application for a specific plan filed prior to the effective date of this ordinance. In the event a specific plan for such property is not approved within 3 years from the effective date of this ordinance, such property shall be required to comply with the provisions of Sections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.3. Insofar as the provisions of Sections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.3 are different than or in conflict with the provisions of a specific plan, the provisions of the specific plan shall govern.

106.4.5.5. Sections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.3 shall not apply to a building or structure as described in 91.106.4.5.1 that will be demolished as part of a project that was subject to California Environmental Quality Act review and for which the corresponding discretionary project approval was issued prior to submittal of the application for demolition preinspection.

106.4.8 Construction site notice.

106.4.8.1 Contents. Any person who obtains the following types of permits shall post a notice, as described below, at the construction site:

1. Permit for new structures, except signs,
2. Permit for additions to existing buildings,
3. Change of use or occupancy permit,
4. Demolition permit,
5. Relocation permit,
6. Swimming pool permit, or
7. Grading permit.

The notice shall be on a form entitled "Construction Site Notice" provided by the department and shall include the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and city telephone numbers where violations can be reported.

106.4.8.2 Location. The notice shall be posted and maintained at the construction site and displayed in a location that is readily visible to the public and approved by the department.

106.4.8.3 Maintenance of notice. The notice shall be displayed after issuance of the permit and prior to the start of construction. The notice shall be displayed continuously during the process of construction until all the work authorized by the permit is inspected and approved by the department. All contact information on the notice, including telephone numbers, shall be correct and maintained current. Failure to display this notice may result in withholding of inspections by the department.

SECTION 110: RESPONSIBILITY OF PERMITTEE

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

Building permits shall be presumed to incorporate the provision that the applicant, the applicant's agent, employees or contractors shall carry out the proposed work in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto, whether specified or not. No approval shall relieve or exonerate any person from the responsibility of complying with the provisions and intent of this code.

SECTION 98.0403.1: POWERS OF THE DEPARTMENT AND THE BOARD

(a) Powers of the Department.

1. The department is granted the power to enforce all ordinances and laws relating to the construction, alteration, repair and demolition, or removal of buildings or structures in the city, and to the installation, alteration, repair, use, and operation of all heating, plumbing, lighting, ventilating, refrigerating, electrical and mechanical appliances and equipment in those buildings or structures.
2. The department is granted the power to enforce all ordinances and laws relating to the construction, alteration, repair, removal or installation of elevators, escalators, console and/or stage lifts, incline cars, manlifts, manhoists, steam boilers, pressure vessels and all connections and appurtenances pertaining to their proper functioning.
3. The department is granted the power to enforce the zoning ordinances of the city.
4. The department shall have the power and duty to enforce all ordinances and laws relating to grading and control of excessive dust emission.
5. The department shall have the power and duty to enforce all portions of the Rules and Regulations of the State Fire Marshal which relate to the construction, alteration, repair, demolition, or removal of buildings, or structures, and to the use and operation of all heating, plumbing, lighting, ventilating, refrigerating, electrical, and mechanical appliances therein. Provided, however, that no application for modification of specific provisions of the Rules and Regulations of the State Fire Marshal shall be granted by the department, unless and until such application shall be first submitted to the Chief Engineer of the Fire Department or his representative for report and recommendation with respect thereto.
6. The department shall have the power to enforce those building regulations mandated by State or Federal law to be enforced by the local building department or building official.
7. The department shall have the power to enforce States laws relating to buildings, structures and construction activities provided the authority to do so has been allowed or granted by the State and the department has determined to undertake such enforcement.
8. The department shall have the power to enforce other ordinances and laws when designated to do so by law.

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

9. In the exercise of the powers enumerated in this subsection, the department shall have the power to apply the building ordinances of the city (Chapter 9 of the code) and those building regulations mandated by State law to be enforced by the local agency, building department or building official to buildings and structures containing one or more air space lots as defined in Chapter 1, Article 2, of the code so as to treat the entirety of such buildings or structures as if they were on or within a single lot, provided:
 - i. That such buildings or structures or portions thereof would otherwise conform to such ordinances and regulations, but for the creation of such air space lots; and
 - ii. That a covenant and agreement, in a form designed to run with the land and satisfactory to the department be recorded with the Office of the County Recorder and a copy filed with the department by the owners binding themselves and future owners and assigns to keep, preserve and maintain all portions of such buildings or structures in accordance with and pursuant to such building ordinances and regulations.
10. The department shall have the power to hear and act upon requests for slight modifications in individual cases to the building ordinances of the city, and regulations under Articles 1 through 8 of Chapter IX of the *Los Angeles Municipal Code*. In granting a request for a slight modification, the department shall determine that the slight modification is reasonably equivalent to the ordinance requirement involved, that a special individual reason makes the strict letter of the ordinance impractical and that the slight modification is in conformity with the spirit and purpose of the code or codes involved.
11. The department shall have the power to hear and determine requests for slight modifications for individual cases in the yard area requirements of the zoning ordinance, provided that in each such modification, the Superintendent shall first find that a special, individual reason makes the strict letter of the ordinance impractical and that the modification is in conformity with the spirit and purpose of the ordinance involved. Any action granting a modification shall be recorded and entered in the files of the department.

For structures and additions constructed after January 1, 1995, slight modifications from the yard requirements shall be limited to deviations permitting portions of buildings to extend into a required yard or other open space a distance of not to exceed 20 percent of the width or depth of such required yard or open space. However, for structures and additions existing prior to January 1, 1995, slight modifications may be granted for yard deviations slightly over 20 percent.

Except as expressly provided herein, the Superintendent of Building shall not grant deviations from the lot area, height, or density requirements. Further, the Superintendent shall not grant deviations from the yard requirements relating to the height of fences and walls, or including those for tennis or paddle tennis courts and other game courts.

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

If the yard regulations cannot reasonably be complied with or it is difficult to determine their application on lots of peculiar shape or location, then the regulations may be modified or determined by the Superintendent of Building. The Superintendent may also waive all or part of the required loading space on unusually shaped lots, oddly located lots, or hillside lots, when such space cannot reasonably be provided or utilized.

Requests for yard modifications as provided in this subsection shall be made in accordance with the procedures established in Section 98.0403.2 of the *Los Angeles Municipal Code*.

12. The department shall have the power to enforce any administrative nuisance abatement determination made by the Zoning Administrator, former Board of Zoning Appeals, City Planning Commission, Director of Planning or City Council. There shall be no administrative appeal to any City official or Board from such an enforcement action by the Department.

(b) Powers of the board.

1. The board shall have the power to hear and act upon appeals filed by any person aggrieved by the department requesting a slight modification under this section, except for those actions permitted in subsection (a)11.

If the board grants a slight modification on appeal, then the board shall make the same findings as required by the department when acting on a slight modification.

2. The board shall have the power to hear and determine appeals from orders, interpretations, requirements, determinations, or actions of the department pertaining to enforcement of specific ordinances, regulations, or laws in site-specific cases. These appeals shall state how the department has erred or abused its discretion in the matter of the appeal. The department shall provide the board with a written report on the appeal. The department, however, may reverse or modify the action appealed at any time prior to final action by the Commission. The board shall hear and make its determination on the appeal no later than the 30th calendar day after the appeal is heard.

Notwithstanding the above, the board shall have no authority to hear and determine appeals from orders, interpretations, requirements, determinations, or actions of the department pertaining to enforcement of specific ordinances, regulations, or laws contained in Chapter I of this code and in other land use ordinances. Any appeal concerning these requirements shall be made to the Director of Planning in accordance with the provisions set forth in Section 12.26 K.

The department shall maintain a file of requests from individuals or groups who wish to be notified of certain determinations on individual job addresses. These requests shall be submitted to the department in writing and shall specify the subject job address, and the address and telephone number where they wish to be notified. The request shall be in force until the end of the calendar year in which the request is filed and the request may be renewed at any time during the subsequent calendar year.

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

The department shall provide a copy of board agendas by U.S. mail to individuals or groups who wish to receive them. The mailing of agendas shall be maintained by a yearly subscription fee of \$50.00. A subscription fee of \$25.00 will be charged if there is less than six months remaining in the calendar year. Fees for individual and/or mail requests for copies of board agendas and other documents shall be as set forth in Los Angeles Administrative Code Sections 12.31 and 12.32.

3. The board shall have the power to act in other situations as provided by ordinance or law.
4. The board shall have the power to refuse to hear an appeal if the board determines that the appeal is basically a restatement of a previous appeal on the same job and no substantial additional justification has been presented by the appellant.
5. The power of the board shall not include the right to hear and act upon any of the following:
 - i. An appeal from the department's action on a request for a slight modification, an appeal of a legitimate department order or an appeal objecting to the department's determination, if such appeal is:
 - a) Filed on or after the date a citation is issued charging a person with a violation of the code or any other ordinance or law enforced by the department, and the appeal in any way involves the citation issuance, an arrest associated with the citation issuance, or the facts or code issues underlying the citation issuance.
 - b) Filed on or after evidence of a violation of the code or any other ordinance or law enforced by the department is presented to and accepted by the City Attorney for criminal prosecution.

If an appeal or request for a slight modification is not filed with 15 days after the department's action on the violation, the action and/or determination of the department shall be final.

- ii. An appeal in violation of limitations placed upon the board's powers as specified in other ordinances, regulations, or law.
- iii. Repealed.
- iv. If the board or Superintendent determines that an appeal or request for a slight modification, filed with the board, relates to department enforcement of laws or access to public accommodations and housing by the physically handicapped, then the matter shall be referred to the Handicapped Access Appeals Commission for its action. The board's jurisdiction shall not include the right to hear appeals from or otherwise review any action, order, or determination of the Handicapped Access Appeals Commission.

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

- v. An appeal dealing with financial, personnel, or administrative issues or other similar matters.
- vi. An appeal seeking relief from any nuisance abatement determination or enforcement decision of the department relating to any administrative nuisance abatement determination made by the Zoning Administrator, former Board of Zoning Appeals, City Planning Commission, Director of Planning or City Council.

SECTION 98.0403.2 PROCEDURES FOR APPEALS TO THE DEPARTMENT AND TO THE BOARD

(a) Appeals to the department under power granted in section 98.0403.1.

1. Such appeals shall be made in writing, upon appropriate forms provided therefor by the department.
2. An appeal processing fee of \$130.00 for the first item and \$39.00 for each additional item shall be paid by the appellant prior to the department processing the appeal and making a determination. In addition to the appeal processing fee required by this subdivision, an inspection fee of \$84.00 per inspection shall be paid by the appellant when, in the opinion of the department, the appeal requires a field inspection to verify site conditions. Miscellaneous fees are provided for in Section 98.0415(f) may be collected to prepare a written report.

An additional inspection fee as described in Section 98.0412(a) may be charged by the department for each inspection necessary to verify compliance with the conditions established by the determination of the department.

Exceptions:

- A. No appeal fee shall be required on any appeal from an order arising from an area-wide survey, conducted by the department, of buildings used for one family housing, if the work required to bring the unit into compliance with the *Los Angeles Municipal Code* is the same as specified in the order.
 - B. No appeal fee shall be required for any appeal on a child-care facility if the owner or operator is a nonprofit child-care organization that has filed a notarized affidavit to that effect with the department.
3. If the Superintendent determines that an item of request involves a material, device or method of construction appropriate for a General Approval under Section 98.0501 of the *Los Angeles Municipal Code*, such request shall be accompanied by a filing fee of \$165.00 for each request submitted which includes such item. A supplemental fee as specified in Section 98.0501(b)4 shall be charged to cover processing time in excess of

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

one hour. If the department determines that the material submitted with the appeal request substantiates the claim made therein, and no request to hold a hearing is pending the department may grant a conditional approval of such request.

4. In any appeal the appellant making the request shall cause to be made, at the appellant's own expense, any tests required by the department to substantiate the claims therein.
5. The department may hold any hearings it deems appropriate to consider the appeal.

(b) Appeals to the board under the power granted by section 98.0403.1 (b).

1. Such appeals shall be made in writing, upon appropriate forms provided therefor by the department.
2. Appeals shall be accompanied by a filing fee based upon the subject of the request as set forth in Tables 4-A or 4-B of this division.

Exceptions:

- A. No filing fee shall be required on any appeal from an order arising from an area-wide survey, conducted by the department, of buildings used for one family housing, if the work required to bring the unit into compliance with the *Los Angeles Municipal Code* is the same as specified in the order.
- B. No filing fee shall be required for any appeal on a child care facility if the owner or operator is a nonprofit child care organization that has filed a notarized affidavit to that effect with the department.
3. If the board determines that evidence is required to be taken or that further investigation is necessary to decide any such appeal, the board may refer the matter to a hearing examiner for hearing and report in accordance with provisions of Charter Section 217 or to an ordinance-established advisory board, or may refer the matter to the department for further investigation and report, whichever the board deems most appropriate.
4. In any appeal, the appellant or person making such request shall cause to be made, at the appellant's own expense, any tests required by the board to substantiate the claims therein.
5. In addition to any other appeal fees required by this subsection, each appeal shall be accompanied by an inspection fee of \$84.00 per inspection when, in the opinion of the department, the appeal requires a field inspection to verify site conditions. The department may charge an additional inspection fee as specified in Section 98.0412(a) for each inspection necessary to verify compliance with the conditions established by the board in any approval or conditional approval.
6. Miscellaneous fees as provided for in Section 98.0415 (f) may be collected to prepare a written report.

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

SECTION 98.0603: EXPIRATION OF PLAN CHECK

If a permit is not secured within 18 months after plans have been filed for checking such plan check shall expire and no permit shall be issued until the plans are rechecked and approved and a new plan check fee paid.

Exception: The department or the board may grant extensions of time if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded the securing of the permit within the allocated time.

CHAPTER I: GENERAL PROVISIONS AND ZONING

SEC. 11.00. PROVISIONS APPLICABLE TO CODE.

- (L) In addition to any other remedy or penalty provided by this Code, any violation of any provision of this Code is declared to be a public nuisance and may be abated by the City or by the City Attorney on behalf of the people of the State of California as a nuisance by means of a restraining order, injunction or any other order or judgment in law or equity issued by a court of competent jurisdiction. The City or the City Attorney, on behalf of the people of the State of California, may seek injunctive relief to enjoin violations of, or to compel compliance with, the provisions of this Code or seek any other relief or remedy available at law or equity. **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**

Violations of this Code are deemed continuing violations and each day that a violation continues is deemed to be a new and separate offense and subject to a maximum civil penalty of \$2,500 for each and every offense.

As part of any civil action, the court may require posting of a performance bond to ensure compliance with this Code, applicable state codes, court order or judgment.

- (M) It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code, shall be guilty of a misdemeanor unless that violation or failure is declared in this Code to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor, may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this Code is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000.00 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment.

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

Every violation of this Code that is established as an infraction, or is charged as an infraction, is punishable by a fine as set forth in this Code section, or as otherwise provided in this Code, not to exceed \$250.00 for each violation.

