



Catherine & Colleagues



Catherine Nacca-Gaba Jerry Neuman

From: Raymond Chan <raymond.chan@lacity.org>
Sent: Monday, March 18, 2013 11:45 AM
To: Esther Wilkes
Cc: Catherine Nuezca Gaba
Subject: Re: Meeting Request: Jerry Neuman

Great! 9 am it is.

Ray

On Mon, Mar 18, 2013 at 11:38 AM, Esther Wilkes <EWilkes@sheppardmullin.com> wrote:

Yes, 9:00 am is perfect. I will send a calendar invite. Thank you both so much!

Esther D. Wilkes
Executive Secretary

EWilkes@sheppardmullin.com

SheppardMullin

Sheppard Mullin Richter & Hampton LLP
333 South Hope Street, 43rd Floor
Los Angeles, CA 90071-1422

[213.620.1780](tel:213.620.1780) | main

www.sheppardmullin.com

*Curtis
School
e-mails*

From: Raymond Chan [<mailto:raymond.chan@lacity.org>]
Sent: Monday, March 18, 2013 11:37 AM
To: Catherine Nuezca Gaba
Cc: Esther Wilkes
Subject: Re: Meeting Request: Jerry Neuman

Oops! I did not see this email. Can Jerry do 9 am?

Ray

On Mon, Mar 18, 2013 at 11:29 AM, Catherine Nuezca Gaba <catherine.nuezcagaba@lacity.org> wrote:

I'm available at 9am. I have a verification at 4

Catherine Nuezca Gaba, P.E

Assistant to Executive Officer

Structural Engineering Assoc. IV

Department of Building & Safety

City of Los Angeles

201 N Figueroa St., Suite 1000

Los Angeles, CA 90012

(213) 482-0435 office

(213) 482-6850 fax

On Mar 18, 2013, at 10:46 AM, Raymond Chan <raymond.chan@lacity.org> wrote:

Hi Esther,

Catherine is off today. I will be available tomorrow at 9 am and 4 pm.

Please advise.

Ray

From: Esther Wilkes [<mailto:EWilkes@sheppardmullin.com>]

Sent: Monday, March 18, 2013 10:33 AM

To: 'raymond.chan@lacity.org' (raymond.chan@lacity.org) <raymond.chan@lacity.org>; catherine.nuezcagaba@lacity.org <catherine.nuezcagaba@lacity.org>

Subject: Meeting Request: Jerry Neuman

Jerry Neuman would like to request a meeting with the both of you to discuss Curtis School, the Cahuenga Property. Do you have availability anytime today or tomorrow at 9:00 am, 10:00 am or 4:00 pm?



Thank you.

Esther D. Wilkes
Executive Secretary

EWilkes@sheppardmullin.com

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From: Jerry Neuman <jneuman@sheppardmullin.com>
Sent: Thursday, March 21, 2013 5:22 PM
To: Mr. Raymond S. Chan C. E. S. E.
Subject: Fwd: Curtis School - PCIS# 12014-10000-04537 - Curtis - 15871 W. Mulholland Drive...

FYI

Sent from my iPhone

Begin forwarded message:

From: Daniel Rothbauer <drothbauer@curtisschool.org>
Date: March 21, 2013, 1:51:13 PM PDT
To: Joe Pica <joe@picasullivan.com>, Jerry Neuman <jneuman@sheppardmullin.com>
Cc: Michael Gonzales <mgonzales@gonzaleslawgroup.com>
Subject: RE: Curtis School - PCIS# 12014-10000-04537 - Curtis - 15871 W. Mulholland Drive...

Jerry, can you please intervene with our case worker to see if we can expedite our plan check access? Thanks.

From: Joe Pica [mailto:joe@picasullivan.com]
Sent: Thursday, March 21, 2013 12:14 PM
To: Daniel Rothbauer
Subject: FW: Curtis School - PCIS# 12014-10000-04537 - Curtis - 15871 W. Mulholland Drive...

Hi Dan,

I am forwarding the email from the Curtis School plan checker. He has cancelled the last two backcheck comment reviews and has now given us an April 2 date.

There is not much we can do about it but it is delaying the plan check and permitting.

Joe

Pica + Sullivan Architects, Ltd.
9911 West Pico Boulevard, Suite 102
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From: Anne Wong
Sent: Thursday, March 21, 2013 12:09 PM
To: Joe Pica
Subject: FW: Curtis School - PCIS# 12014-10000-04537 - Curtis - 15871 W. Mulholland Drive...

Hello Joe,

Below please find Amen's response. Unfortunately, we won't be able to meet with him till April 2nd. Please note that that is only our second meeting. We will need to meet with him multiple times after that to get go over all the plan check corrections regarding architectural, civil, structural and planning.

Anne

--

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From: Armen Jivalagian [<mailto:armen.jivalagian@lacity.org>]
Sent: Wednesday, March 20, 2013 4:43 PM
To: Mimi Pon
Subject: Re: PCIS# 12014-10000-04537 - Curtis - 15871 W. Mulholland Drive

Hi Mimi,

Thank you, I'm trying to fight this flu. Let's meet Tuesday April 2nd at 1:30 for 1.5 hrs. I will call if there is any cancellation.

Regards,
Armen

On Tue, Mar 19, 2013 at 8:58 AM, Mimi Pon <mimi@picasullivan.com> wrote:
Hello Armen,
We received message from your supervisor that you are out sick today therefore our appointment will be canceled. I appreciate it if you can call me or Anne when you feel better so that we may set up another appointment. I hope you feel better soon.

Thank you,
Mimi

--

Mimi Pon

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--
Armen Jivalagian, P.E., M.S.
Structural Engineering Associate III
Department of Building & Safety
201 N. Figueroa St. 8th Floor
Los Angeles, CA 90012
Phone: (213) 482-0416

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From: Jerry Neuman <jneuman@sheppardmullin.com>
Sent: Friday, April 19, 2013 9:30 AM
To: Mr. Raymond S. Chan C. E. S. E.
Subject: Fwd: Ahmanson - Plan Check Status...

FYI regarding Curtis Plan Check.

Sent from my iPhone

Begin forwarded message:

From: Joe Pica <joe@picasullivan.com>
Date: April 19, 2013, 9:26:19 AM PDT
To: Daniel Rothbauer <drotzbauer@curtisschool.org>, Jerry Neuman <jneuman@sheppardmullin.com>
Cc: Anne Wong <anne@picasullivan.com>
Subject: RE: Ahmanson - Plan Check Status...