As an alternative enforcement method that may be used in the sole discretion of the City, violations of this Code may be addressed through the use of an Administrative Citation as set forth in [Article 1.2 of Chapter 1](#) of this Code. The administrative fines prescribed by [Chapter 1, Article 1.2](#) may be sought in addition to any other remedy, including, but not limited to, criminal remedies, injunctive relief, specific performance, and any other remedy provided by law. The remedies provided by [Chapter 1, Article 1.2](#) of this Code are cumulative to those prescribed by this Code or other applicable law and are not exclusive. (Added by Ord. No. 182,610, Eff. 8/2/13.)

Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this Code is committed, continued or permitted by that person, and shall be punishable accordingly.

SEC. 12.26. DEPARTMENT OF BUILDING AND SAFETY.

K. Appeals from Building Department Determinations. (Amended by Ord. No. 175,428, Eff. 9/28/03.)

1. **Right of Appeal.** The Director of Planning shall have the power and duty to investigate and make a decision upon appeals from determinations of the Department of Building and Safety where it is alleged there is error or abuse of discretion in any order, interpretation, requirement, determination or action made by the Department of Building and Safety in the enforcement or administration of [Chapter I](#) of this Code and other land use ordinances in site-specific cases. This provision shall not apply to requests for extensions of time to comply with any order issued by the Department of Building and Safety. An appeal to the Director of Planning may only be made after the Department of Building and Safety has rendered a decision in writing and provided written justification and findings on an appeal made pursuant to Section [98.0403.2\(a\)](#) of the Code.

Appeals may be filed by any aggrieved person or by any officer, board, department or bureau of the City at the public counter of the Department of City Planning. The filing of an appeal stays, with respect to that site, all enforcement proceedings and actions pertaining to [Chapter I](#) of this Code and other land use ordinances pending the Director's decision. However, the filing of an appeal will not prevent the issuance of a building permit or performance of work authorized by the permit when all Code and other land use requirements have been met to the satisfaction of the Department of Building and Safety, and only after consideration of the issues set forth in the appeal to the Department of Building and Safety made pursuant to Section [98.0403.2\(a\)](#). In no case shall the filing of an appeal delay enforcement proceedings or actions related to the abatement of imminent life safety hazards.

2. **Filing of an Appeal.** The appeal shall be filed at the public counter of the Department of City Planning on a form prescribed by the Department within 15 days after the

Department of Building and Safety has rendered a decision in writing providing justification and findings on the issues set forth in the appeal made pursuant to Section 98.0403.2(a). The appeal to the Director must be accompanied by a written copy of the decision of the Department of Building and Safety, and any written copy of the underlying order, interpretation, requirement, determination or action taken on the matter by the Department of Building and Safety. The appellant shall set forth specifically how there was error or abuse of discretion in the action of the Department of Building and Safety. Each appeal shall be accompanied by a filing fee as specified in Section 19.01 B. of this Code. (Last Sentence Amended by Ord. No. 181,141, Eff. 5/16/10.)

3. **Procedure.** Upon receipt of an appeal in the Department of City Planning, the Department shall notify the owner of the subject property of the filing of the appeal. The Director shall investigate the matter. The Director shall set the matter for hearing if it is likely to be controversial. Notice shall be by mail, shall state the time, place and purpose of the hearing at which evidence will be taken and shall be sent to the applicant, appellant, the Department of Building and Safety, owners of all properties abutting, across the street or alley from, or having a common corner with the subject property, and to all persons known to have an interest in the matter. The Department shall mail the notice at least 15 days prior to the hearing.
4. **Decision.** The Director shall make his or her decision within 75 days after the expiration of the appeal period or within an extended period mutually agreed upon in writing by the applicant and the Director. The Director shall determine whether there was error or abuse of discretion by the Department of Building and Safety. The Director shall place a copy of the findings and decision in the file in the City Planning Department, and furnish a copy of the decision to the applicant, appellant, the Department of Building and Safety, owners of all properties abutting, across the street or alley from, or having a common corner with the subject property, and to all persons known to have an interest in the matter. The Director, as part of the determination, shall make a finding regarding whether the matter may have a Citywide impact. The Director shall find that there is no Citywide impact if the matter concerns only the use of the specific property, or circumstances or issues connected with other zoning matters which are unique to the affected site and would not generally apply to other sites in the City, or would not result in changes in the application of [Chapter I](#) of this Code and other land use ordinances to other sites.
5. **Effective Date of Decision.** A decision by the Director becomes final and effective upon the close of the 15 day appeal period, if no further appeal is made.
6. **Appeals of Director's Decision.** An applicant or any other person aggrieved by a decision of the Director may appeal that decision to the City Planning Commission on a matter that the Director found may have a Citywide impact, or may appeal to the Area Planning Commission if the Director found the matter may not have a Citywide impact.

An appeal shall set forth specifically the points at issue, the reasons for the appeal, and the basis upon which the appellant claims there was error or abuse of discretion by the Director. The appeal shall be filed within 15 days of the date of mailing of the initial

Job Address: 10830 WEST CHALON ROAD
Board File: 170118

decision on forms provided by the Department. Any appeal not filed within the 15 day period shall not be considered by the Area Commission or the City Planning Commission. The filing of an appeal stays, with respect to that site, all enforcement proceedings and actions pertaining to [Chapter I](#) of this Code and other land use ordinances until a decision by the Area Planning Commission or the City Planning Commission, except as set forth in Subdivision 1. above. Once an appeal is filed, the Director shall transmit the appeal and the file to the Area Planning Commission or the City Planning Commission. At any time prior to the action by the Area Planning Commission or the City Planning Commission on the appeal, the Director shall submit any supplementary pertinent information as he or she deems necessary or as may be requested by the Area Planning Commission or the City Planning Commission.

7. **Appellate Decision – Public Hearing and Notice.** Upon receipt of the appeal, the Area Planning Commission or the City Planning Commission shall set the matter for a hearing at which the Commission shall take evidence. Notice of the hearing shall be by mail, shall state the time, place and purpose of the hearing and shall be sent to the appellant, the applicant, the owner or owners of the property involved, the Director of Planning, the Department of Building and Safety, and any other interested party who has requested in writing to be notified. Notice shall be mailed at least 24 days prior to the hearing. When considering an appeal from the decision of the Director, the Area Planning Commission or the City Planning Commission shall make its decision setting forth how there was error or abuse of discretion by the Director.
8. **Time for Appellate Decision.** The Area Planning Commission or the City Planning Commission shall act within 75 days after the expiration of the appeal period or within any additional period as may be agreed upon in writing by the applicant and the Area Planning Commission or the City Planning Commission. The failure of the Area Planning Commission or the City Planning Commission to act within this time period shall be deemed a denial of the appeal from the Director's action.
9. **Appellate Decision.** In considering an appeal, the Area Planning Commission or the City Planning Commission shall be subject to the same limitations as are applicable to the Director under Subdivision 1. above.
10. **Procedures and Effective Date of Appellate Decision.** If the Area Planning Commission or the City Planning Commission makes a decision on an appeal pursuant to this section, the appellate decision shall be final and effective as provided in Charter [Section 245](#).

EXHIBIT A



City of Los Angeles Department of City Planning

11/6/2017 PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES

10830 W CHALON ROAD

ZIP CODES

90077

RECENT ACTIVITY

DIR-2015-1244-EAF

ENV-2014-962-EAF

DIR-2017-4247-BSA

CASE NUMBERS

CPC-2016-4087-ZC

CPC-2016-4085-CA

CPC-1986-829-GPC

CPC-1965-18760

ORD-184828

ORD-184827

ORD-183497

ORD-167564-SA3630

ORD-132416

ORD-129279

ORD-128730

ENV-2016-4086-ND

Address/Legal Information

PIN Number 141B149 158
 Lot/Parcel Area (Calculated) 23,376.9 (sq ft)
 Thomas Brothers Grid PAGE 591 - GRID J7
 Assessor Parcel No. (APN) 4369022002
 Tract TR 9745
 Map Reference M B 141-93/96
 Block BLK 1
 Lot 3
 Arb (Lot Cut Reference) 1
 Map Sheet 141B149

Jurisdictional Information

Community Plan Area Bel Air - Beverly Crest
 Area Planning Commission West Los Angeles
 Neighborhood Council Bel Air - Beverly Crest
 Council District CD 5 - Paul Koretz
 Census Tract # 2621.00
 LADBS District Office West Los Angeles

Planning and Zoning Information

Special Notes None
 Zoning RE20-1-H-HCR
 Zoning Information (ZI) ZI-2467 HCR Hillside
 Construction Regulation
 Supplemental Use District

ZI-2462 Modifications to SF
 Zones and SF Zone Hillside
 Area Regulations

ZI-2438 Equine Keeping in
 the City of Los Angeles

General Plan Land Use Very Low I Residential

General Plan Note(s) Yes

Hillside Area (Zoning Code) Yes

Specific Plan Area None

Subarea None

Special Land Use / Zoning None

Design Review Board No

Historic Preservation
 Review No

Historic Preservation
 Overlay Zone None

Other Historic Designations None

Other Historic Survey
 Information None

Mills Act Contract None

CDO: Community Design
 Overlay None

CPIO: Community Plan Imp.
 Overlay None

Subarea None

CUGU: Clean Up-Green Up None

NSO: Neighborhood
 Stabilization Overlay No

POD: Pedestrian Oriented
 Districts None

SN: Sign District No

Streetscape No

Adaptive Reuse Incentive
 Area None

Ellis Act Property No

Rent Stabilization
 Ordinance (RSO) No

Transit Oriented
 Communities (TOC) Not Eligible

CRA - Community
 Redevelopment Agency None

Central City Parking No

Downtown Parking No

Building Line None

500 Ft School Zone No

500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 4369022002

Ownership (Assessor)

Owner1 HHP INVESTMENTS LP

Address 0 PO BOX 762
 BEVERLY HILLS CA 90213

Ownership (Bureau of
 Engineering, Land Records)

Owner HHP INVESTMENTS, L. P.

Address

APN Area (Co. Public
 Works)*

Use Code

Assessed Land Val.

Assessed Improvement Val.

Last Owner Change

Last Sale Amount

Tax Rate Area

Deed Ref No. (City Clerk)

Building 1

Year Built 1950

Building Class D9B

Number of Units 1

Number of Bedrooms 3

Number of Bathrooms 5

Building Square Footage 2,708.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Additional Information

Airport Hazard 1010' Height Limit Above
 Elevation 747

980' Height Limit Above
 Elevation 747

Coastal Zone None

Farmland Area Not Mapped

Urban Agriculture Incentive
 Zone No

Very High Fire Hazard
 Severity Zone Yes

Fire District No. 1 No

Flood Zone None

Watercourse No

Hazardous Waste / Border
 Zone Properties No

Methane Hazard Site None

High Wind Velocity Areas No

Special Grading Area (BOE
 Basic Grid Map A-13372) Yes

Oil Wells None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



City of Los Angeles Department of City Planning

11/6/2017 PARCEL PROFILE REPORT (modified version)

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.5283708
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000

Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	West Los Angeles
Reporting District	806

Fire Information

Bureau	West
Batallion	9
District / Fire	37

Station

Red Flag Restricted Parking	No
--------------------------------	----

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-4087-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	THE ESTABLISHMENT OF AN ENVIRONMENTALLY SENSITIVE HILLSIDE AREA (ESHA)SUPPLEMENTAL USE DISTRICT. THE ESHA DISTRICT WILL ESTABLISH DEVELOPMENT STANDARDS REGULATING RESIDENTIAL FLOOR AREA, HEIGHT, AND GRADING LIMITS. THE ESHA DISTRICT REGULATIONS WILL REQUIRE SINGLE-FAMILY HOME DEVELOPMENT PROJECTS TO GO THROUGH A REVIEW PROCESS AND WILL MANDATE STANDARD HAULING OPERATIONS AS CONDITIONS OF PROJECT APPROVAL.
Case Number:	CPC-2016-4085-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ENVIRONMENTALLY SENSITIVE HILLSIDE AREA (ESHA)SUPPLEMENTAL USE DISTRICT. THE ESHA DISTRICT WILL ESTABLISH DEVELOPMENT STANDARDS REGULATING RESIDENTIAL FLOOR AREA, HEIGHT, AND GRADING LIMITS. THE ESHA DISTRICT REGULATIONS WILL REQUIRE SINGLE-FAMILY HOME DEVELOPMENT PROJECTS TO GO THROUGH A REVIEW PROCESS AND WILL MANDATE STANDARD HAULING OPERATIONS AS CONDITIONS OF PROJECT APPROVAL.
Case Number:	CPC-1986-829-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - BEL AIR-BEVERLY CREST AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (DON TAYLOR)
Case Number:	CPC-1965-18760
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2016-4086-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ENVIRONMENTALLY SENSITIVE HILLSIDE AREA (ESHA)SUPPLEMENTAL USE DISTRICT. THE ESHA DISTRICT WILL ESTABLISH DEVELOPMENT STANDARDS REGULATING RESIDENTIAL FLOOR AREA, HEIGHT, AND GRADING LIMITS. THE ESHA DISTRICT REGULATIONS WILL REQUIRE SINGLE-FAMILY HOME DEVELOPMENT PROJECTS TO GO THROUGH A REVIEW PROCESS AND WILL MANDATE STANDARD HAULING OPERATIONS AS CONDITIONS OF PROJECT APPROVAL.

DATA NOT AVAILABLE

ORD-184828
ORD-184827
ORD-183497
ORD-167564-SA3630
ORD-132416
ORD-129279
ORD-128730

EXHIBIT B

10830 W Chalon Road



Permit #:

Plan Check #: B16LA17139

Event Code:

16030 - 10000 - 08055

Printed: 08/11/17 09:53 AM

Grading
1 or 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR GRADING PERMIT
AND GRADING CERTIFICATE**

Issued on: 08/11/2017

Last Status: Issued

Status Date: 08/11/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7656		12	3	M B 119-70/76	141B149 164	4369 - 022 - 002
TR 9745	BLK 1	3	2	M B 141-93/96	141B149 173	4369 - 022 - 002
TR 7656	BLK 2	12	4	M B 119-70/76	141B149 175	4369 - 022 - 002
TR 9745	BLK 1	3	1	M B 141-93/96	141B149 158	4369 - 022 - 002

3. PARCEL INFORMATION

Airport Hazard Area - 1010' Height Limit Above Elevation 747
Airport Hazard Area - 980' Height Limit Above Elevation 747
Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Baseline Hillside Ordinance - Yes

Council District - 5
Certified Neighborhood Council - Bel Air - Beverly Crest
Community Plan Area - Bel Air - Beverly Crest
Census Tract - 2621.00
District Map - 141B149

Energy Zone - 9
Fire District - VHFHSZ
Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Landslide Area - Yes

ZONES(S): RE20-1-H

4. DOCUMENTS

ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-132416
ZI - ZI-2443 Neighborhood Conservation ICO ORD - ORD-167564-SA3630
ORD - ORD-128730
ORD - ORD-129279

HLSAREA - Yes
CPC - CPC-18760
CPC - CPC-1986-829-GPC
ICO - Neighborhood Conservation ICO - Bel , BHO - Yes

5. CHECKLIST ITEMS

Special Inspect - Grading: Special Hazard
Storm Water - LID Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
HHP INVESTMENTS LP
0 PO BOX 762, BEVERLY HILLS CA 90213 -
Tenant:

Applicant: (Relationship: Architect)
MANUEL MANUELIAN - MANUELIAN ARCHITECTS
3501 OCEAN VIEW BLVD, GLENDALE, CA 91208 -- (818) 667-4172

7. EXISTING USE**PROPOSED USE**

(70) Grading - Hillside

For Cashier's Use Only

W/O #: 63008055

8. DESCRIPTION OF WORK

GRADING FOR 3-STORY SINGLE FAMILY DWELLING OVER BASEMENT AND
SWIMMING POOL. NO EXCAVATION TO COMMENCE PRIOR TO 8/11/2017.

9. # Bldg on Site & Use: 4 OF 4**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Carolyn Nepomuceno
OK for Cashier: Roberto Park

DAS PC By:
Coord. OK:

Signature:

Date: 08/11/2017

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: 4,174 cu yd

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due: \$50,100

12. ATTACHMENTS

Plot Plan

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

WL DAVI 301022385 8/11/2017 9:52:35 AM
GRADING PERMIT \$1,975.00
GRADING PLAN CHECK \$135.00
DEV SERV CENTER SURCH \$63.30
SYSTEMS DEVT FEE \$126.60
CITY PLANNING SURCH \$126.60
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$105.50
GRADING PLAN CHECK \$0.00

Sub Total: \$2,542.00

Permit #: 160301000008055
Building Card #: 2017WL82633
Receipt #: 0301103812



* P 1 6 0 3 0 1 0 0 0 0 8 0 5 5 F N *

1050828201741592

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16030 - 10000 - 08055

(P) Cut: 4174 Cuyd
(P) Export: 763 Cuyd
(P) Fill: 3411 Cuyd

14. APPLICATION COMMENTS:

GRADING BOND APPROVAL: #628363. 30-DAY EXCAVATION NOTICES SENT 7/11/2017. NO EXCAVATION TO COMMENCE PRIOR TO 8/11/2017.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

(C) HY-MAX BUILDING CORP
(E) QOBORSI, NADER J

ADDRESS

28376 CONSTELLATION ROAD,
23 ARIZONA,

VALENCIA, CA 91355
IRVINE, CA 92606

CLASS

B

LICENSE #

702339
C46119

PHONE #

(818) 535-5580
(714) 542-1214

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 702339 Contractor: HY-MAX BUILDING CORP

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: BENCHMARK INS. CO. Policy Number: CST5007851

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MICHAEL BLAHA

Sign: _____

Date: 09/11/2017



Contractor



Authorized Agent

10830 W Chalon Road

Permit Application #: 16030 - 10000 - 08055

Grading

City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA17139

1 or 2 Family Dwelling

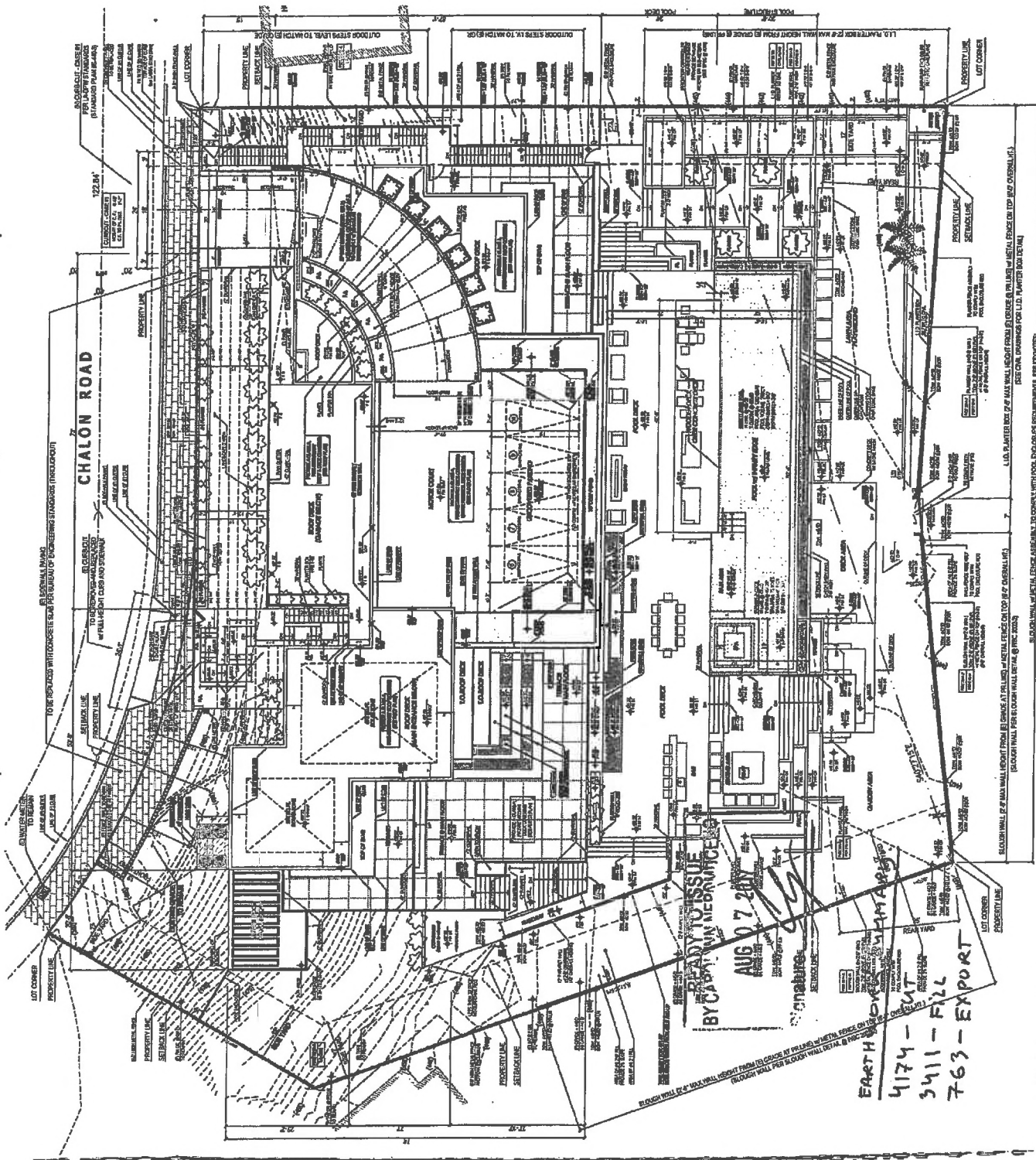
Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 08/07/17 11:19:34

1050828201741592



COUNCIL DISTRICT: 5

INSPECTION DISTRICT: STGRDW13

PLOT PLAN

EXHIBIT C

10830 W Chalon Road



Permit #:

Plan Check #: B17LA21709

Event Code:

16030 - 10001 - 08055

Printed: 01/23/18 03:39 PM

Grading
1 or 2 Family Dwelling
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR GRADING PERMIT
AND GRADING CERTIFICATE**

Issued on: 01/23/2018

Last Status: Issued

Status Date: 01/23/2018

1. TRACT	BLOCK	LOT#	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7656		12	3	M B 119-70/76	141B149 164	4369 - 022 - 002
TR 9745	BLK 1	3	2	M B 141-93/96	141B149 173	4369 - 022 - 002
TR 7656	BLK 2	12	4	M B 119-70/76	141B149 175	4369 - 022 - 002
TR 9745	BLK 1	3	1	M B 141-93/96	141B149 158	4369 - 022 - 002

3. PARCEL INFORMATION

Airport Hazard Area - 1010' Height Limit Above Elevation 747
Airport Hazard Area - 980' Height Limit Above Elevation 747
Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Baseline Hillside Ordinance - Yes

Council District - 5
Certified Neighborhood Council - Bel Air - Beverly Crest
Community Plan Area - Bel Air - Beverly Crest
Census Tract - 2621.00
District Map - 141B149

Energy Zone - 9
Fire District - VHFHSZ
Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Landslide Area - Yes

ZONES(S): RE20-1-H

4. DOCUMENTS

ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-132416
ZI - ZI-2443 Neighborhood Conservation ICO ORD - ORD-167564-SA3630
ORD - ORD-128730
ORD - ORD-129279

HLSAREA - Yes
CPC - CPC-18760
CPC - CPC-1986-829-GPC
ICO - Neighborhood Conservation ICO - Bel , BHO - Yes

5. CHECKLIST ITEMS

Special Inspect - Grading: Excav. Below 1:1 PI

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
HHP INVESTMENTS LP
0 PO BOX 762, BEVERLY HILLS CA 90213 --
Tenant:

Applicant: (Relationship: Architect)
MANUEL MANUELIAN - MANUELIAN ARCHITECTS
3501 OCEAN VIEW BLVD, GLENDALE, CA 91208 -- (818) 667-4172

7. EXISTING USE**PROPOSED USE**

(70) Grading - Hillside

For Cashier's Use Only

W/O #: 63008055

8. DESCRIPTION OF WORK

SUPPLEMENTAL TO 16030-10000-08055 TO REVISE GRADING QUANTITIES.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Carolyn Nepomuceno
OK for Cashier: Michael Irigoyen

DAS PC By:
Coord. OK:

Signature:

Date: 01/23/2018

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: 0 cu yd

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Owner-Builder Declaration

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

LA M CA 102115311 1/23/2018 3:39:05 PM

GRADING PERMIT	\$0.00
GRADING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$0.00
DEV SERV CENTER SURCH	\$0.00
SYSTEMS DEVT FEE	\$0.00
CITY PLANNING SURCH	\$0.00
MISCELLANEOUS	\$0.00
PLANNING GEN PLAN MAINT SURCH	\$0.00
GRADING PLAN CHECK	\$0.00

Sub Total: \$0.00

Permit #: 160301000108055

Building Card #: 2018LA96432

Receipt #: 0102841132

SUPPLEMENTAL TO #16030-10000-08055 TO
REVISE GRADING QUANTITIES



* P 1 6 0 3 0 1 0 0 0 1 0 8 0 5 5 F N *

1050131201850582

12. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16030 - 10001 - 08055

14. APPLICATION COMMENTS:

EXISTING GRADING BOND APPROVAL #528363. RAW CUT = 4049 CY, RAW FILL = 2888 CY, EXPORT = 970 CY. 19.25% SHRINKAGE FACTOR APPLIED TO ALLUVIUM FILL, 5% BULKING FACTOR APPLIED TO BEDROCK CUT USED AS FILL, 15% BULKING FACTOR APPLIED TO BEDROCK CUT USED AS EXPORT. 30 CY BRUSH INCLUDED IN EXPORT. EXPORT = 970CY < 1000 CY NO HAUL ROUTE REQUIRED. MAX TOTAL NON-EXEMPT GRADING (BHO)=1853CY < 1949CY ALLOWED (500+5%LOT AREA). NON EXEMPT EXPORT = 30 CY < 750 CY ALLOWED.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(E) QOBORSI, NADER J
(O) OWNER-BUILDER

23 ARIZONA,

IRVINE, CA 92606

C46119

(714) 542-1214

0

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 395-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: EMANOEL SADIGHPOUR

Sign: 

Date: 01/23/2018

☒ Owner☐ Authorized Agent

APPENDIX A

B1 170118

CD 5- LOR 212

CPR Building - Bureau of Safety

Non-Notice (Error & Amend)

Assigned to Kricker

10/24/17



REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #: See attachment		DATE: August 23, 2017																						
JOB ADDRESS: 10830 W. Chalon Road, Los Angeles, California 90077																								
Tract: TR 9745		Block: BLK 1 Lot: 3																						
Owner: HHP Investment LP		Petitioner: James and Helen Zukin (Matthew Hinks, Esq.)																						
Address: PO Box 762		Address: 800 Tarcuto Way																						
City	State	Zip	Phone																					
Beverly Hills	CA	90213	310 550-0151																					
City	State	Zip	Phone																					
Los Angeles	CA	90077	310 203-8080																					
REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) See attachment		CODE SECTIONS: See attachment																						
JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) See attachment																								
Matthew D. Hinks Owner/Petitioner Name (Print)		Attorney for Petitioner Position																						
FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE																								
Concurrences required from the following Department(s)		Approved Denied																						
<input type="checkbox"/> Los Angeles Fire Department	Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>																					
<input type="checkbox"/> Public Works Bureau of Engineering	Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>																					
<input type="checkbox"/> Department of City Planning	Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>																					
<input type="checkbox"/> Department of County Health	Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>																					
<input type="checkbox"/> Other _____	Print Name _____ Sign _____	<input type="checkbox"/>	<input type="checkbox"/>																					
DEPARTMENT ACTION																								
<input type="checkbox"/> GRANTED <input type="checkbox"/> DENIED		Reviewed by: (Staff) (Print) _____ Sign _____ Date _____																						
		Action taken by: (Supervisor) (Print) _____ Sign _____ Date _____																						
NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES																								
CONDITIONS OF APPROVAL (Continued on Page 2):																								
Fees (DEPARTMENT USE ONLY)																								
<table border="0" style="width:100%;"> <tr> <td>Appeal Processing Fee (No. of Items) = 1</td> <td>X \$130 + \$39/addl</td> <td>= 130.00</td> </tr> <tr> <td>Inspection Fee (No of Insp.) =</td> <td>X \$ 84.00</td> <td>=</td> </tr> <tr> <td>Research Fee ... (Total Hours Worked) =</td> <td>X \$104.00</td> <td>=</td> </tr> <tr> <td>Subtotal.....</td> <td></td> <td>= 130.00</td> </tr> <tr> <td>Development Services Center Surcharge</td> <td>X 3%</td> <td>= 3.90</td> </tr> <tr> <td>Systems Development Surcharge.....</td> <td>X 6%</td> <td>= 7.80</td> </tr> <tr> <td>Total Fees</td> <td></td> <td>= 141.70</td> </tr> </table>				Appeal Processing Fee (No. of Items) = 1	X \$130 + \$39/addl	= 130.00	Inspection Fee (No of Insp.) =	X \$ 84.00	=	Research Fee ... (Total Hours Worked) =	X \$104.00	=	Subtotal.....		= 130.00	Development Services Center Surcharge	X 3%	= 3.90	Systems Development Surcharge.....	X 6%	= 7.80	Total Fees		= 141.70
Appeal Processing Fee (No. of Items) = 1	X \$130 + \$39/addl	= 130.00																						
Inspection Fee (No of Insp.) =	X \$ 84.00	=																						
Research Fee ... (Total Hours Worked) =	X \$104.00	=																						
Subtotal.....		= 130.00																						
Development Services Center Surcharge	X 3%	= 3.90																						
Systems Development Surcharge.....	X 6%	= 7.80																						
Total Fees		= 141.70																						
Fees verified by: _____																								
Print and Sign <u>Cora Johnson / Cora</u>																								

For Cashiers Use Only

(PROFESSIONAL BUILDING AND SAFETY)

LA M CA 101107653 8/24/2017 10:19:18 AM

BOARD APPLIC FEE	\$130.00
SYSTEMS DEV SURCH	\$7.80
DEV SERV CENTER SURCH	\$3.90
Sub Total:	\$141.70

Receipt #: 0101780459

10830 W CHALON RD

Permit App #: _____ Job Address: _____

CONDITIONS OF APPROVAL (Continued from Page 1)		Sub 10821
Receipt #: 0101780963		
10820 W CHALON RD		

\$461.07

**CITY OF LOS ANGELES
BOARD OF BUILDING AND SAFETY/DISABLED ACCESS
COMMISSION APPEAL FORM**
(Must be Attached to the Modification Request Form, Page 1)

AFFIDAVIT – LADBS BOARD OF BUILDING AND SAFETY COMMISSIONERS – RESOLUTION NO. 832-93

I, _____ do state and swear as follows:
(Print or Type Name of the Person Signing this Form)
1. The name and mailing address of the owner of the property (as defined in the resolution 832-93) at _____ as shown on the appeal application (LADBS Com 31) are correct, and
2. The owner of the property as shown on the appeal application will be made aware of the appeal and will receive a copy of the appeal.
I declare under PENALTY OF PERJURY that the foregoing is true and correct.