Hi Dan,

Anne is scheduled to meet with Armen today at 10:30 AM to finish up the architectural portion of Plan Check. The plan checker decided to declare the trellis outside the front door as a "room." We have altered that to accommodate his ruling (though it is not indicated as such in the Code). He is only allocating an hour for this meeting. Hopefully we will be able to get him to finalize it in this period of time and not have it extended further. This has been the biggest dilemma – the time allocated by the Plan Checker (and his inefficiency in reviewing the plans due to his being constantly drawn away or, need to re-start time and again, etc.). FYI – this is the 5th time that Anne is meeting with Armen – just to go over backcheck comments initially received. To have five backcheck meetings is extreme – especially given the small scale and simplicity of this project. This plan checker is notorious for having a large number of back checks and extending the plan check time.

The outstanding clearances are related to planning and grading (tract map waiver and supplemental soils report approval). Michael is dealing with Planning separately. Tract Map Waiver is also being done by Michael. There are 4 sign-offs related to Planning. Alex the soils engineer is dealing with the grading sign-off and the supplemental soils report approval. There is one sign-off related to Grading.

ALL OTHER sign-offs (those pursued by Pica + Sullivan: e.g. DAD, Fire, Sewer, etc., etc.) have been obtained. There were 20 total. The only one left is the B&S (Armen) sign-off.

Hope this clarifies the progress to date.

Thanks,
Joe Pica

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From: Daniel Rothbauer [<mailto:drothbauer@curtisschool.org>]
Sent: Thursday, April 18, 2013 6:21 PM
To: Joe Pica
Cc: Anne Wong
Subject: RE: Ahmanson - Plan Check Status...

Joe, did your team resolve all of the clearances on 4/10? Do you have another meeting scheduled? Please let me know the status and need, Jerry is meeting with the heads of planning on Monday. Thanks.

From: Joe Pica [<mailto:joe@picasullivan.com>]
Sent: Wednesday, April 03, 2013 12:12 PM
To: Daniel Rothbauer
Cc: Anne Wong
Subject: RE: Ahmanson - Plan Check Status...

Dan,
Anne met with Armen yesterday. The next meeting with Armen is 4/10.

Joe

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From: Daniel Rothbauer [<mailto:drothbauer@curtisschool.org>]
Sent: Tuesday, April 02, 2013 2:51 PM
To: Joe Pica
Subject: RE: Ahmanson - Plan Check Status...

Joe, how did today go with the city? Did we get extra time?

From: Joe Pica [<mailto:joe@picasullivan.com>]
Sent: Friday, March 29, 2013 3:10 PM
To: Jerry Neuman
Cc: Daniel Rothbauer; Peter Smailes; Jeff Albert; Anne Wong
Subject: RE: Ahmanson - Plan Check Status...

Hi Jerry,
The next meeting is April 2. Anne Wong (my office) does the plan check and all city interfacing. She has a fairly good relationship with Armen and he has been amenable to signing off on all items. The time lag is an issue – but we want to tread lightly so as not to complicate the working relationship. While Building/Safety sign-off is one issue, the critical path to approval ultimately will be Planning.

Thanks,
Joe

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From: Jerry Neuman [<mailto:jneuman@sheppardmullin.com>]
Sent: Friday, March 29, 2013 1:16 PM
To: Joe Pica
Cc: Daniel Rothbauer; Peter Smailes; Jeff Albert; Natalie Shull; Mimi Pon; Anne Wong
Subject: Re: Ahmanson - Plan Check Status...

Let me try to step in and help. When is your next meeting.

Sent from my iPhone

On Mar 29, 2013, at 10:52 AM, "Joe Pica" <joe@picasullivan.com> wrote:

Hi Dan,
It would be great if there was a way to consolidate the back check so that we can go over every item and get it signed off. Short of that, if we are to continue the piecemeal approach, tighten up the schedule so that there is a not a week lag between backcheck sessions.

I am not certain how to expedite the plan check process. The bureaucracy is causing the extended timeline.

Joe

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From: Daniel Rothbauer [<mailto:drothbauer@curtisschool.org>]
Sent: Friday, March 29, 2013 10:43 AM
To: Joe Pica; Peter Smailes; Jeff Albert
Cc: Jerry Neuman; Natalie Shull; Mimi Pon; Anne Wong
Subject: RE: Ahmanson - Plan Check Status...

Joe, what can the school, Jerry or Michael, do to help speed this process. Viole needs to begin work on 6/1/13, in order to accomplish the summer completion. It seems like what we really need is a longer appointment on 4/2/13 to complete everything.

Michael, did Alex complete the boring sample for the soils or did he use the original document from Partners to extrapolate soil conditions.

Thanks.

From: Joe Pica [<mailto:joe@picasullivan.com>]
Sent: Friday, March 29, 2013 9:58 AM
To: Daniel Rothbauer; Peter Smailes; Jeff Albert
Cc: Jerry Neuman; Natalie Shull; Mimi Pon; Anne Wong
Subject: Ahmanson - Plan Check Status...

Hi Dan,

Anne (my office) had a productive meeting with the plan checker (Armen) yesterday. He provided us with 1½ hours of backcheck time and we were able to get sign off on the structural aspects. For your information, we have scheduled two additional back-check meetings with Armen to finalize the backcheck. The earliest appointments we could get are:

- a) 04-02-13 (1:30pm to 3:00pm) and
- b) 04-10-13 (10:00am to 12:00pm)

Unfortunately we are unable to get the plan checker's full attention for an extended period to finalize the review. This piecemeal approach is stretching out the timeline and this is a concern as it may, eventually, have an effect on the schedule.

In the meantime, we are waiting for sign-offs from a) Grading (for soils approval) and b) Planning (for CUP issues and Grading Parcel Map Waiver). Alex (Soils Engineer) will follow up with Grading for item a) Grading approval and Michael will coordinate with Planning for item b) sign-offs.

Thanks,
Joe

--

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From: Jerry Neuman <jneuman@sheppardmullin.com>
Sent: Thursday, May 09, 2013 11:16 AM
To: Catherine Nuezca Gaba
Cc: 'raymond.chan@lacity.org' (raymond.chan@lacity.org)
Subject: Re: Curtis School

Thanks so much.

Sent from my iPhone

On May 9, 2013, at 11:08 AM, "Catherine Nuezca Gaba" <catherine.nuezcagaba@lacity.org> wrote:

The appointment is set for tomorrow at 2:30pm. I will also be there in case I am needed. I will keep you informed once it's been issued.

Catherine

On Thu, May 9, 2013 at 10:59 AM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:
Catherine,

Yes, Anne will be there tomorrow at 2:30. Also, either our COO or the contractor will be there to pull the permits. Thanks. Jerry

Sent from my iPhone

On May 9, 2013, at 9:54 AM, "Catherine Nuezca Gaba" <catherine.nuezcagaba@lacity.org> wrote:

Jerry,

Can they come tomorrow at 2:30pm to finalize the permit? Will it be Anne?