Owner's Name(s) _____
(Please Type or Print) (Please Type or Print)

Owner's Signature(s) _____ (Two Officers' Signatures Required for Corporations)
(Please Sign)

Name of Corporation _____
(Please Print Name of Corporation) (Please Type or Print)

Dated this _____ day of _____ 20 _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT – SIGNATURE(S) MUST BE NOTARIZED

State of _____ County of _____ on _____

before me, _____, personally appeared _____
Name, Title of Officer (e.g. Jane Doe, Notary Public) Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument in person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal. _____ Signature

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

**APPEAL OF DEPARTMENT ACTION TO THE BOARD OF BUILDING AND SAFETY
COMMISSIONERS/DISABLED ACCESS APPEALS COMMISSION**

Applicant's Name _____

Applicant's Title _____

Signature _____

Date _____

FEES (DEPARTMENT USE ONLY)			
Board Fee	(No. of Items)	1 X	\$215.00 = 215.00
Inspection Fee	(No of Insp.) =	X	\$84.00 =
Research Fee ... (Total Hours Worked) =	2 X	\$104.00	= 208.00
Subtotal			= 423.00
Development Services Center Surcharge	X	3%	= 12.69
Systems Development Surcharge	X	6%	= 25.38
Total Fees			= 461.07

Fees verified by:

Print and Sign CORA BANSON/Cor

For Cashiers Use Only
LA PROCESSOR WHEN FEES ARE VERIFIED
LA M CA 101107654 8/24/2017 10:24:14 AM

BOARD APPEAL	\$215.00
SYSTEMS DEV SURCH	\$12.90
DEV SERV CENTER SURCH	\$6.45
RESEARCH FEE	\$208.00
SYSTEMS DEV SURCH	\$12.48
DEV SERV CENTER SURCH	\$6.24

P-BSC
Appeal

Permit # 17019-30000-02848 (demolition); 16010-10000-05072 (building); 16030-10000-08055 (grading); 16020-10000-03332 (shoring); 17020-10000-02213 (retaining wall); 17020-10000-02213; 16047-10000-01982 (pool/spa) (collectively, the "Permits")

10830 W. Chalon Road – Permit Appeal Justification

James and Helen Zukin ("Appellants") hereby appeal the Permits described above. Appellants contend that the Los Angeles Department of Building and Safety ("LADBS") erred and/or abused its discretion in issuing the Permits. In support of this appeal, Appellants contend as follows:

ocp
1. The Project will result in grading in excess of the by-right limits of the Baseline Hillside Ordinance ("BHO")

The Permits were issued by LADBS in connection with the planned demolition of an existing single-family residence, site grading and construction of a new three-story single family dwelling (the "Project"). The subject property is located in the RE20 zone. According to the City's ZIMAS site, the property is 23,376.9 square feet in size. Under the BHO, the maximum by-right grading limit for a lot in the RE20 zone is $500 \text{ CY} + 5\% \times \text{lot area}$, up to a maximum of 2,000 CY. Given the lot's size, the maximum grading quantities allowed for this site is $500 + 1,168.845 = 1,668.845 \text{ CY}$. However, records in the possession of LADBS show that the Project proposes, at a minimum, 1,938 (168 CY cut + 1770 CY fill) CY of non-exempt grading, which is in excess of the maximum amount allowed.

Moreover, Appellants received from the Applicant a notice on June 27, 2017, indicating that Applicant intends to create a 22' deep excavation. Apparently, the excavation has not been counted in the Applicant's calculation of proposed site grading, meaning that the Project will result in grading well in excess of the 1,938 CY indicated on LADBS records and, in fact, well in excess of the 2,000 CY maximum limit for any property in the RE20 zone.

RECEIVED
2017 AUG 22 PM 4: 7
BUILDING & SAFETY
CITY OF LOS ANGELES

Further, LADBS records report non-exempt grading as grading in the "FRONT, BACK, AND SIDE YARDS OUTSIDE 5' PERIMETER" (168 CY of cut and 1770 CY of fill). The records contain another reference in the exempted volumes showing 170 total CY (35 CY of cut and 135 CY of fill) "INSIDE 5' O/S". Based upon these descriptions, it is plain that the Applicant has not accurately delineated exempt and non-exempt grading.

The BHO provides:

"The Grading activities outlined in the sub-subparagraphs below shall be exempt from the Grading and/or earth transport limitations established in Paragraphs a and b above. However, any excavation from an exempted activity being used as Fill, outside of a 5-foot perimeter from the exempted Grading activities, for any other onsite purpose shall be counted towards the limits established in Paragraph a above."

(1) Cut and/or Fill underneath the footprint of a Structure(s) (such as foundations, understructures including Basements or other completely subterranean spaces – not including pools and sports courts), as well as for water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.

(2) Cut and/or Fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights.

(3) Remedial Grading as defined in Section 12.03 of the LAMC as recommended in a Geotechnical Investigation Report, prepared in accordance with Sections 91.7006.2, 91.7006.3, and 91.7006.4 of the LAMC, and approved by the Department of Building and Safety - Grading Division."

Here, LADBS records show that there is only 168 CY of non-exempt cut, meaning that the Project proposes to take reportedly-exempt soil from underneath the home and distribute it more than 5' beyond the perimeter of the exempted areas. That soil is falsely represented in Applicants' plans as exempt grading when in fact such grading is non-exempt pursuant to the above provision of the BHO. The applicant has thereby significantly understated the amount of non-exempt grading, which is significantly in excess of 2,000 CY.

1. BBS

The Project will result in net export in excess of 1,000 CY thus requiring a haul route

The Applicant's plans claim the Project will entail only 763 CY of net export, which is below the 1,000 CY that trips the requirement of a haul route. Haul routes are governed by LAMC section 91.7006.7. Under LAMC section 91.7006.7.1, "export" is defined as "earth, brush or similar materials transported from a grading site." Although that definition plainly includes "brush or similar materials," the Applicants' grading plans take account of soil only and fail to account for the thousands of cubic yards of "brush or similar materials" that will be exported from the Project site.

Further, Applicant's plans show 4,174 CY of total cut and 2,861 CY of total fill. The net is 1,313 CY. Applicant, however, claims that the Project will entail less than 1,000 CY of net export by applying a 1.1925 "shrinkage factor" to the fill quantity. That is erroneous. Applicant's grading plans presumes 4,174 CY of grading of compacted soil. Thus, a 1.1925 expansion factor should have been applied to the cut soil to calculate net export amount resulting in a net export of at least 1,313 CY.

In addition, Applicant is obviously trying to the game system and have it both ways by failing to apply this so-called "shrinkage factor" to the grading calculation for purposes of the BHO. Applicant's plans show at least 1770 CY of non-exempt fill. Applicant should have been required to apply the 1.1925 "shrinkage factor" to the non-exempt fill. Properly calculated, Applicant's plans show $168 + 1770(1.1925) = 2,278.725$ CY of non-exempt grading, which is over the by right BHO limit by any measure.

RECEIVED
2017 AUG 24 PM 4: 3
BUILDING & SAFETY
COMMISSION

acp

The Project relies upon an incorrect slope band map

LADBS records indicate that the Applicant's slope band analysis assumed that the slope under the existing house is flat when in fact, other records depict a steeply-sloping hillside. In this way, the Applicant has overstated the allowable floor area under the BHO.

BSS continue w/ item 1

The Project requires discretionary approvals and CEQA review

As set forth above, the Project will result in grading in excess of the by-right limits of the BHO. To permit this amount of grading a discretionary planning department approval is required. Moreover, because the Project will result in greater than 1,000 CY of net export, a haul route approval is also required. Both required approvals trigger the necessity of CEQA review. Given the lack of the required entitlements and failure to conduct CEQA review, LADBS erred and/or abused its discretion in issuing the Permits.

RECEIVED
2017 AUG 24 PM 4: 3
BUILDING & SAFETY
COMMISSION

APPENDIX B

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 6, 2017

James and Helen Zukin
c/o Mathew Hinks, Esquire
800 Tarcuto Way
Los Angeles, California 90077

10830 WEST CHALON ROAD; DBS-170117-DCP

You are hereby notified that the Los Angeles Department of Building and Safety ("LADBS") has rendered a written determination in response to your appeal concerning the above-referenced matter. The Department's determination is effective October 6, 2017. The report, dated September 14, 2017, is enclosed.

Pursuant to L.A.M.C. §12.26 K, the determination made by LADBS may be appealed to the Director of Planning within 15 days of the effective date of the written determination. If you choose to appeal the determination, you must file the appeal at the public counter of the Department of City Planning no later than October 25, 2017. Please refer to L.A.M.C. §12.26 K (1) through §12.26 K (3) for specific filing instructions. The appeal fee is \$500.00.

If you have any additional questions, you may contact me at (213) 482-0472.

CORA JOHNSON, P.E.
Building Civil Engineer I
Permit and Engineering Bureau

Enclosure

c: HHP Investment LP
Ifa Kashefi, Permit and Engineering Bureau Chief
Siavosh Poursabastian, Senior Structural Engineer

10830 W. Chalon Road

Page 1

Report No. DBS-170117-DCP

**REPORT ON APPEAL FROM LADBS DETERMINATION TO THE DIRECTOR OF PLANNING
PURSUANT TO L.A.M.C. §12.26 K (Ordinance No. 175,428)**

REPORT NO. DBS- 170117-DCP

JOB ADDRESS: 10830 WEST CHALON DRIVE	Date of Report: September 14, 2017
ZONE: RE20-1-H	Effective Date of Determination: October 6, 2017
C.D.: 5 (Councilmember: Paul Koretz)	Deadline to Appeal to DCP: October 25, 2017
PLANNING AREA: Bel-Air-Beverly Crest	Appeal Fee: \$500.00

APPEAL

Determine that the Los Angeles Department of Building and Safety (LADBS) erred or abused its discretion by issuing Building Permit Nos. 16010-10000-05072, 16030-10000-08055, 16047-10000-01982, 16020-10000-03332 and 17020-10000-02213 for the following issues:

EXHIBITS

- EXHIBIT A: Building Permit No. 16010-10000-05072, issued on August 11, 2017, for a 3-story, single family dwelling over basement.
- EXHIBIT B: Building Permit No. 16030-10000-08055, issued on August 11, 2017, site preparation and excavation.
- EXHIBIT C: Building Permit No. 16047-10000-01982, issued on August 11, 2017, for a pool and spa
- EXHIBIT D: Building Permit No. 16020-10000-03332, issued on August 11, 2017, for temporary shoring
- EXHIBIT E: Building Permit No. 17020-10000-02213, issued on August 11, 2017, for a retaining wall supporting deck.

APPENDIX: Appeal package submitted by appellant on August 23, 2017

OVERVIEW

The subject property is in the community of Bel Air – Beverly Crest in the hills north of Sunset Boulevard adjacent to the Bel Air Country Club in a RE20-1-H zone. The lot is designated within the Hillside Area as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC), which would subject it to the Baseline Hillside Ordinance (BHO).

HISTORY

In December 2016, plans were submitted to LADBS for a new three story single family dwelling. In August 2017 the building and grading permit and other associated permits were issued for the new three story single family dwelling.

On August 23, 2017 the petitioners submitted an appeal of LADBS building permit numbers 16010-10000-05072, 16030-10000-08055, 16047-10000-01982, 16020-10000-03332 and 17020-10000-02213; dated August 23, 2017.

DISCUSSION:

The following issues are identified in the appellant's brief (*Appendix*), along with the corresponding responses from LADBS:

ISSUE NO. 1

The project will result in grading in excess of the by-right limits of the Baseline Hillside Ordinance ("BHO").

LADBS RESPONSE TO ISSUE NO. 1:

Single family dwellings in the RE20 zone, subject to BHO regulations, are limited to a maximum total grading (cut and fill) of 500 cubic yards and five percent of the total lot area in cubic yards. The BHO provisions allow exceptions for certain areas to be exempt from this ordinance, such as cut and fill underneath the footprint of the building, cut and fill up to 500 cubic yards for driveways and fill outside a five-foot perimeter from exempted grading activities.

The appellant contests that grading quantities were incorrectly calculated and results an excess of the maximum grading limits, claiming the following:

1. The maximum grading quantities is limited to 1,668.845 cubic yards yet the plans show 1,938 cubic yards of non-exempt grading.
2. A notice of excavation dated June 27, 2017 indicates a 22-foot excavation. This excavation was not considered into the grading analysis.
3. The records do not accurately delineate the exempt and non-exempt grading.
4. The non-exempt cut of 168 cubic yards was incorrectly interpreted as exempt grading.

The appellant is calculating the maximum grading quantity using the lot area (23,376.9 square feet) from the ZIMAS website instead of using the lot area (28,980 square feet) from the survey map that was prepared by a registered civil engineer. When using the survey map's lot area, the maximum grading is 1,949 cubic yards. ZIMAS's terms and conditions clearly state, "the City of Los Angeles, Department of City Planning does not guarantee the accuracy or reliability of the information transmitted from this website." The survey map would be the most accurate source of determining the final lot area of the property. On the approved plans, the 22-foot excavation is clearly indicated on the profile view of the property which is used in calculating the non-exempt and exempt grading quantity.

With respect to the records not accurately delineating the exempt and non-exempt grading as well as the non-exempt cut of 168 cubic yards being incorrectly interpreted, the Department concurs and has required that the owner of the property submit supplemental plans for review and approval to correct those issues. LADBS has acted in conjunction with the LAMC and codes under its jurisdiction.

ISSUE NO. 2

The Project relies upon an incorrect slope band map.

LADBS RESPONSE TO ISSUE NO.2:

Single family dwellings subject to BHO require their buildings to be within the maximum Residential Floor Area (RFA). The maximum allowed RFA is determined by a Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped and signed by a State of California registered Civil Engineer or Licensed Land Surveyor. A Slope Analysis Verification Form (Joint Referral Form) along with the survey is submitted to Department of City Planning (DCP) for review and approval.

According to the slope analysis map, the maximum RFA approved by DCP on March 1, 2016, is limited to 8,076 square feet. The proposed building is 8,071 square feet, below the maximum allowed. The appellant contests that the slope analysis was incorrectly calculated yielding a greater maximum RFA.

The department cannot make a determination on this matter as LADBS has no authority to neither verify nor approve slope band analysis, DCP is responsible for reviewing the Slope Analysis Map and approving the maximum RFA.

Conclusion

LADBS has determined that building permit application numbers 16010-10000-05072, 16030-10000-08055, 16047-10000-01982, 16020-10000-03332 and 17020-10000-02213, for a 3-story, single family dwelling with attached garage was issued in compliance with the grading quantity requirements of the Los Angeles Building Code and Los Angeles Municipal Code. LADBS did not err or abuse its discretion in determining the grading compliance with the BHO provisions nor the accuracy of the slope band map.

Frank Bush
General Manager
Superintendent of Building

Prepared By:



Siavosh Poursabastian
Senior Structural Engineer

10830 W Chalon Road


 Permit #:
 Plan Check #: B16LA17139
 Event Code:

16010 - 10000 - 05072

Printed: 08/11/17 09:50 AM

 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**

Issued on: 08/11/2017

Last Status: Issued

Status Date: 08/11/2017

1. TRACT	BLOCK	LOT#	ABE	COUNTY MAP REF#	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL#
TR 7656		12	3	M B 119-70/76	141B149 164	4369 - 022 - 002
TR 9745	BLK 1	3	2	M B 141-93/96	141B149 173	4369 - 022 - 002
TR 7656	BLK 2	12	4	M B 119-70/76	141B149 175	4369 - 022 - 002
TR 9745	BLK 1	3	1	M B 141-93/96	141B149 158	4369 - 022 - 002

3. PARCEL INFORMATION
 Airport Hazard Area - 1010' Height Limit Above Elevation 747
 Airport Hazard Area - 980' Height Limit Above Elevation 747
 Area Planning Commission - West Los Angeles
 LADBS Branch Office - WLA
 Baseline Hillside Ordinance - Yes

 Council District - 5
 Certified Neighborhood Council - Bel Air - Beverly Crest
 Community Plan Area - Bel Air - Beverly Crest
 Census Tract - 2621.00
 District Map - 141B149

 Energy Zone - 9
 Fire District - VHFHSZ
 Hillside Grading Area - YES
 Hillside Ordinance - YES
 Earthquake-Induced Landslide Area - Yes

ZONES(S): RE20-1-H

4. DOCUMENTS
 ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-132416
 ZI - ZI-2443 Neighborhood Conservation ICO ORD - ORD-167564-SA3630
 ORD - ORD-128730
 ORD - ORD-129279

ICO - Neighborhood Conservation ICO - Bel, BHO - Yes

HLSAREA - Yes

CPC - CPC-18760

MODF - 8/1/2017 ALLOW SECOND KITCH CPC - CPC-1986-829-GPC

AFF - 20170731900 MAINT OF BLDG SUP

AFF - 20170731901 LOT TIE AFFIDAVIT

AFF - 20170731902 MAINT OF BLDG SUP

5. CHECKLIST ITEMS
 Special Inspect - Concrete > 2.5ksi
 Special Inspect - Field Welding
 Special Inspect - Grade Beam/Caisson

 Fabricator Req'd - Shop Welds
 Fabricator Req'd - Structural Steel
 Storm Water - LID Project

 Permit Flag - Rec and Parks Fee Memo Req'd
 Std. Work Descr - Seismic Gas Shut Off Valve
 Protected Trees - Verify protected trees list
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 HHP INVESTMENTS LP
 0 PO BOX 762, BEVERLY HILLS CA 90213 --
 Tenant:

 Applicant: (Relationship: Architect)
 MANUEL MANUELIAN - MANUELIAN ARCHITECTS
 3501 OCEAN VIEW BLVD, GLENDALE, CA 91208 -- (818) 667-4172
7. EXISTING USE**PROPOSED USE**
 (01) Dwelling - Single Family
 (07) Garage - Private

For Cashier's Use Only

W/O #: 61005072

8. DESCRIPTION OF WORK
 CONSTRUCTION OF A NEW 3-STORY SINGLE FAMILY DWELLING OVER
 BASEMENT WITH ATTACHED REAR DECK.

9. # Bldgs on Site & Use: 1 OF 4

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Carolyn Nepomuceno
 OK for Cashier: Roberto Park

DAS PC By:

Coord. OK:

Signature:

Date: 08/11/2017

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$2,053,630

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS
 Equine Keeping Checklist
 Hillside Referral Form

Plot Plan

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

 WL DAVI 301022385 8/11/2017 9:50:16 AM
 BUILDING PERMIT-RES \$9,128.68
 ELECTRICAL PERMIT RES \$2,113.46
 HTG/REF FMT RES \$1,056.73
 PLUMBING PERMIT RES \$2,113.46
 BUILDING PLAN CHECK \$0.00
 BUILDING PERMIT-RES \$65.00
 PLAN MAINTENANCE \$162.57
 EI RESIDENTIAL \$266.97
 DEV SERV CENTER SURCH \$417.21
 SYSTEMS DEVT FEE \$834.41
 CITY PLANNING SURCH \$501.38
 MISCELLANEOUS \$10.00
 PLANNING GEN PLAN MAINT SURCH \$417.81
 SCHOOL DEV RES \$52,189.56
 DWELLING UNIT \$200.00
 RES DEVT TAX \$300.00
 CA BLDG STD COMMISSION SURCHARGE \$93.00
 BUILDING PLAN CHECK \$0.00

Sub Total: \$68,860.24

 Permit #: 1
 Building C:
 Receipt #:

EXHIBIT A



* P 1 6 0 1 0 1 0 0 0 0 5 0 7 2 F N *

1050828201741591

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number/number" implies "change in numeric value / total remaining numeric value")

16010 - 10000 - 05072

(P) Basement (BC): +1 Levels / 1 Levels
 (P) Basement (ZC): +1 Levels / 1 Levels
 (P) Floor Area (ZC): +16536 Sqft / 16536 Sqft
 (P) Height (BC): +30 Feet / 30 Feet
 (P) Height (ZC): +30 Feet / 30 Feet
 (P) Landscape Area: +12175 Sqft / 12175 Sqft
 (P) Length: +165.3 Feet / 165.3 Feet
 (P) Residential Floor Area: +8071 Sqft / 8071 Sqft
 (P) Stories: +3 Stories / 3 Stories
 (P) Width: +74 Feet / 74 Feet

(P) Dwelling Unit: +1 Units / 1 Units
 (P) NFPA-13D Fire Sprinklers Thru-out
 (P) Concrete Shearwall
 (P) R3 Occ. Group: +16713 Sqft / 16713 Sqft
 (P) U Occ. Group: +820 Sqft / 820 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): +5 Stalls / 5 Stalls
 (P) Provided Compact for Bldg: +6 Stalls / 6 Stalls
 (P) Provided Standard for Bldg: +4 Stalls / 4 Stalls
 (P) Type V-B Construction
 (P) Floor Construction - Concrete Deck

(P) Floor Construction - Concrete Slab on Grade
 (P) Floor Construction - Steel Deck
 (P) Foundation - Concrete Grade Beam
 (P) Foundation - Concrete Pile
 (P) Foundation - Continuous Footing
 (P) Roof Construction - Steel Deck
 (P) Roof Construction - Wood Frame/Shathing
 (P) Wall Construction - Concrete
 (P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** > MAX ALLOWED RFA PER SLOPE BAND ANALYSIS = 8076 SQ FT. > LOT THE AFFIDAVIT 20170731901. > MAINTENANCE OF BUILDING SUPPORT 20170731900 (10824 CHALON) AND 20170731902 (10840 CHALON). > DEMO PERMIT UNDER 17019-30000-02848. > AFFIDAVIT TO MAINTAIN SFD WITH SECOND KITCHEN 20170875876. MODIFICATION FOR SECOND KITCHEN GRANTED 8/7/2017. > EXISTING MAINTENANCE OF SUMP PUMP AFFIDAVIT 20140931143. > 30 DAY NOTICE TO EXCAVATE SENT 7/11/2017. NO

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) HY-MAX BUILDING CORP
 (E) IRVINE, JON ALAN
 (E) MELNYK, MATTHEW JOHN
 (E) ZHANG, YAO

28376 CONSTELLATION ROAD,
 145 N SIERRA MADRE BLVD,
 2100 N MAIN STREET, SUITE A1,
 538 ROCCO CIRCLE,

VALENCIA, CA 91355
 PASADENA, CA 91107
 LOS ANGELES, CA 90031
 CORONA, CA 92882

B

702339
 GE2891
 S5853
 C74572

(818) 535-5580
 (626) 844-6641
 (213) 627-6687

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0502 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B

License No.: 702339

Contractor:

HY-MAX BUILDING CORP

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: BENCHMARK INS. CO.

Policy Number:

CST5007851

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (if Any):

Lender's Address:

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MICHAEL BLAHA

Sign:

Date: 08/11/2017

☒

Contractor

☐

Authorized Agent



EQUINE KEEPING CHECKLIST FORM

No building permit shall be issued for any building creating new habitable space on a lot located in whole or in part within an Equine Keeping "K" District and/or any lot zoned RA, RE20, RE40, A1, or A2 without completing this form. This form shall be completed and submitted during plan check. For more information on the process, refer to the flowchart.

Address: 10830 W CHALON RD., LOS ANGELES, CA 90077

PCIS: 16010 - 10000 - 05072

Please read the following two (2) questions carefully and answer either YES or NO:

(1) Is there any equine keeping on any of the adjacent properties?
(i.e. an equine, animal keeping enclosure, barn, equine license)



Yes

(2) Is there any equine keeping on your property?
(i.e. an equine, animal keeping enclosure, barn, equine license)



Yes

If the answer to either of the above questions is "yes", you will need to provide a dimensioned site plan that is to-scale and which shows the location of the equine keeping structure and/or enclosure on your lot and any of the adjacent properties and indicate the distances between your proposed habitable room additions, new single family dwelling unit, Accessory Living Quarters or Servant Quarters and such structures and/or enclosures. The information on the site plan shall be verified by LADBS inspection before construction can commence.

Please call (888)LA4BUILD or (888)524-2845, for Equinekeeping pre-construction inspection to verify the accuracy of the provided information before starting any construction.

For information on the setback requirements from an equine keeping structure and/or enclosure, please see LADBS Information Bulletin No. P/ZC 2002-018.

http://ladbs.org/LADBSWeb/LADBS_Forms/InformationBulletins/IB-P-ZC2014-018EquineKeeping.pdf

Any incorrect information may lead to the revocation of the corresponding permits.

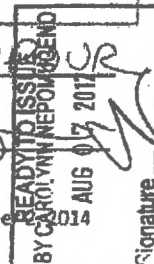
Property owner or the authorized agent's name:

EMANUEL CADIGHOUR

Property owner or the authorized agent's signature:

Date: 2/7/2017

September 2014



Signature

1050828201741591

DEPARTMENT OF BUILDING AND SAFETY/ DEPARTMENT OF PUBLIC WORKS

PRELIMINARY REFERRAL FORM FOR

☐ BASELINE HILLSIDE ORDINANCE No. 181,624

☐ HILLSIDE ORDINANCE No. 168,159

Building and Safety

Date: 12/06/2013

PIN: 141B149-158

Address: 10830 W CHALON ROAD

Applicant: _____

District Map: 141B149 Tract: TR 9745

Project Description: _____

Block: BLK 1 Lot: 3

Phone: _____

APN: 4369022002

Fax: _____

PCIS No.: _____

Public Works:

Vehicular Access:

1. Is the Continuous Paved Roadway (CPR)* at least 28ft wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☒ No
2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area? ☒ Yes ☐ No
3. Is the street adjacent to the subject lot at least 20ft wide? ☒ Yes ☐ No
(Note: all streets adjacent to a lot must be considered when the lot has multiple street frontages, such as a corner lot or a through lot.)

* CPR = begins at the driveway apron and must be continuous and without permanent obstacles to the boundary of the Hillside Area.
If "2" and "3" are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT REQ'D
If "2" or "3" are No: REFER TO PLANNING FOR APPROVAL PER 12.24X21 OR 12.24X28

Street Type:

1st Street Name: _____ R/W width: 40' Roadway width: 24'

- ☐ Lot fronts on a standard hillside limited street
☒ Lot fronts on a sub standard hillside limited street

☐ Dedication required width: _____ Plan Index: P-7237
☐ Improvement required

Comments: _____

2nd Street Name: _____ R/W width: _____ Roadway width: _____

- ☐ Lot fronts on a standard hillside limited street
☐ Lot fronts on a sub standard hillside limited street

☐ Dedication required width: _____ Plan Index: _____
☐ Improvement required

Comments: _____

Sewer Connection:

Lot located less than 200 ft from sewer mainline:

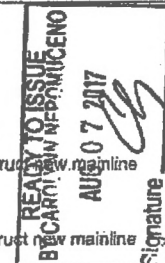
- ☐ Use existing wye and permit
☒ Use existing wye, obtain new permit

- ☐ Obtain new connection and new permit
☐ Obtain B-Permit from PW/BOE to construct new mainline

Lot located greater than 200 ft from sewer mainline:

- ☐ Obtain LADBS approval for on-site sewer

- ☐ Obtain B-Permit from PW/BOE to construct new mainline



Public Works Employee completing this form:

Sign: Kelton L. Kirby Print Name: Kelton L. Kirby

Date: 12-6-2013 Phone: 310-575-8533 Location: West LA

* The final determination of Hillside Ordinance applicability shall be made after any and all dedication/improvements (if required) have been made.