Catherine

On Wed, May 8, 2013 at 8:18 PM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:

Thank you so much. I truly appreciate your efforts as always.

Sent from my iPhone

On May 8, 2013, at 6:01 PM, "Catherine Nuezca Gaba" <catherine.nuezcagaba@lacity.org> wrote:

Let me see what I can do.

Catherine Nuezca Gaba, P.E
Assistant to Executive Officer

Structural Engineering Assoc. IV

Department of Building & Safety
City of Los Angeles
201 N Figueroa St., Suite 1000
Los Angeles, CA 90012
(213) 482-0435 office
(213) 482-6850 fax

On May 8, 2013, at 5:22 PM, Jerry Neuman
<jneuman@sheppardmullin.com> wrote:

Catherine,

I just spoke with Ray, and wanted you to know that the final clearance (which is the Tract Map clearance) will be given tomorrow morning. All other clearances have been received and we are ready for final plan check to pull our permit. As you know, we are very anxious to receive our permits for a variety of reasons, however, Armen is not available until Monday afternoon. Is there any possible way we can get in earlier than that? Please let me know and thank you for your help, Jerry

Jerry Neuman
Los Angeles | x15563
SheppardMullin

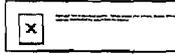
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Catherine Nuezca Gaba, P.E.

Assistant to Executive Officer
Structural Engineering Associate IV



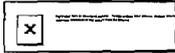
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--

Catherine Nuezca Gaba, P.E.

Assistant to Executive Officer
Structural Engineering Associate IV



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From: Jerry Neuman <jneuman@sheppardmullin.com>
Sent: Wednesday, May 08, 2013 8:18 PM
To: Catherine Nuezca Gaba
Cc: 'raymond.chan@lacity.org' (raymond.chan@lacity.org)
Subject: Re: Curtis School

Thank you so much. I truly appreciate your efforts as always.

Sent from my iPhone

On May 8, 2013, at 6:01 PM, "Catherine Nuezca Gaba" <catherine.nuezcagaba@lacity.org> wrote:

Let me see what I can do.

Catherine Nuezca Gaba, P.E.
Assistant to Executive Officer
Structural Engineering Assoc. IV

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On May 8, 2013, at 5:22 PM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:

Catherine,
I just spoke with Ray, and wanted you to know that the final clearance (which is the Tract Map clearance) will be given tomorrow morning. All other clearances have been received and we are ready for final plan check to pull our permit. As you know, we are very anxious to receive our permits for a variety of reasons, however, Armen is not available until Monday afternoon. Is there any possible way we can get in earlier than that? Please let me know and thank you for your help, Jerry

Jerry Neuman
Los Angeles | x15563
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From: Jerry Neuman <jneuman@sheppardmullin.com>
Sent: Wednesday, May 01, 2013 11:17 AM
To: Catherine Nuezca Gaba
Cc: Raymond Chan; Akelyan, Shahen
Subject: Re: 7445 West Woodrow Wilson Drive Plan Check

I will call you in 15 if you are available.

Sent from my iPhone

On May 1, 2013, at 11:15 AM, "Catherine Nuezca Gaba" <catherine.nuezcagaba@lacity.org> wrote:

Hi Jerry,

Can you give me a call to discuss the solution instead?

Thank you,
Catherine
(213) 482-0435

On Wed, May 1, 2013 at 9:19 AM, Catherine Nuezca Gaba <catherine.nuezcagaba@lacity.org> wrote:

Hi Jerry,

Can you have the owner and architect call Shahen for a meeting? He may have a better solution for them. Shahen's number is (818) 374-4307. He may be available today.

Catherine

On Tue, Apr 30, 2013 at 8:08 AM, Raymond Chan <raymond.chan@lacity.org> wrote:

From: Jerry Neuman [mailto:jneuman@sheppardmullin.com]
Sent: Monday, April 29, 2013 05:33 PM
To: Mr. Raymond S. Chan C. E. S. E. <raymond.chan@lacity.org>
Subject: Fwd: 7445 West Woodrow Wilson Drive Plan Check

Sent from my iPhone

Begin forwarded message:

From: "Hraztan Zeitlian" <Hraztan@Struere.com>
To: "Jerry Neuman" <jneuman@sheppardmullin.com>

Cc: "Mark Fluent" <mark.fluent@db.com>

Subject: 7445 West Woodrow Wilson Drive Plan Check

Jerry-

Add'l info:

Vahe Sarkissian of LADBS Van Nuys (Plan Checker assigned to this project w whom I met last Thursday) persisted in defining the Detached House as two units even though it is designed as two functional areas under the same Roof and a Foundation system and is essentially one building split by an opening covered by the roof of the structure. Vahe Sarkissian's phone number is (818) 374-4322. The permit application number is 13010-20000-00778.

Vahe Sarkissian brought him his direct supervisor Shahen Akelyan, SE, who agreed with him regarding his interpretation. Shahen's title is Van Nuys Chief of Plan Check. his e-mail is

shahen.akelyan@lacity.org<<mailto:shahen.akelyan@lacity.org>>. His phone number is (818) 374-4307. Per the Case number online we were under the impression that Tamera Svetich would be Vahe's Supervisor.

Shahen Akelyan also proceeded to check with his supervisor (I was not given their name) and came back and stated that his supervisor also agreed with his position.

Their concern is that these because of the split one of the two units could be rented.

They are referencing Code Section LAMC 12.21.A.1.B (or is it LAMC 12.21. A. 1. 13?). See Attached Scan Flexible Unit Code Section. I could not find this online.

Thanks,

Hraztan

Hraztan Zeitlian, AIA, LEED BD+C, NCARB

Architect, Design Principal

STRUERE

(310) 748-7649<<tel:%28310%29%20748-7649>>

Hraztan@Struere.com<<mailto:Hraztan@Struere.com>>

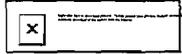
<http://struere.com/>

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Catherine Nuezca Gaba, P.E.

Assistant to Executive Officer
Structural Engineering Associate IV



201 N. Figueroa St., Ste 1000
Los Angeles, CA 90012

Tel: 213.482.0435
Fax: 213.482.6850

--

Catherine Nuezca Gaba, P.E.

Assistant to Executive Officer
Structural Engineering Associate IV



201 N. Figueroa St., Ste 1000
Los Angeles, CA 90012

Tel: 213.482.0435
Fax: 213.482.6850

From: Raymond Chan <raymond.chan@lacity.org>
Sent: Saturday, May 11, 2013 11:39 AM
To: Jerry Neuman
Subject: Re: Curtis School

What? I don't work hard? Just kidding.