1050828201741591

10830 W Chalon Road

Permit Application #: 16010 - 10000 - 05072

Bldg-New
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

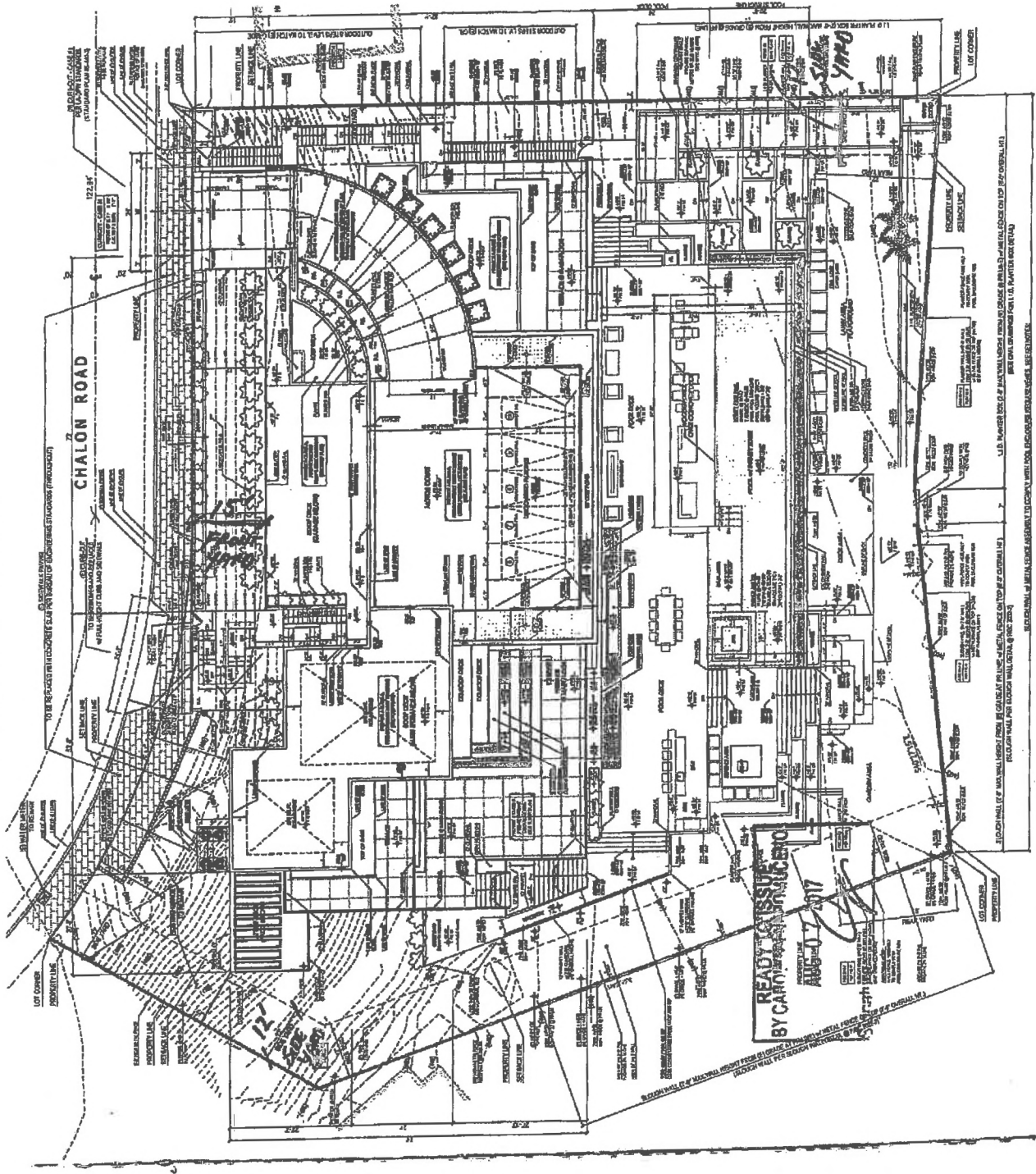
Plan Check #: B16LA17139

Initiating Office: METRO

Printed on: 08/07/17 11:18:23

PLOT PLAN ATTACHMENT

1050828201741591



READY TO ISSUE
BY CAROL ANN MURPHY
AUG 07 2017

COUNCIL DISTRICT: 5

INSPECTION DISTRICT: R5053

PLOT PLAN

10830 W Chalon Road



Permit #:

16030 - 10000 - 08055

Plan Check #: B16LA17139

Printed: 08/11/17 09:53 AM

Event Code:

Grading
1 or 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR GRADING PERMIT
AND GRADING CERTIFICATE**

Issued on: 08/11/2017

Last Status: Issued

Status Date: 08/11/2017

1. TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF#	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL#
TR 7656		12	3	M B 119-70/76	141B149 164	4369 - 022 - 002
TR 9745	BLK 1	3	2	M B 141-93/96	141B149 173	4369 - 022 - 002
TR 7656	BLK 2	12	4	M B 119-70/76	141B149 175	4369 - 022 - 002
TR 9745	BLK 1	3	1	M B 141-93/96	141B149 158	4369 - 022 - 002

3. PARCEL INFORMATION

Airport Hazard Area - 1010' Height Limit Above Elevation 747
Airport Hazard Area - 980' Height Limit Above Elevation 747
Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Baseline Hillside Ordinance - Yes

Council District - 5
Certified Neighborhood Council - Bel Air - Beverly Crest
Community Plan Area - Bel Air - Beverly Crest
Consensus Tract - 2621.00
District Map - 141B149

Energy Zone - 9
Fire District - VHFHSZ
Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Landslide Area - Yes

ZONES(S): RE20-1-H

4. DOCUMENTS

Z1 - Z1-2438 Equine Keeping in the City of Lc ORD - ORD-132416
Z1 - Z1-2443 Neighborhood Conservation ICO ORD - ORD-167564-SA3630
ORD - ORD-128730
ORD - ORD-129279

HLSAREA - Yes
CPC - CPC-18760
CPC - CPC-1986-829-GPC
ICO - Neighborhood Conservation ICO - Bel, BHO - Yes

5. CHECKLIST ITEMS

Special Inspect - Grading: Special Hazard
Storm Water - LID Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
HHP INVESTMENTS LP
0 PO BOX 762, BEVERLY HILLS CA 90213 --
Tenant:

Applicant: (Relationship: Architect)
MANUEL MANUELIAN - MANUELIAN ARCHITECTS
3501 OCEAN VIEW BLVD, GLENDALE, CA 91208 -- (818) 667-4172

7. EXISTING USE

PROPOSED USE
(70) Grading - Hillside

For Cashier's Use Only

W/O #: 63008055

8. DESCRIPTION OF WORK

GRADING FOR 3-STORY SINGLE FAMILY DWELLING OVER BASEMENT AND
SWIMMING POOL. NO EXCAVATION TO COMMENCE PRIOR TO 8/11/2017.

P. # Bldg on Site & Use: 4 OF 4

9. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Carolyn Nepomuceno
OK for Cashier: Roberto Park

DAS PC By:
Coord. OK:

Signature: Date: 08/11/2017

10. PROJECT VALUATION

Final Fee Period

Permit Valuation: 4,174 cu yd PC Valuation:

Sewer Cap ID: Total Bond(s) Due: \$50,100

11. ATTACHMENTS

Plot Plan

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



* P 1 6 0 3 0 1 0 0 0 0 8 0 5 5 F N *

WL DAVI 301022385 8/11/2017 9:52:35 AM
GRADING PERMIT \$1,975.00
GRADING PLAN CHECK \$135.00
DEV SERV CENTER SURCH \$63.30
SYSTEMS DEVT FEE \$126.60
CITY PLANNING SURCH \$126.60
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$105.50
GRADING PLAN CHECK \$0.00

Sub Total: \$2,542.00

Permit #
Building
Receipt

EXHIBIT B

1050828201741592

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16030 - 10000 - 08055

(P) Cut: 4174 Cuyd
(P) Export: 763 Cuyd
(P) Fill: 3411 Cuyd

14. APPLICATION COMMENTS:

GRADING BOND APPROVAL #628363. 30-DAY EXCAVATION NOTICES SENT 7/11/2017. NO EXCAVATION TO COMMENCE PRIOR TO 8/11/2017.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19823 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS**

VALENCIA, CA 91355
IRVINE, CA 92606

CLASS**LICENSE #****PHONE #**

(C) HY-MAX BUILDING CORP
(E) QOBORSI, NADER J

28376 CONSTELLATION ROAD,
23 ARIZONA,

B

702339
C46119

(818) 535-5580
(714) 542-1214

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 702339 Contractor: HY-MAX BUILDING CORP

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: BENCHMARK INS. CO. Policy Number: CST5007851

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MICHAEL BLAHA

Sign: _____

Date: 08/13/2017

☒ Contractor

☐ Authorized Agent

10830 W Chalon Road

Permit Application #: 16030 - 10000 - 08055

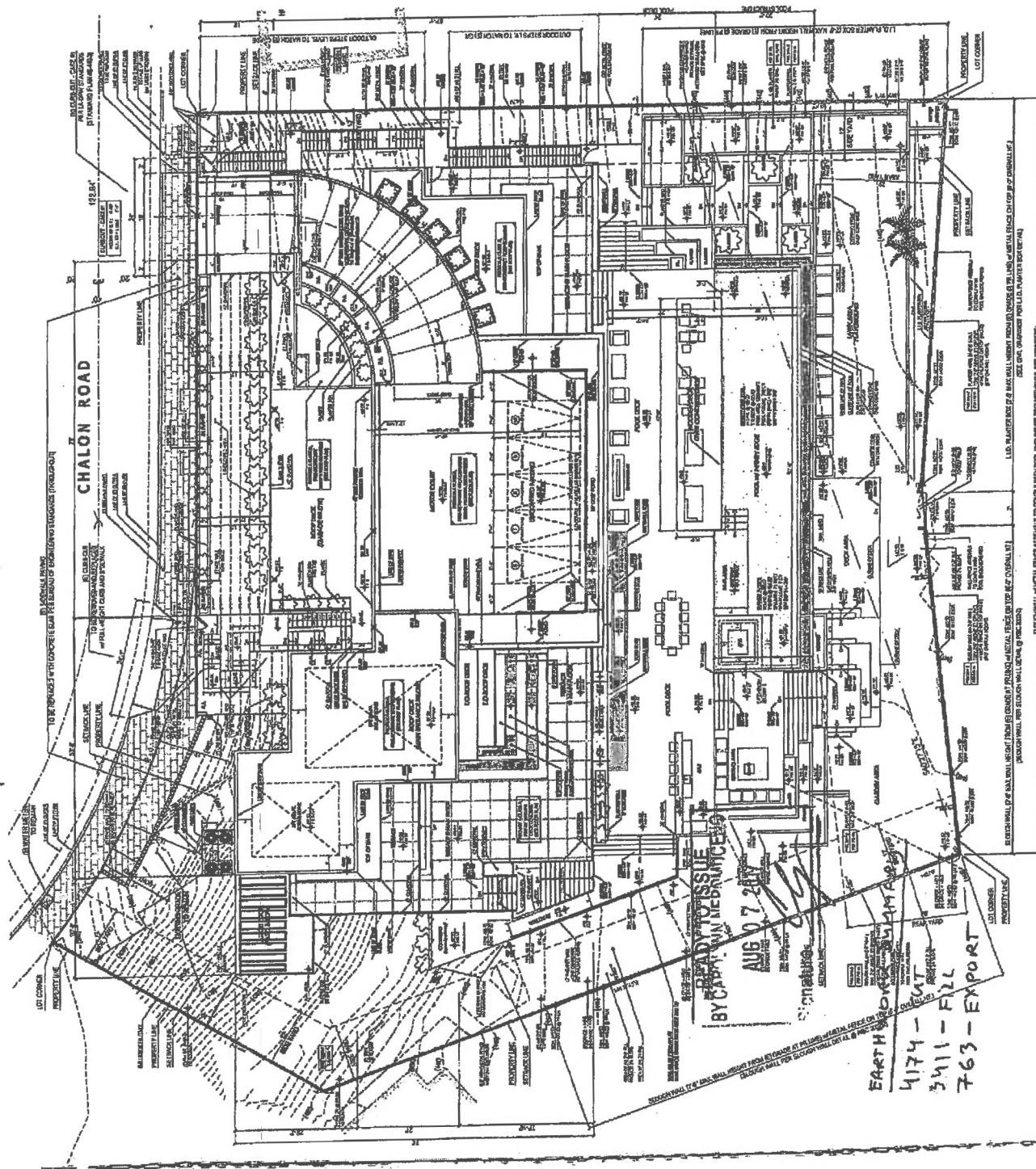
Grading
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA17139
Initiating Office: METRO
Printed on: 08/07/17 11:19:34

PLOT PLAN ATTACHMENT

1050828201741592



READY TO ISSUE
BY CAROL ANN MEDRANO
AUG 07 2017
Signature
EARTHWORKS WAREHOUSE
4174 - 104T
3411 - F2L
763 - EXPORT

10830 W Chalon Road


 Permit #:
 Plan Check #: B16LA17139
 Event Code:

16047 - 10000 - 01982

Printed: 08/11/17 09:52 AM

 Swimming-Pool/Spa
 1 or 2 Family Dwelling
 Regular Plan Check
 Plan Check

 City of Los Angeles - Department of Building and Safety
**APPLICATION FOR POOL, SPA, & SOLAR HEATER
 AND CERTIFICATE OF OCCUPANCY**

 Issued on: 08/11/2017
 Last Status: Issued
 Status Date: 08/11/2017

J. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 9745	BLK 1	3	1	MB 141-93/96	141B149 158	4369 - 022 - 002

3. PARCEL INFORMATION
 Airport Hazard Area - 1010' Height Limit Above Elevation 747
 Airport Hazard Area - 980' Height Limit Above Elevation 747
 Area Planning Commission - West Los Angeles
 LADBS Branch Office - WLA
 Baseline Hillside Ordinance - Yes

 Council District - 5
 Certified Neighborhood Council - Bel Air - Beverly Crest
 Community Plan Area - Bel Air - Beverly Crest
 Census Tract - 2621.00
 District Map - 141B149

 Energy Zone - 9
 Fire District - VHFHSZ
 Hillside Grading Area - YES
 Hillside Ordinance - YES
 Earthquake-Induced Landslide Area - Yes

ZONES(S): RE20-1-H

4. DOCUMENTS
 ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-132416
 ZI - ZI-2443 Neighborhood Conservation ICO ORD - ORD-167564-SA3630
 ORD - ORD-128730
 ORD - ORD-129279
 HILLSAREA - Yes
 CPC - CPC-18760
 CPC - CPC-1986-829-GPC
 ICO - Neighborhood Conservation ICO - Bel / BHO - Yes
5. CHECKLIST ITEMS
 Special Inspect - Concrete > 2.5ksi
 Special Inspect - Grade Beam/Caisson
 Special Inspect - Structural Observation

 Additional Work - Electrical
 Installation - New Pool/Spa
 Additional Work - Plumbing

 Pool Type - Private Pool
 Std. Work Descr - Seismic Gas Shut Off Valve
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 HHP INVESTMENTS LP
 0 PO BOX 762, BEVERLY HILLS CA 90213 --
 Tenant:

 Applicant (Relationship: Architect)
 MANUEL MANUELIAN - MANUELIAN ARCHITECTS
 3501 OCEAN VIEW BLVD, GLENDALE, CA 91208 - (818) 667-4172

For Cashier's Use Only

W/O #: 64701982

7. EXISTING USE**PROPOSED USE**

(20) Pool/Spa - Private

8. DESCRIPTION OF WORK
 CONSTRUCTION OF A NEW OUTDOOR POOL/SPA AND NEW INTERIOR POOL PER
 ENGINEERED DESIGN. OUTDOOR POOL: 32'-6"X18'-0"X5'-0". INTERIOR POOL
 32'-0"X11'-0"X4'-0".

9. # Bids on Site & Use: 2 OF 4

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Carolyn Nepomuceno
 OK for Cashier: Roberto Park

 DAS PC By:
 Coord. OK:

Signature:

Date: 08/11/2017

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$62,135

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

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

 WL DAVI 301022385 8/11/2017 9:52:08 AM
 BUILDING PERMIT-RES \$541.50
 BUILDING PERMIT-RES \$406.13
 BUILDING PLAN CHECK \$487.35
 EI RESIDENTIAL \$8.08
 DEV SERV CENTER SURCH \$45.24
 SYSTEMS DEVT FEE \$90.48
 CITY PLANNING SURCH \$65.63
 MISCELLANEOUS \$10.00
 PLANNING GEN PLAN MAINT SURCH \$54.69
 CA BLDG STD COMMISSION SURCHARGE \$3.00
 BUILDING PLAN CHECK \$0.00
 BUILDING PERMIT-RES \$65.00

Sub Total: \$1,777.10

 Permit # 16047-10000-01982
 Build
 Recei:


* P 1 6 0 4 7 1 0 0 0 0 0 1 9 8 2 F N *

EXHIBIT C

1050828201741592

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16047 - 10000 - 01982

(P) Concrete Construction
 (P) Concrete Construction
 (P) Pool Depth - Maximum: +4 Feet / 4 Feet
 (P) Pool Depth - Maximum: +5 Feet / 5 Feet
 (P) Pool Length: +82.5 Feet / 82.5 Feet
 (P) Pool Length: +32 Feet / 32 Feet
 (P) Pool Surface Area: +1370 Sqft / 1370 Sqft
 (P) Pool Surface Area: +352 Sqft / 352 Sqft
 (P) Pool Width: +11 Feet / 11 Feet
 (P) Pool Width: +18 Feet / 18 Feet
 (P) Spa Depth - Maximum: +3.08 Feet / 3.08 Feet
 (P) Spa Length: +11 Feet / 11 Feet
 (P) Spa Surface Area: +75 Sqft / 75 Sqft
 (P) Spa Width: +10.3 Feet / 10.3 Feet
 (P) Misc. Occ. Group: +1445 Sqft / 1445 Sqft
 (P) Misc. Occ. Group: +352 Sqft / 352 Sqft
 (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / Stall
 (P) Parking Req'd for Site (Auto+Bicycle): +5 Stalls / 5 Stalls

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** SFD 16010-10000-05072, SHORING 16020-10000-03332, GRADING 16030-10000-08055.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) HY-MAX BUILDING CORP	28376 CONSTELLATION ROAD,	B	702339	(818) 535-5580
(E) ZHANG, YAO	538 ROCCO CIRCLE,		C74572	(949) 788-0424

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 702339 Contractor: HY-MAX BUILDING CORP

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: BENCHMARK INS. CO. Policy Number: CST5007851

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0108.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MICHAEL BLAHA

Sign: [Signature]

Date: 08/11/2017

☒ Contractor

☐ Authorized Agent

10830 W Chalon Road

Permit Application #: 16047 - 10000 - 01982

Swimming-Pool/Spa
1 or 2 Family Dwelling
Plan Check

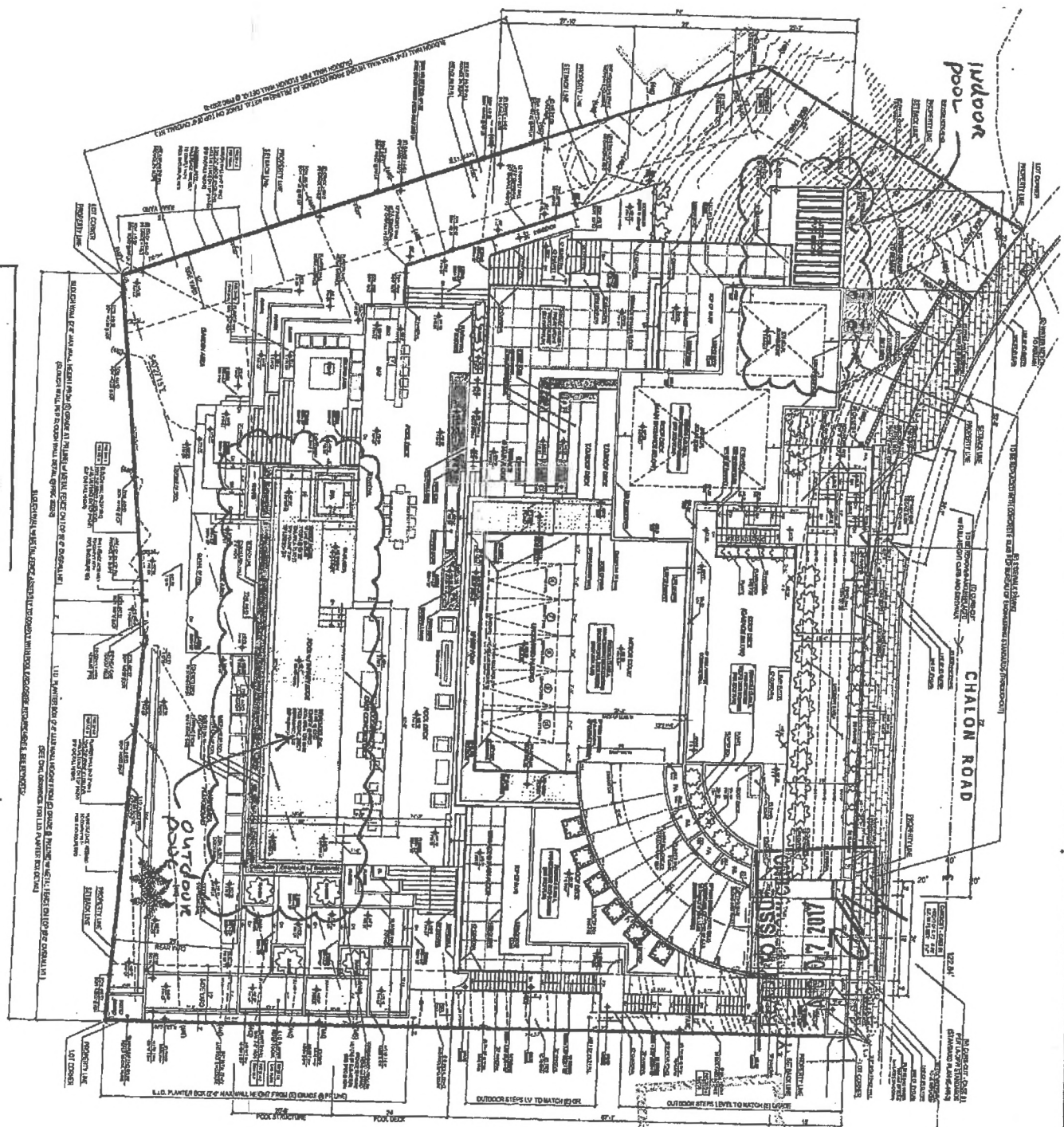
City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA17139

Initiating Office: METRO

Printed on: 08/07/17 11:19:19

PLOT PLAN ATTACHMENT



COUNCIL DISTRICT: 5

INSPECTION DISTRICT: R5053

PLOT PLAN

10830 W Chalon Road



Permit #:

16020 - 10000 - 03332

Plan Check #: B16LA17139

Printed: 08/11/17 09:51 AM

Event Code:

Nonbldg-New

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

Issued on: 08/11/2017

Last Status: Issued

Status Date: 08/11/2017

1. TRACT	BLOCK	LOT#	ARE	COUNTY MAP REF#	PARCEL ID #/PIN#	2. ASSESSOR PARCEL#
TR 9745	BLK 1	3	1	M B 141-93/96	141B149 158	4369 - 022 - 002

3. PARCEL INFORMATION

Airport Hazard Area - 1010' Height Limit Above Elevation 747
 Airport Hazard Area - 980' Height Limit Above Elevation 747
 Area Planning Commission - West Los Angeles
 LADBS Branch Office - WLA
 Baseline Hillside Ordinance - Yes

Council District - 5
 Certified Neighborhood Council - Bel Air - Beverly Crest
 Community Plan Area - Bel Air - Beverly Crest
 Census Tract - 2521.00
 District Map - 141B149

Energy Zone - 9
 Fire District - VHFHSZ
 Hillside Grading Area - YES
 Hillside Ordinance - YES
 Earthquake-Induced Landslide Area - Yes

ZONES(S): RE20-1-H

4. DOCUMENTS

ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-132416
 ZI - ZI-2443 Neighborhood Conservation ICO ORD - ORD-167564-SA3630
 ORD - ORD-128730
 ORD - ORD-129279

HLSAREA - Yes

CPC - CPC-18760

CPC - CPC-1986-829-GPC

ICO - Neighborhood Conservation ICO - Bel, BHO - Yes

5. CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi
 Special Inspect - Field Welding
 Special Inspect - Grade Beam/Caisson

Special Inspect - Grading/Excav. Below 1:1 PI
 Special Inspect - Shotcrete
 Special Inspect - Structural Observation

Fabricator Reqd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

HHP INVESTMENTS LP

0 PO BOX 762, BEVERLY HILLS CA 90213 --

Tenant:

Applicant: (Relationship: Architect)

MANUEL MANUELIAN - MANUELIAN ARCHITECTS

3501 OCEAN VIEW BLVD, GLENDALE, CA 91208 -- (818) 667-4172

For Cashier's Use Only

W/O #: 62003332

7. EXISTING USE

PROPOSED USE

(23) Shoring (Temporary)

8. DESCRIPTION OF WORK

SHORING FOR A NEW 3-STORY SINGLE FAMILY DWELLING WITH BASEMENT

9. # Bldgs on Site & Used 3 OF 4

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Carolyn Nepomuceno

OK for Cashier: Roberto Park

DAS PC By:

Coord. OK:

Signature:

Date: 08/11/2017

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$14,336

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

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

WL DAVI 301022385 8/11/2017 9:50:42 AM

BUILDING PERMIT-RES \$220.00

BUILDING PLAN CHECK \$198.00

EI RESIDENTIAL \$1.86

DEV SERV CENTER SURCH \$12.60

SYSTEMS DEVT FEE \$25.19

CITY PLANNING SURCH \$25.08

MISCELLANEOUS \$10.00

PLANNING GEN PLAN MAINT SURCH \$20.90

CA BLDG STD COMMISSION SURCHARGE \$1.00

BUILDING PLAN CHECK \$0.00

Sub Total: \$514.63

Permit #
 Building
 Receipt



* P 1 6 0 2 0 1 0 0 0 0 3 3 3 2 F N *

EXHIBIT D

1050828201741592

13. STRUCTURE INVENTORY

(Notes: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16020 - 10000 - 03332

14. APPLICATION COMMENTS:

SFD 16010-10000-03072. POOL 16047-10000-01982. GRADING 16030-10000-08055.

In the event that any box (i.e., 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

(C) HY-MAX BUILDING CORP

ADDRESS

28376 CONSTELLATION ROAD,

VALENCIA, CA 91355

CLASS

B

LICENSE #

702339

PHONE #

(818) 535-5580

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 702339 Contractor: HY-MAX BUILDING CORP**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: BENCHMARK INS. CO.Policy Number: CST5007851

- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106, 4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MICHAEL BLAHA

Sign: _____

Date: 08/11/2017☒ Contractor☐ Authorized Agent

10830 W Chalon Road

Permit Application #: 16020 - 10000 - 03332

Nonbldg-New
1 or 2 Family Dwelling
Plan Check

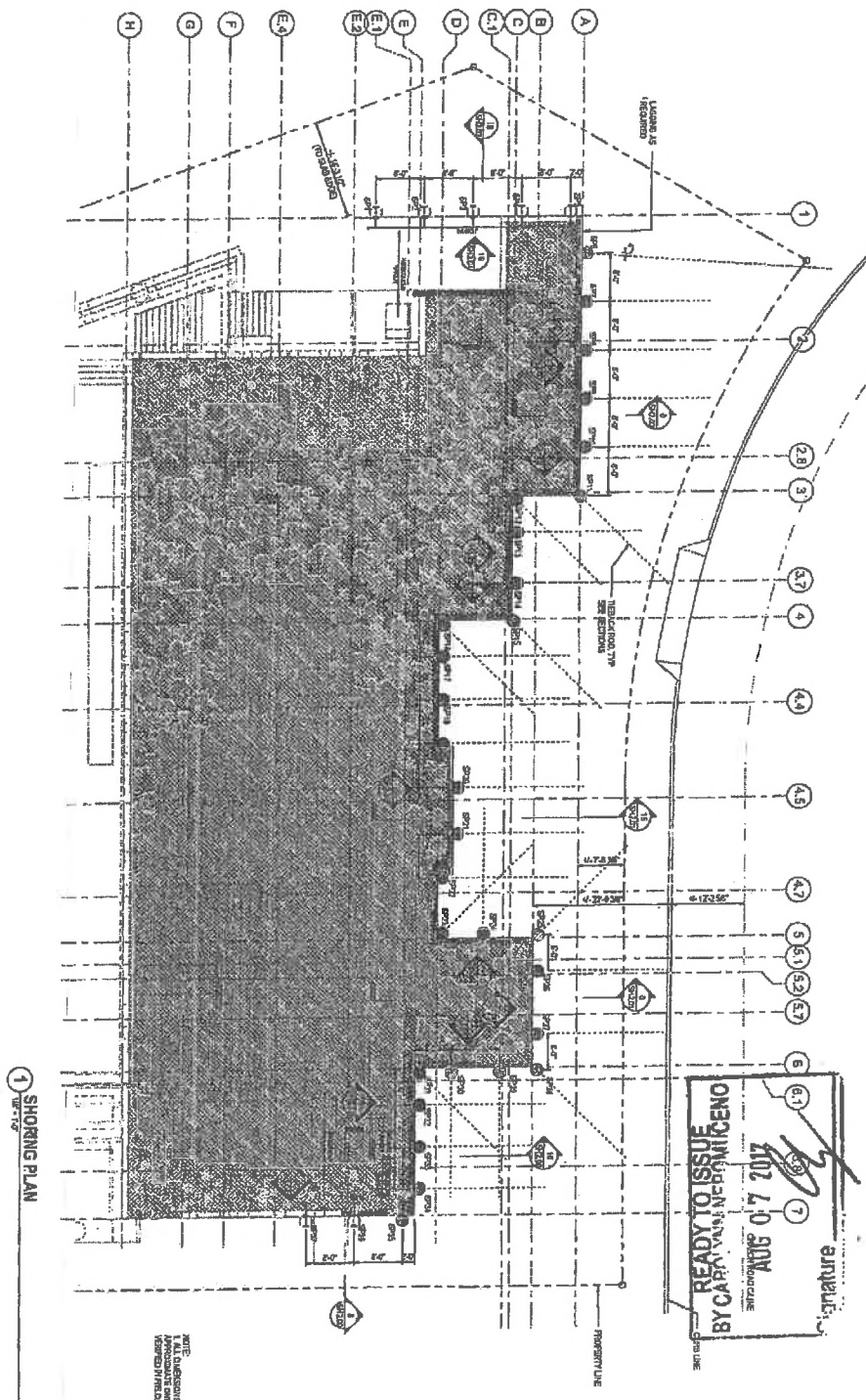
City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA17139
Initiating Office: METRO
Printed on: 08/07/17 11:18:47

PLOT PLAN ATTACHMENT

1050828201741597

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



10830 W Chalon Road



Permit #:
Plan Check #: B16LA17139
Event Code:

17020 - 10000 - 02213

Printed: 08/11/17 09:51 AM

Nonbldg-New 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	Issued on: 08/11/2017 Last Status: Issued Status Date: 08/11/2017
---	--	---

1. TRACT TR 9745	BLOCK BLK 1	LOT(s) 3	ABB 1	COUNTY MAP REF # MB 141-93/96	PARCEL ID # (PIN #) 141B149 158	2. ASSESSOR PARCEL # 4369 - 022 - 002
----------------------------	-----------------------	--------------------	-----------------	---	---	---

3. PARCEL INFORMATION		
Airport Hazard Area - 1010' Height Limit Above Elevation 747 Airport Hazard Area - 980' Height Limit Above Elevation 747 Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes	Council District - 5 Certified Neighborhood Council - Bel Air - Beverly Crest Community Plan Area - Bel Air - Beverly Crest Census Tract - 2621.00 District Map - 141B149	Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes
ZONES(S): RE20-1-H-HCR		