Ray

On Sat, May 11, 2013 at 10:27 AM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:
Thank you Ray, but even more thank you Catherine. Your hard work is greatly appreciated.

Sent from my iPhone

On May 10, 2013, at 4:17 PM, "Raymond Chan" <raymond.chan@lacity.org> wrote:

Hi Jerry,

Permit issued.

Ray

On Thu, May 9, 2013 at 11:15 AM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:
Thanks so much.

Sent from my iPhone

On May 9, 2013, at 11:08 AM, "Catherine Nuezca Gaba" <catherine.nuezcagaba@lacity.org> wrote:

The appointment is set for tomorrow at 2:30pm. I will also be there in case I am needed. I will keep you informed once it's been issued.

Catherine

On Thu, May 9, 2013 at 10:59 AM, Jerry Neuman
<jneuman@sheppardmullin.com> wrote:

Catherine,

Yes, Anne will be there tomorrow at 2:30. Also, either our COO or the contractor will be there to pull the permits. Thanks. Jerry

Sent from my iPhone

On May 9, 2013, at 9:54 AM, "Catherine Nuezca Gaba"
<catherine.nuezcagaba@lacity.org> wrote:

Jerry,

Can they come tomorrow at 2:30pm to finalize the permit? Will it be Anne?

Catherine

On Wed, May 8, 2013 at 8:18 PM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:
Thank you so much. I truly appreciate your efforts as always.

Sent from my iPhone

On May 8, 2013, at 6:01 PM, "Catherine Nuezca Gaba" <catherine.nuezcagaba@lacity.org> wrote:

Let me see what I can do.

Catherine Nuezca Gaba, P.E
Assistant to Executive Officer
Structural Engineering Assoc. IV

Department of Building & Safety
City of Los Angeles
201 N Figueroa St., Suite 1000
Los Angeles, CA 90012
(213) 482-0435 office
(213) 482-6850 fax

On May 8, 2013, at 5:22 PM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:

Catherine,

I just spoke with Ray, and wanted you to know that the final clearance (which is the Tract Map clearance) will be given tomorrow morning. All other clearances have been received and we are ready for final plan check to pull our permit. As you know, we are very anxious to receive our permits for a variety of reasons, however, Armen is not available until Monday afternoon. Is there any possible way we can get in earlier than that? Please let me know and thank you for your help, Jerry

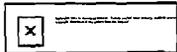
Jerry Neuman
Los Angeles | x15563
SheppardMullin

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--

Catherine Nuezca Gaba, P.E.
Assistant to Executive Officer
Structural Engineering Associate IV

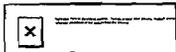


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Fax: 213.482.6850

--

Catherine Nuezca Gaba, P.E.
Assistant to Executive Officer
Structural Engineering Associate IV



201 N. Figueroa St., Ste 1000
Los Angeles, CA 90012

Tel: 213.482.0435
Fax: 213.482.6850

From: Esther Wilkes <EWilkes@sheppardmullin.com>
Sent: Thursday, August 01, 2013 10:32 AM
To: Raymond Chan
Cc: Catherine Nuezca Gaba (Catherine.NuezcaGaba@lacity.org)
Subject: RE: Meeting Request re Curtis

Good Morning Mr. Chan,

Thank you. Jerry looks forward to seeing you at 3:00 pm.

Best regards,

Esther

From: Raymond Chan [mailto:raymond.chan@lacity.org]
Sent: Wednesday, July 31, 2013 7:52 PM
To: Esther Wilkes
Cc: Catherine Nuezca Gaba (Catherine.NuezcaGaba@lacity.org); Jerry Neuman; Ray Chan
Subject: RE: Meeting Request re Curtis

Hi Esther, I can meet at 3. But I have to leave at 4.

Ray

----- Original message -----

From: Esther Wilkes <EWilkes@sheppardmullin.com>
Date: 07/31/2013 3:49 PM (GMT-08:00)
To: "'raymond.chan@lacity.org' (raymond.chan@lacity.org)" <raymond.chan@lacity.org>
Cc: "Catherine Nuezca Gaba (Catherine.NuezcaGaba@lacity.org)" <Catherine.NuezcaGaba@lacity.org>
Subject: Meeting Request re Curtis

Hi Mr. Chan,

Hope you are well. Are you available to meet with Jerry Neuman tomorrow re Curtis School? Jerry is available anytime tomorrow with the exception of 1:30 – 3:00 pm. Before Curtis finalizes their entitlement submission, Jerry needs to finalize something with you. He said they have to get their NegDec in tomorrow.

Thank you and best regards,

Esther D. Wilkes
Executive Secretary
EWilkes@sheppardmullin.com

SheppardMullin

Sheppard Mullin Richter & Hampton LLP
333 South Hope Street, 43rd Floor
Los Angeles, CA 90071-1422
213.620.1780 | main
www.sheppardmullin.com

From: Raymond Chan <raymond.chan@lacity.org>
Sent: Wednesday, October 10, 2012 9:50 AM
To: jneuman@sheppardmullin.com
Subject: Fwd: HELP!

The email below is from me to Michael. I am trying.

Ray

----- Forwarded message -----

From: Raymond Chan <raymond.chan@lacity.org>
Date: Wed, Oct 10, 2012 at 9:48 AM
Subject: HELP!
To: Michael LoGrande <Michael.LoGrande@lacity.org>
Cc: Stacy Munoz <stacy.munoz@lacity.org>

Hi Michael,

I hope you have a great time in Boston even though you are there for a conference and not exactly for pleasure. At least enjoy the lobster there! They are in season.

Is there a chance that you and I can talk about a project when you come back tomorrow or on Friday? This project, a hillside SFD, was brought to my attention first by Jerry Neuman and subsequently by Matt.

In a nut shell, this project is in plan check with a 'ready-to-issue' status since late September. The only outstanding item is to obtain haul route approval which there has been no objection received from the neighbors.

One hurdle - the haul route hearing is scheduled on November 20 and the permit application was supposed to expire on October 1.

Last month, to remedy the situation, the project architect even revised the design and added a huge retaining wall to retain the cut dirt in order to avoid the haul route hearing. By making such revision, the floor area will be reduced dramatically, the construction cost will increase, and the neighbors will be looking at a huge retaining wall permanently.

When this was brought to my attention last month, I thought the revision was not a good idea. Since this is a very unique case where the original design has been approved and all clearances have been obtained except for the haul route, I suggested that we should **grant a modification to extend the permit application for 53 days until November 23 (3 days after the haul route hearing).**

Michael, can we discuss this when you come back either tomorrow or Friday?

Regards!

Ray

From: Raymond Chan <raymond.chan@lacity.org>
Sent: Friday, October 12, 2012 12:39 PM
To: Kyndra Casper
Subject: Re: Nightingale-Planning Signature

Thank you Kyndra!

On Fri, Oct 12, 2012 at 12:28 PM, Kyndra Casper <KCasper@sheppardmullin.com> wrote:

Ray,

Jerry Neuman asked me to send you this. It is the extension for Nightingale that needs sign-off from Planning.

Thank you for all of your help and please let me know if there is anything else you need.

Thanks,

Kyndra

Kyndra Joy Casper
[213.617.4157](tel:213.617.4157) | direct

[213.443.2723](tel:213.443.2723) | direct fax
KCasper@sheppardmullin.com | [Bio](#)

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From: Raymond Chan <raymond.chan@lacity.org>
Sent: Tuesday, October 16, 2012 2:14 PM
To: Jerry Neuman
Subject: Re: HELP!

It will be great if you can give him a call , even just to leave him a message, so we are approach him from both ways.

Please also give me a call at your convenience so I can brief you on the signs for Jimmy Kimmel.

Ray

On Tue, Oct 16, 2012 at 2:09 PM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:
I'm sorry. Let me see what I can do, if anything.

From: Raymond Chan [mailto:raymond.chan@lacity.org]
Sent: Tuesday, October 16, 2012 2:02 PM
To: Jerry Neuman
Subject: Fwd: HELP!

Still waiting for a response from Michael.

Logrande

----- Forwarded message -----

From: Raymond Chan <raymond.chan@lacity.org>
Date: Tue, Oct 16, 2012 at 12:37 PM
Subject: Fwd: HELP!
To: Michael LoGrande <Michael.LoGrande@lacity.org>

Hi Michael,

Any update on this?

Ray

----- Forwarded message -----

From: Raymond Chan <raymond.chan@lacity.org>
Date: Fri, Oct 12, 2012 at 12:49 PM
Subject: Re: HELP!
To: Michael LoGrande <michael.logrande@lacity.org>
Cc: Stacy.Munoz@lacity.org

Hi Michael,

Attached is a modification requesting for plan check extension for Nightingale. The modification has been signed off by Ken Gill and will become effective pending Planning's consent.

Thanks!

Ray

On Fri, Oct 12, 2012 at 11:09 AM, Raymond Chan <raymond.chan@lacity.org> wrote:
Thanks Michael! The address is 9302 Nightingale Dr,

Ray

On Fri, Oct 12, 2012 at 10:24 AM, Michael LoGrande <michael.logrande@lacity.org> wrote:
Hi Ray,
What is the address? Looking into it.

From: Raymond Chan [<mailto:raymond.chan@lacity.org>]
Sent: Wednesday, October 10, 2012 09:48 AM
To: Michael LoGrande <Michael.LoGrande@lacity.org>
Cc: Stacy Munoz <stacy.munoz@lacity.org>
Subject: HELP!

Hi Michael,

I hope you have a great time in Boston even though you are there for a conference and not exactly for pleasure. At least enjoy the lobster there! They are in season.

Is there a chance that you and I can talk about a project when you come back tomorrow or on Friday? This project, a hillside SFD, was brought to my attention first by Jerry Neuman and subsequently by Matt.

In a nut shell, this project is in plan check with a 'ready-to-issue' status since late September. The only outstanding item is to obtain haul route approval which there has been no objection received from the neighbors.

One hurdle - the haul route hearing is scheduled on November 20 and the permit application was supposed to expire on October 1.

Last month, to remedy the situation, the project architect even revised the design and added a huge retaining wall to retain the cut dirt in order to avoid the haul route hearing. By making such revision, the floor area will be reduced dramatically, the construction cost will increase, and the neighbors will be looking at a huge retaining wall permanently.

When this was brought to my attention last month, I thought the revision was not a good idea. Since this is a very unique case where the original design has been approved and all clearances have been obtained except for the haul route, I suggested that we should **grant a modification to extend the permit application for 53 days until November 23 (3 days after the haul route hearing).**

Michael, can we discuss this when you come back either tomorrow or Friday?

Regards!

Ray

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From: Jerry Neuman <jneuman@sheppardmullin.com>
Sent: Tuesday, October 16, 2012 2:10 PM
To: 'Raymond Chan'
Subject: RE: HELP!

I'm sorry. Let me see what I can do, if anything.

From: Raymond Chan [<mailto:raymond.chan@lacity.org>]
Sent: Tuesday, October 16, 2012 2:02 PM
To: Jerry Neuman
Subject: Fwd: HELP!

Still waiting for a response from Michael.

----- Forwarded message -----

From: **Raymond Chan** <raymond.chan@lacity.org>
Date: Tue, Oct 16, 2012 at 12:37 PM
Subject: Fwd: HELP!
To: Michael LoGrande <Michael.LoGrande@lacity.org>

Hi Michael,

Any update on this?

Ray

----- Forwarded message -----

From: **Raymond Chan** <raymond.chan@lacity.org>
Date: Fri, Oct 12, 2012 at 12:49 PM
Subject: Re: HELP!
To: Michael LoGrande <michael.logrande@lacity.org>
Cc: Stacy.Munoz@lacity.org

Hi Michael,

Attached is a modification requesting for plan check extension for Nightingale. The modification has been signed off by Ken Gill and will become effective pending Planning's consent.

Thanks!

Ray

On Fri, Oct 12, 2012 at 11:09 AM, Raymond Chan <raymond.chan@lacity.org> wrote:
Thanks Michael! The address is 9302 Nightingale Dr,

Ray

On Fri, Oct 12, 2012 at 10:24 AM, Michael LoGrande <michael.logrande@lacity.org> wrote:

Hi Ray,

What is the address? Looking into it.

From: Raymond Chan [<mailto:raymond.chan@lacity.org>]

Sent: Wednesday, October 10, 2012 09:48 AM

To: Michael LoGrande <Michael.LoGrande@lacity.org>

Cc: Stacy Munoz <stacy.munoz@lacity.org>

Subject: HELP!

Hi Michael,

I hope you have a great time in Boston even though you are there for a conference and not exactly for pleasure. At least enjoy the lobster there! They are in season.

Is there a chance that you and I can talk about a project when you come back tomorrow or on Friday? This project, a hillside SFD, was brought to my attention first by Jerry Neuman and subsequently by Matt.

In a nut shell, this project is in plan check with a 'ready-to-issue' status since late September. The only outstanding item is to obtain haul route approval which there has been no objection received from the neighbors.

One hurdle - the haul route hearing is scheduled on November 20 and the permit application was supposed to expire on October 1.

Last month, to remedy the situation, the project architect even revised the design and added a huge retaining wall to retain the cut dirt in order to avoid the haul route hearing. By making such revision, the floor area will be reduced dramatically, the construction cost will increase, and the neighbors will be looking at a huge retaining wall permanently.