4. DOCUMENTS		
ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-129279 ZI - ZI-2462 Modifications to SF Zones and S' ORD - ORD-132416 ZI - ZI-2467 HCR Hillside Construction Regu ORD - ORD-167564-SA3630 ORD - ORD-128730	ORD - ORD-184827 ORD - ORD-184828 HLSAREA - Yes CPC - CPC-18760	CPC - CPC-1986-829-GPC CPC - CPC-2016-4085-CA CPC - CPC-2016-4087-ZC BHO - Yes

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): HHP INVESTMENTS LP 0 PO BOX 762, BEVERLY HILLS CA 90213 -- Tenant:
Applicant (Relationship: Architect) MANUEL MANUELIAN - MANUELIAN ARCHITECTS 3501 OCEAN VIEW BLVD, GLENDALE, CA 91208 -- (818) 667-4172

For Cashier's Use Only

W/O #: 72002213

7. EXISTING USE	PROPOSED USE (23) Retaining Wall
------------------------	--

8. DESCRIPTION OF WORK NEW RETAINING WALL FOR BUILT UP DECK

9. # Bids on Site & User

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Carolyn Nepomuceno OK for Cashier: Roberto Park Signature:	DAS PC By: Coord. OK: Date: 08/11/2017

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$21,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS Plot Plan

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



* P 1 7 0 2 0 1 0 0 0 0 2 2 1 3 F N *

WL DAVI 301022385 8/11/2017 9:51:36 AM
BUILDING PERMIT-RES \$296.00
BUILDING PLAN CHECK \$266.40
EI RESIDENTIAL \$2.73
DEV SERV CENTER SURCH \$16.95
SYSTEMS DEVT FEE \$33.91
CITY PLANNING SURCH \$33.74
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$28.12
CA BLDG STD COMMISSION SURCHARGE \$1.00
BUILDING PLAN CHECK \$0.00

Sub Total: \$688.85

Permit #:
Building
Receipt #

EXHIBIT E

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

17020 - 10000 - 02213

(P) Retaining Wall Height: 7 Feet
 (P) Retaining Wall Length: 205 Feet

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) HY-MAX BUILDING CORP

28376 CONSTELLATION ROAD,

VALENCIA, CA 91355

B

702339

(818) 535-5580

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only. I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 702339 Contractor: HY-MAX BUILDING CORP

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: BENCHMARK INS. CO. Policy Number: CST5007851

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6715 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MICHAEL BLAHA

Sign: [Signature]

Date: 08/11/2017

☒ Contractor

☐ Authorized Agent

10830 W Chalon Road

Permit Application #: 17020 - 10000 - 02213

Nonbldg-New
1 or 2 Family Dwelling
Plan Check

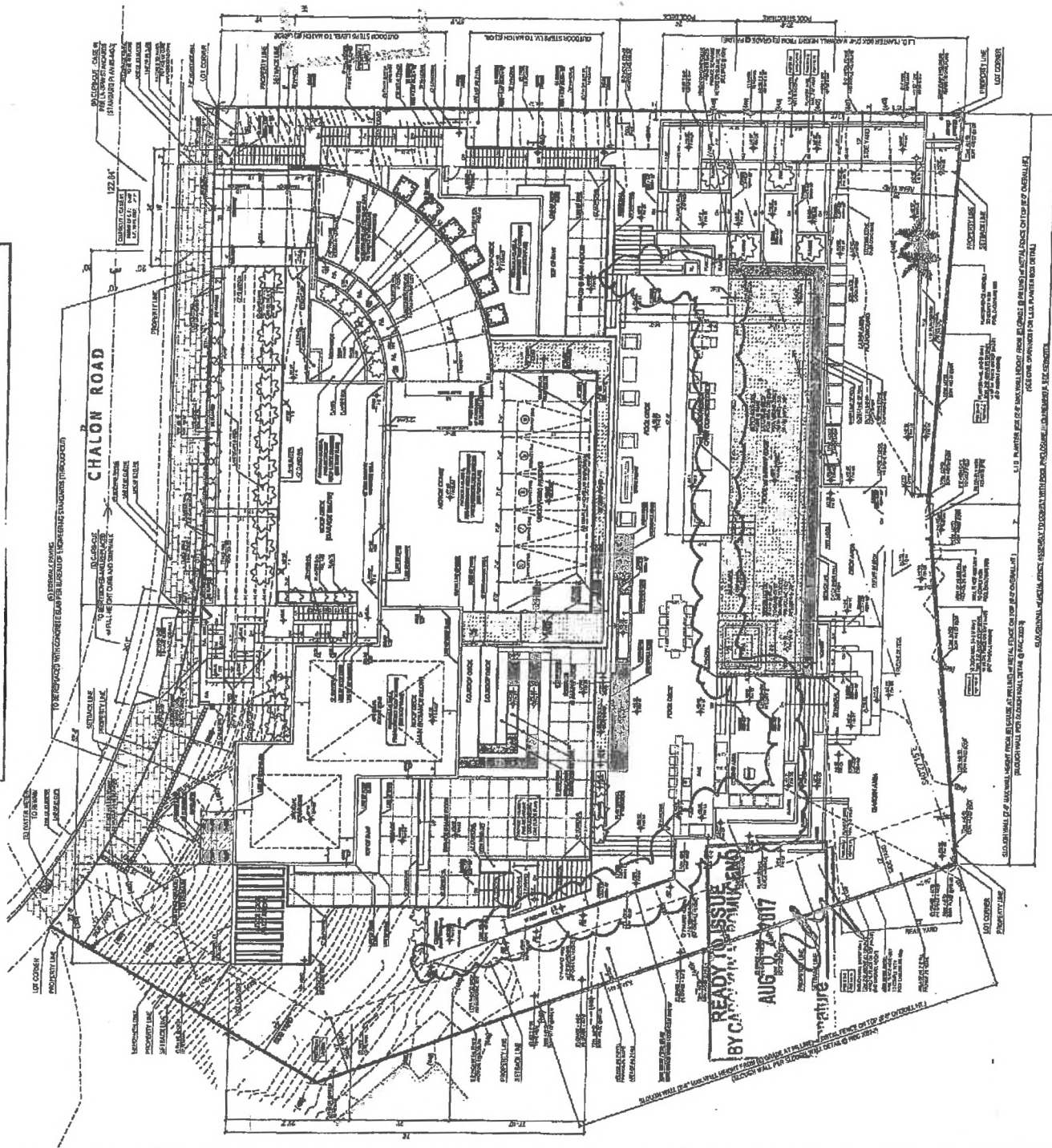
City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA17139

Initiating Office: METRO

Printed on: 08/07/17 11:19:02

PLOT PLAN ATTACHMENT



READY TO ISSUE
BY CARDINAL RUFFINO
AUG 07 2017

COUNCIL DISTRICT: 5

INSPECTION DISTRICT: R5053

PLOT PLAN

1050820174159

CL 5
CPT. Be - Air Building
BRS-170117-028
Assigned to ...



REQUEST FOR MODIFICATION OF BUILDING ORDINANCES
UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

PERMIT APP. #: See attachment DATE: August 23 2017

JOB ADDRESS: 10830 W. Chalon Road, Los Angeles, California 90077

Tract: TR 9745 Block: BLK 1 Lot: 3

Owner: HHP Investment LP Petitioner: James and Helen Zukin (Matthew Hinks, Esq.)

Address: PO Box 762 Address: 800 Tarcuto Way

City State Zip Phone City State Zip Phone
Beverly Hills CA 90213 310 550-0151 Los Angeles CA 90077 310 203-8080

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) CODE SECTIONS: See attachment
See attachment
12.26.16 appeal

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)
See attachment

Matthew D. Hinks Attorney for Petitioner
Owner/Petitioner Name (Print) (Signature) Position

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)

	Print Name	Sign	Approved	Denied
<input type="checkbox"/> Los Angeles Fire Department			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Public Works Bureau of Engineering			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of City Planning			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of County Health			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other			<input type="checkbox"/>	<input type="checkbox"/>

DEPARTMENT ACTION

☐ GRANTED ☐ DENIED

Reviewed by: (Staff) (Print) Sign Date

Action taken by: (Supervisor) (Print) Sign Date

NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES

CONDITIONS OF APPROVAL (Continued on Page 2):

FEEES (DEPARTMENT USE ONLY)

Appeal Processing Fee (No. of Items) = 2	X \$130 + \$39/addl	= 169.00
Inspection Fee (No of Insp.) =	X \$ 84.00	=
Research Fee (Total Hours Worked) = 2	X \$104.00	= 208.00
Subtotal		= 377.00
Development Services Center Surcharge	X 3%	= 11.31
Systems Development Surcharge	X 6%	= 22.62
Total Fees		= 410.93
Fees verified by:		
Print and Sign	Cora Johnson	

For Cashiers Use Only
LA (PROCESS ONLY WHEN FEES ARE VERIFIED) and Safety
LA M CA 101107553 8/24/2017 10:18:31 AM

BOARD APPLIC FEE	\$169.00
SYSTEMS DEV SURCH	\$10.14
DEV SERV CENTER SURCH	\$5.07
RESEARCH FEE	\$208.00
SYSTEMS DEV SURCH	\$12.48
DEV SERV CENTER SURCH	\$6.24

Sub Total: \$410.93

Receipt #: 0101780456

10830 W CHALON RD

DUP

Permit # 17019-30000-02848 (demolition); 16010-10000-05072 (building); 16030-10000-08055 (grading); 16020-10000-03332 (shoring); 17020-10000-02213 (retaining wall); 17020-10000-02213; 16047-10000-01982 (pool/spa) (collectively, the "Permits")

10830 W. Chalon Road - Permit Appeal Justification

James and Helen Zukin ("Appellants") hereby appeal the Permits described above. Appellants contend that the Los Angeles Department of Building and Safety ("LADBS") erred and/or abused its discretion in issuing the Permits. In support of this appeal, Appellants contend as follows:

1. The Project will result in grading in excess of the by-right limits of the Baseline Hillside Ordinance ("BHO")

The Permits were issued by LADBS in connection with the planned demolition of an existing single-family residence, site grading and construction of a new three-story single family dwelling (the "Project"). The subject property is located in the RE20 zone. According to the City's ZIMAS site, the property is 23,376.9 square feet in size. Under the BHO, the maximum by-right grading limit for a lot in the RE20 zone is $500 \text{ CY} + 5\% \times \text{lot area}$, up to a maximum of 2,000 CY. Given the lot's size, the maximum grading quantities allowed for this site is $500 + 1,168.845 = 1,668.845 \text{ CY}$. However, records in the possession of LADBS show that the Project proposes, at a minimum, 1,938 (168 CY cut + 1770 CY fill) CY of non-exempt grading, which is in excess of the maximum amount allowed.

Moreover, Appellants received from the Applicant a notice on June 27, 2017, indicating that Applicant intends to create a 22' deep excavation. Apparently, the excavation has not been counted in the Applicant's calculation of proposed site grading, meaning that the Project will result in grading well in excess of the 1,938 CY indicated on LADBS records and, in fact, well in excess of the 2,000 CY maximum limit for any property in the RE20 zone.

2017 AUG 24 PM 3:17
RECEIVED
JUN 27 2017
LADBS

Further, LADBS records report non-exempt grading as grading in the "FRONT, BACK AND SIDE YARDS OUTSIDE 5' PERIMETER" (168 CY of cut and 1770 CY of fill). The records contain another reference in the exempted volumes showing 170 total CY (35 CY of cut and 135 CY of fill) "INSIDE 5' O/S". Based upon these descriptions, it is plain that the Applicant has not accurately delineated exempt and non-exempt grading.

The BHO provides:

"The Grading activities outlined in the sub-subparagraphs below shall be exempt from the Grading and/or earth transport limitations established in Paragraphs a and b above. However, any excavation from an exempted activity being used as Fill, outside of a 5-foot perimeter from the exempted Grading activities, for any other onsite purpose shall be counted towards the limits established in Paragraph a above."

(1) Cut and/or Fill underneath the footprint of a Structure(s) (such as foundations, understructures including Basements or other completely subterranean spaces – not including pools and sports courts), as well as for water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.

(2) Cut and/or Fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights.

(3) Remedial Grading as defined in Section 12.03 of the LAMC as recommended in a Geotechnical Investigation Report, prepared in accordance with Sections 91.7006.2, 91.7006.3, and 91.7006.4 of the LAMC, and approved by the Department of Building and Safety - Grading Division."

Here, LADBS records show that there is only 168 CY of non-exempt cut, meaning that the Project proposes to take reportedly-exempt soil from underneath the home and distribute it more than 5' beyond the perimeter of the exempted areas. That soil is falsely represented in Applicants' plans as exempt grading when in fact such grading is non-exempt pursuant to the above provision of the BHO. The applicant has thereby significantly understated the amount of non-exempt grading, which is significantly in excess of 2,000 CY.

RECEIVED
2017 AUG 24 PM 3:17
DIVISION OF BUILDING & SAFETY
COMMISSIONER

BBSC

The Project will result in net export in excess of 1,000 CY thus requiring a haul route

The Applicant's plans claim the Project will entail only 763 CY of net export, which is below the 1,000 CY that trips the requirement of a haul route. Haul routes are governed by LAMC section 91.7006.7. Under LAMC section 91.7006.7.1, "export" is defined as "earth, brush or similar materials transported from a grading site." Although that definition plainly includes "brush or similar materials," the Applicants' grading plans take account of soil only and fail to account for the thousands of cubic yards of "brush or similar materials" that will be exported from the Project site.

BBSC
Further, Applicant's plans show 4,174 CY of total cut and 2,861 CY of total fill. The net is 1,313 CY. Applicant, however, claims that the Project will entail less than 1,000 CY of net export by applying a 1.1925 "shrinkage factor" to the fill quantity. That is erroneous. Applicant's grading plans presumes 4,174 CY of grading of compacted soil. Thus, a 1.1925 expansion factor should have been applied to the cut soil to calculate net export amount resulting in a net export of at least 1,313 CY.

In addition, Applicant is obviously trying to the game system and have it both ways by failing to apply this so-called "shrinkage factor" to the grading calculation for purposes of the BHO. Applicant's plans show at least 1770 CY of non-exempt fill. Applicant should have been required to apply the 1.1925 "shrinkage factor" to the non-exempt fill. Properly calculated, Applicant's plans show $168 + 1770(1.1925) = 2,278.725$ CY of non-exempt grading, which is over the by right BHO limit by any measure.

RECEIVED
2017 AUG 24 PM 3: 7
PLANNING & SAFETY
COMMISSION

The Project relies upon an incorrect slope band map

LADBS records indicate that the Applicant's slope band analysis assumed that the slope under the existing house is flat when, in fact, other records depict a steeply-sloping hillside. In this way, the Applicant has overstated the allowable floor area under the BHO.

The Project requires discretionary approvals and CEQA review

As set forth above, the Project will result in grading in excess of the by-right limits of the BHO. To permit this amount of grading a discretionary planning department approval is required. Moreover, because the Project will result in greater than 1,000 CY of net export, a haul route approval is also required. Both required approvals trigger the necessity of CEQA review. Given the lack of the required entitlements and failure to conduct CEQA review, LADBS erred and/or abused its discretion in issuing the Permits.

RECEIVED
2017 AUG 24 PM 3: 1
PLANNING & SAFETY
CONSTRUCTION