When this was brought to my attention last month, I thought the revision was not a good idea. Since this is a very unique case where the original design has been approved and all clearances have been obtained except for the haul route, I suggested that we should **grant a modification to extend the permit application for 53 days until November 23 (3 days after the haul route hearing).**

Michael, can we discuss this when you come back either tomorrow or Friday?

Regards!

Ray

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From: Kyndra Casper <KCasper@sheppardmullin.com>
Sent: Wednesday, October 17, 2012 2:49 PM
To: Raymond Chan
Subject: RE: HELP!

Hi Ray,

Any movement on this? Has Michael signed the form yet?

Thanks,
Kyndra

From: Raymond Chan [<mailto:raymond.chan@lacity.org>]
Sent: Friday, October 12, 2012 12:51 PM
To: Jerry Neuman; Kyndra Casper
Subject: Fwd: HELP!

Hope the ball will move in the right direction.

Ray

----- Forwarded message -----

From: Raymond Chan <raymond.chan@lacity.org>
Date: Fri, Oct 12, 2012 at 12:49 PM
Subject: Re: HELP!
To: Michael LoGrande <michael.logrande@lacity.org>
Cc: Stacy.Munoz@lacity.org

Hi Michael,

Attached is a modification requesting for plan check extension for Nightingale. The modification has been signed off by Ken Gill and will become effective pending Planning's consent.

Thanks!

Ray

On Fri, Oct 12, 2012 at 11:09 AM, Raymond Chan <raymond.chan@lacity.org> wrote:
Thanks Michael! The address is 9302 Nightingale Dr,

Ray

On Fri, Oct 12, 2012 at 10:24 AM, Michael LoGrande <michael.logrande@lacity.org> wrote:

Hi Ray,

What is the address? Looking into it.

From: Raymond Chan [mailto:raymond.chan@lacity.org]
Sent: Wednesday, October 10, 2012 09:48 AM
To: Michael LoGrande <Michael.LoGrande@lacity.org>
Cc: Stacy Munoz <stacy.munoz@lacity.org>
Subject: HELP!

Hi Michael,

I hope you have a great time in Boston even though you are there for a conference and not exactly for pleasure. At least enjoy the lobster there! They are in season.

Is there a chance that you and I can talk about a project when you come back tomorrow or on Friday? This project, a hillside SFD, was brought to my attention first by Jerry Neuman and subsequently by Matt.

In a nut shell, this project is in plan check with a 'ready-to-issue' status since late September. The only outstanding item is to obtain haul route approval which there has been no objection received from the neighbors.

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Michael, can we discuss this when you come back either tomorrow or Friday?

Regards!

Ray

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From: Kyndra Casper <KCasper@sheppardmullin.com>
Sent: Monday, June 10, 2013 3:58 PM
To: Catherine Nuezca Gaba <catherine.nuezcagaba@lacity.org>
(catherine.nuezcagaba@lacity.org); Raymond.Chan@lacity.org
Cc: Larry Galstian (larry.galstian@lacity.org)
Subject: RE: Wonderland

Ray and Catherine,

Thank you both very much as well! As always, we appreciate all of your help.

Best,
Kyndra

From: Larry Galstian [<mailto:larry.galstian@lacity.org>]
Sent: Monday, June 10, 2013 3:53 PM
To: Kyndra Casper
Cc: Catherine Nuezca Gaba; Raymond Chan
Subject: Re: Wonderland

Hi Kyndra,
Please see the attached Certificate.

On Fri, Jun 7, 2013 at 3:10 PM, Catherine Nuezca Gaba <catherine.nuezcagaba@lacity.org> wrote:
Good afternoon Larry,

Please see attached permit to capture C of O for the single family dwelling on Wonderland. They are asking if a C of O can be issued on Monday or can you let Kyndra know when the C of O can be issued?

Thank you,
Catherine

----- Forwarded message -----

From: **Kyndra Casper** <KCasper@sheppardmullin.com>
Date: Fri, Jun 7, 2013 at 1:51 PM
Subject: Wonderland
To: "Catherine Nuezca Gaba <catherine.nuezcagaba@lacity.org> (catherine.nuezcagaba@lacity.org)" <catherine.nuezcagaba@lacity.org>

Catherine,

Please see the attached receipt for the permit/certificate of occupancy for Wonderland.

Do you still think the certificate of occupancy will issue on Monday?

Thanks for all of your help today!!

Kyndra

Kyndra Joy Casper
[213.617.4157](tel:213.617.4157) | direct

[213.443.2723](tel:213.443.2723) | direct fax
KCasper@sheppardmullin.com | [Bio](#)

SheppardMullin

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333 South Hope Street, 43rd Floor
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[213.620.1780](tel:213.620.1780) | main

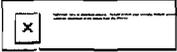
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--

Catherine Nuezca Gaba, P.E.
Assistant to Interim General Manager
Structural Engineering Associate IV



201 N. Figueroa St., Ste 1000
Los Angeles, CA 90012

Tel: 213.482.0435
Fax: 213.482.6850

--

Larry Galstian
Assistant Bureau Chief
Inspection Bureau
Department of Building & Safety
221 N. Figueroa St. Room 400
Los Angeles CA 90012
(213)202-9869 office
(213)482-0303 fax
(213)792-6184 cell
larry.galstian@lacity.org

From: Raymond Chan <raymond.chan@lacity.org>
Sent: Thursday, October 11, 2012 7:25 AM
To: Jerry Neuman
Cc: Catherine Nuezca Gaba
Subject: Re: Jimmy Kimmel

Hi Jerry,

Will work on it and get back to yo.

Ray

On Wed, Oct 10, 2012 at 4:44 PM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:

Ray,

Thanks for meeting this morning. Pursuant to our discussion the following are the addresses which may have been used to pull the Banner permits:

6840 Hollywood Blvd; and 6834 or 6838 Hollywood which are the addresses for the next door El Capitan Theatre and Office building that Disney leases.

Thanks again, Jerry

Jerry Neuman
Los Angeles | x15563
SheppardMullin

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From: Catherine Nuezca Gaba <catherine.nuezcagaba@lacity.org>
Sent: Friday, September 07, 2012 1:02 PM
To: Jerry Neuman
Cc: Raymond Chan; Greg Beck (gbeck@championrealestatecompanies.com)
Subject: Re: 1733 Cherokee Avenue, Los Angeles, CA

Hi Jerry,

We still need to add that sentence that Ray spoke to you about. Would this sentence be ok?: "To avoid any future conflicting reports, it is highly recommended to apply for Certificate of Occupancy through Los Angeles Building and Safety to fully established the 40-unit apartment."

Please advise. I know it needs some to be revised.

Catherine

On Fri, Sep 7, 2012 at 12:50 PM, Jerry Neuman <jneuman@sheppardmullin.com> wrote:

Catherine,

Thank you so much for this (you are making Ray look good). The letter looks great. Greg Beck (copied here) will reach out to you to arrange to pick up the letter and make the appropriate payments. Thank you again for your efforts, Jerry

Jerry Neuman
Los Angeles | x15563
SheppardMullin

From: Catherine Nuezca Gaba [mailto:catherine.nuezcagaba@lacity.org]
Sent: Friday, September 07, 2012 11:18 AM
To: Jerry Neuman
Cc: Raymond Chan
Subject: Re: 1733 Cherokee Avenue, Los Angeles, CA

Hi Jerry,

Please see attached draft. Per your conversatin with Ray, please advise.

Catherine

On Fri, Sep 7, 2012 at 8:23 AM, Raymond Chan <raymond.chan@lacity.org> wrote:

Hi Catherine,

We'll talk later.

Ray

----- Forwarded message -----

From: **Jerry Neuman** <jneuman@sheppardmullin.com>

Date: Thu, Sep 6, 2012 at 4:37 PM

Subject: 1733 Cherokee Avenue, Los Angeles, CA

To: Raymond Chan <raymond.chan@lacity.org>, "larry.galstian@lacity.org" <larry.galstian@lacity.org>

Dear Messrs Chan and Galstian:

As you are aware, I represent a prospective buyer of the above referenced property (the "Property"). That transaction is scheduled to close on Monday, September 10, 2012. With regard to that purchase we would like to confirm your departments understanding of the current use of the Property. In this regard, I have delivered to you a number of documents setting forth evidence of our understanding that the City of Los Angeles recognizes the Property as containing one 40 unit apartment house. Specifically among those documents were documents from the Los Angeles Housing Department indicating their records and recent inspections noted and confirmed 40 units within the apartment house, as well a 9A property records report issued by the City's Superintendent of Buildings on 9-30-1975 confirming the same. Given this evidence, I would like to request a letter from the Los Angeles Department of Building and Safety indicating its acknowledgement of the presence and acceptance of the 40 apartment units within the apartment house on the Property. Thank you for your responsiveness, attention and cooperation to and on this matter. Your Department is truly making a difference in the view of the City as a customer friendly and civic minded enterprise. I look forward to getting your letter, Jerry Neuman

Jerry Neuman

Los Angeles | x15563

SheppardMullin

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--

Catherine Nuezca Gaba, P.E.

Assistant to Executive Officer

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Los Angeles, CA 90012

(213) 482-0435 office

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--

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From: Jerry Neuman <jneuman@sheppardmullin.com>
Sent: Thursday, December 13, 2012 5:39 PM
To: Raymond Chan
Subject: RE: Taft Building Square Footage

Thank you Ray.

Jerry Neuman
Los Angeles | x15563
SheppardMullin

From: Raymond Chan [mailto:raymond.chan@lacity.org]
Sent: Wednesday, December 12, 2012 11:52 AM
To: Jerry Neuman
Subject: Fwd: Taft Building Square Footage

Hi Jerry,

Yesterday, we issued the floor area determination letter for the Taft Building to Phillip. The letter concludes that the floor is 114,419 ft. I believe this will fit the needs.

Regards,

Ray

----- Forwarded message -----

From: Catherine Nuezca Gaba <catherine.nuezcagaba@lacity.org>
Date: Tue, Dec 11, 2012 at 3:09 PM
Subject: Fwd: Taft Building Square Footage
To: Raymond Chan <Raymond.Chan@lacity.org>

Just to give you an update on the Taft Building. They have their confirmation on the floor area.

Catherine

----- Forwarded message -----

From: Phillip Tate <PTate@sheppardmullin.com>
Date: Tue, Dec 11, 2012 at 3:05 PM
Subject: Re: Taft Building Square Footage
To: "catherine.nuezcagaba@lacity.org" <catherine.nuezcagaba@lacity.org>

Thanks Catherine - I appreciate the quick turn around.

Phil

From: Catherine Nuezca Gaba [mailto:catherine.nuezcagaba@lacity.org]

Sent: Tuesday, December 11, 2012 12:26 PM
To: Phillip Tate
Cc: Catherine Nuezca Gaba <catherine.nuezcagaba@lacity.org>
Subject: Re: Taft Building Square Footage

Hi Phillip,

Please see attachment.

Let me know if you have any questions.

Catherine

On Fri, Dec 7, 2012 at 11:54 AM, Catherine Nuezca Gaba <catherine.nuezcagaba@lacity.org> wrote:
9am is fine. I forgot the amount but its a little over \$200.

Catherine

On Dec 7, 2012, at 11:31 AM, Phillip Tate <PTate@sheppardmullin.com> wrote:

Does 9am work for you?

From: Catherine Nuezca Gaba [<mailto:catherine.nuezcagaba@lacity.org>]
Sent: Thursday, December 06, 2012 5:34 PM
To: Phillip Tate
Cc: Catherine Nuezca Gaba; Raymond Chan
Subject: Re: Taft Building Square Footage

Great. Let me know what time Monday.

Catherine

On Dec 6, 2012, at 4:02 PM, Phillip Tate <PTate@sheppardmullin.com> wrote:

Catherine,

Here is an updated version of the letter and the attachments. If this looks good, we can have someone bring by a signed copy and pay the fees tomorrow or Monday.

Thanks again for all your help

Phil

From: Catherine Nuezca Gaba [<mailto:catherine.nuezcagaba@lacity.org>]
Sent: Wednesday, December 05, 2012 8:42 AM
To: Phillip Tate
Cc: Raymond Chan
Subject: Re: Taft Building Square Footage

Hi Philip,

I believe the following is what Ray has instructed on Nov. 19:

- 1) drawing plan showing square foot for each floor. Provide calculation.
- 2) Based on LUPAMS (Provide a copy.)
- 3) Tax recorded/assessors (Provide a copy)
- 4) Any City documents [(ZA cases, etc.) - Provide a copy.]

Once you have all the above in a package. I can have you submit for a determination letter. (This process will require you to come in and pay the fees.)

Let me know if you have any questions.

Catherine

On Mon, Dec 3, 2012 at 5:41 PM, Phillip Tate <PTate@sheppardmullin.com> wrote:

Catherine,

I've attached the draft letter we discussed with Ray for your review. Please let me know if this is ready to send.

Thanks

Phil

Phillip M. Tate
[213.617.5575](tel:213.617.5575) | direct

[213.443.2876](tel:213.443.2876) | direct fax
PTate@sheppardmullin.com | [Bio](#)

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--

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<Taft Building Floor Area Determination Letter.DOCX>

<Ray Chan Letter Attachment.pdf.pdf>

--

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From: Raymond Chan <raymond.chan@lacity.org>
Sent: Friday, March 16, 2012 2:14 PM
To: Charmie Huynh; jneuman@sheppardmullin.com; afraijo@sheppardmullin.com
Subject: Re: 1750 North Vine Street
Attachments: Outlook.jpg

Thank you Charmie!!!

On Fri, Mar 16, 2012 at 8:19 AM, Charmie Huynh <charmie.huynh@lacity.org> wrote:
Hi Ray,

I spoke to Dana Prevost regarding the Millenium project at 1750 N Vine St. He mentioned that he met with the project team to discuss the Hollywood Fault line that could potentially be crossing the property. Here are some bullet points on what we discussed:

- Currently, the Hollywood Fault line is not mapped and may be addressed by the State Geologist in the next 4-5 years minimum.
- Per code section 1803.5.11, a geotechnical report shall be conducted for the site to address (among other things) surface displacement due to faulting or lateral spreading. Dana advised the project team that they need to do their own investigation to locate the fault per this code section
- Per the Alquist Priolo Earthquake Fault Zoning Act, no structure for human occupancy shall be permitted to be placed on or across an active fault trace. I've attached a copy of our info bulletin and highlighted this condition (#2). It also describes a min 50' no build zone. However, Dana discussed with the project team that he has granted one modification in the past on another project that allowed them to build right adjacent to the fault line.

Please let me know if you have any questions.

Thanks,

Charmie Huynh, P.E.

Structural Engineering Associate / Case Manager
Development Services Case Management
City of Los Angeles - Department of Building and Safety
201 N Figueroa St, Suite 1030
Los Angeles, CA 90012
T: (213) 482-6875
F: (213) 482-6874
E: Charmie.Huynh@lacity.org

On Thu, Mar 15, 2012 at 12:50 PM, Raymond Chan <raymond.chan@lacity.org> wrote:
Hi Alfred,

We are working on this and will get back to you tomorrow.

Ray

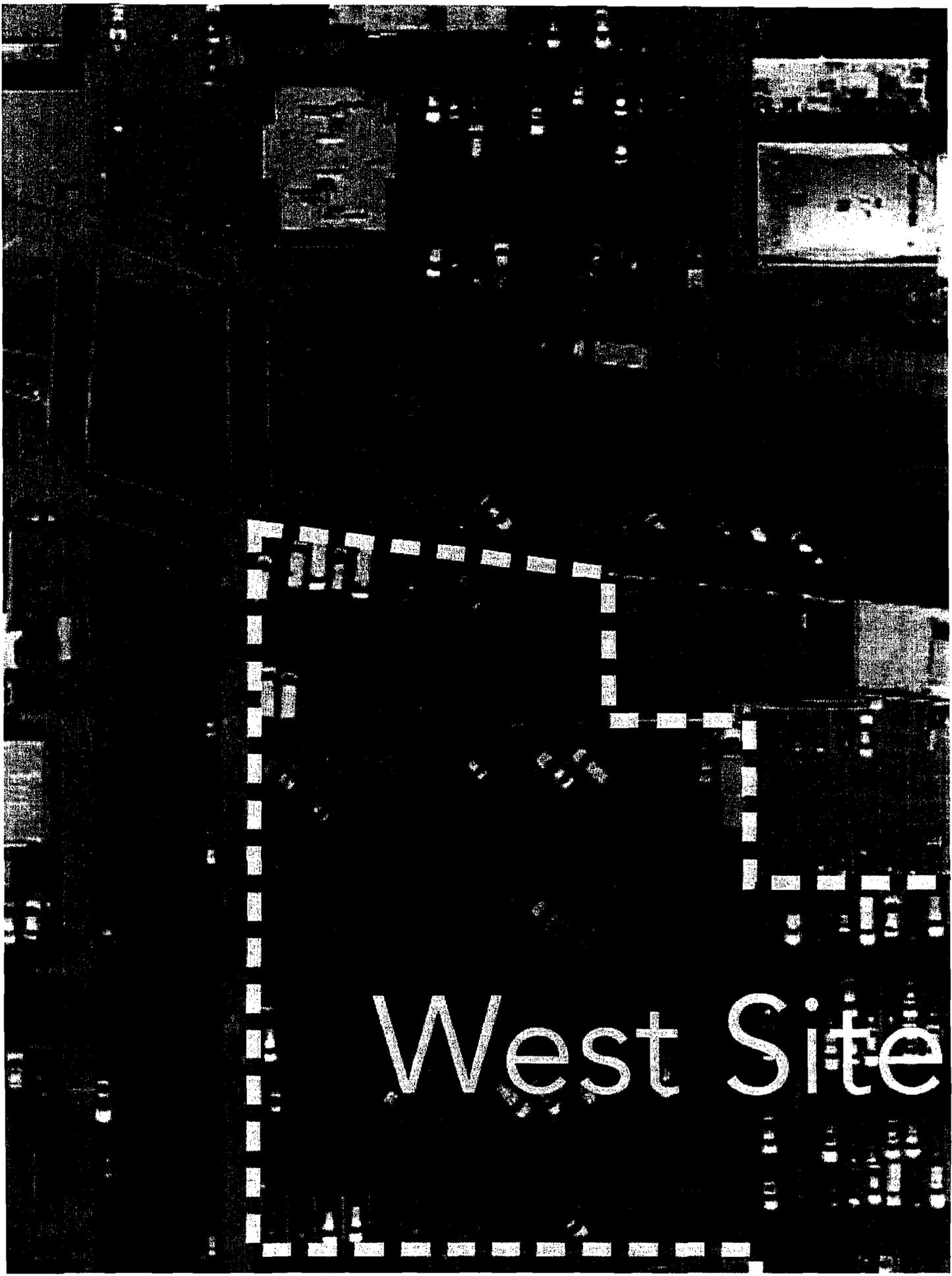
On Thu, Mar 15, 2012 at 11:04 AM, Alfred Fraijo Jr. <afraijo@sheppardmullin.com> wrote:
Hi Ray,

Thank you for taking our call yesterday. The property address is 1750 North Vine Street.

We are looking for information on the building code regulations that apply to development within a fault zone or prohibitions on development related to fault areas. We were informed by Mr. Dana Prevost that a limited fault investigation would be required in the portion of the subject site. There is a Hollywood Fault trace mapped by the California Geological Survey that prompted the discussion with Mr. Prevost.

The property extends on two adjacent sites along Vine Street and is generally bounded by Yucca Street, Argyle Avenue and Ivar. Below is a general map of the site.

Thank you in advance for your assistance.



West Site

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