Submitted by Lia Renee, stakeholder, to Planning and Land Use Committee on February 7, 2017
Council File No. 07-1175

Includes 22 record Documents

To: Councilman Jose Huizar
Councilman Marqueece Harris-Dawson
Councilman Gilbert Cedillo
Councilman Mitchell Englander
Councilman Curren Price, Jr.
Vincent Bertoni, Director of Planning, City of LA

Re: Unlawful Activity, Laundering Unlawful Development Projects, Laundering Geological Hazards, and participating in White Collar Crime in Pacific Palisades Bluffs, Council District 11, City of Los Angeles

Adopt as an urgency measure CA GOV 65858 for the area identified as "Dual Jurisdiction Area" (CA PRC 30600(b), CA PRC 30601) on the City of Los Angeles Coastal Act Map, M-848, Sheet 7 of 8, Feb 1980, located in CD 11, the area, collectively known as, "Pacific Palisades Bluffs".

The interim control ordinance per CA GOV 65858 must be urgently adopted because there is an unlawful gang of people participating in white color crime, which has put people, private property, and public property located in Pacific Palisades Bluffs at risk. The gang of people, known as "Bad Actors", includes, but is not limited to, persons working inside City of LA government offices, State of California offices, and private persons.

The Mayor and the City council must protect the public safety, health and welfare, the People of the City of Los Angeles and the People of the State of California. The Mayor and the City Council have the power and the duty to do so. But since their election, the Mayor and the City Council members have failed property owners in Pacific Palisades Bluffs, and have failed those persons who care about Pacific Palisades Bluffs and our Coast.

The crimes committed include, but are not limited to:

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY _____ DEPUTY

- Alteration of public records
- Submission of false and misleading documents to public offices
- Filed false and misleading documents to public offices
- Omitted material facts
- Concealed material facts
- Denied me and others similarly situated to me notice
- Denied me and others similarly situated to me public hearings required by law
- Denied me protections per LAMC 91.3307
- Failed to uphold the United States Constitution per the Oath of Officials and Public Employees
- Published false facts regarding public truths, laws, regulations
- Stated false and misleading codes to the harm of property owners and interested persons
- Laundered unlawful project developments through public offices to evade compliance
- Laundered project developments in geologic hazard areas through public offices to evade the law
- The Laundered unlawful projects used a scheme that:

1. Created a false base record
2. Layering on top many other records, applications, and other government office records, which confused the audit trail
3. Separated out the false base record, which gave the illusion that project was legitimate, when it was not.

The harm and injury of these crimes has cost existing property owners their livelihoods, damaged their properties, and has concealed the City's failing sanitary sewers, and storm drains that run through Pacific Palisades Bluffs.

I respectfully request that the City Council Adopt CA GOV 65858 so that People and property owners can obtain true, accurate, and complete public records. Public Officials should stop lying to people, and tell the truth.

Sincerely, Lia Renee

Brief Example of Laundering of unlawful project at 283 Trino Way, which denied impacted persons due process:
1-1980 Map of Coastal Zone Act Boundary Line, Dual Jurisdiction, LAMC 12.20.2., LAMC 12.20.2.F
2-2012, California Supreme Court Held in *Pacific Palisades Bowl Mobile Estates v. City of LA*
CA PRC 30600(b), CA PRC 30601, CCR13301 (a)

283 Trino Way

3- About 1953 or thereafter, unpermitted excavation and grading that excavated the support from upslope property, see unpermitted rubble wall towards top of slope on 283 Trino Way
4- 1962 four feet high retaining wall due to slope failure - "wash out"
5- 1963-01-10, Slope Repair
6- 1978-05-02, Slope Failure
7- 2008-07-22, Before close of escrow,
Boring reveals 3' to 6 ' Clay
11' Clay
18' Clayey Gouge
37' Discontinuous Clay Seam
48' Bentonite bed (Clay)
8- 2008-10-18, Slide plane in test pit No. 3-T-2 with Bentonite (Clay) Bed
9- 2009-12-16, LADBS Grading Pre-Inspection Report- asks "Slide Area" > States "Yes"
10- 2010-02-26, Unlawfully used a City letter titled "Approval in Concept", reference number ZA-2010-478-AIC, which stated on its face that the "approval in concept is not a permit". It further stated that an "Approval in Concept may only apply to Single Family Dwellings, ***except those in Geologically unstable areas".***
"The City form letter stated it was being issued without a detailed plan check, grading or geology report, .., and in no way excuses the applicant from complying with all applicable policies, ordinances, codes, and regulations of the City of Los Angeles. If it is found that the attached plan or statements are not correct or do not conform to applicable City regulations, it shall become null and void."
Further, Applicant concealed retaining wall, and that there was an addition of increase in height of 10 feet, and would be demolishing substantially more than 50% of the Single Family Residence and therefore would not be entitled to use an Approval in Concept, even if project was not subject to unstable soils, which it was.
11- 2011-05-24, Signed and LADBS Recorded Affidavit stating *"Building in an Area Subject to Landsliding and Unstable Soils"*, used a typo on address 283 Trino Way.
12- 2011-12-21, for a different piecemeal project- unlawfully used a second City form letter titled "Approval in Concept" reference number ZA 2011-3266-AIC, which also stated on its face that it could be used in geologically unstable areas.
13- 2012-06-07, For a different piecemeal project- Signed and LADBS recorded an Affidavit stating *"Building in an Area Subject to Landsliding and Unstable Soils"*
14- 2012-09-21 through 2012-09-24, Area and adjoining property owners learned of the unpermitted development at 283 Trino Way and filed complaints with LADBS.
15- 2012-09-25 through 2012-10-23, LADBS verified complaints, and issued 283 Trino Way citations 283 Trino did not appeal those citations and an Order to Comply.
16-2015-09-22, and on other dates, 283 Trino filed a request for modification of building ordinances and made misrepresentations, and false and misleading statements regarding area property owners.
17-2015-10, in about this month, LADBS expired all applications for 283 Trino Way
18- 2016-05-17, Received another Order to Comply, and Trino did not appeal the Order to Comply
19- 2016-08, or about, City revived Certificate of Occupancies for the expired applications
20- 2016-12 or about, Trino attempted to reactivate the applications based on misrepresentations and the false base records submitted to the public offices.
21- At no time, LADBS and City have never held a hearing per LAMC 12.20.2.F

Sec. 230. Mayor.

Except as otherwise provided in the Charter, management authority shall be vested in the Mayor who shall be the Chief Executive Officer of the City and shall devote his or her entire time to the duties of the office. The Mayor shall execute and uphold all laws and ordinances of the City.

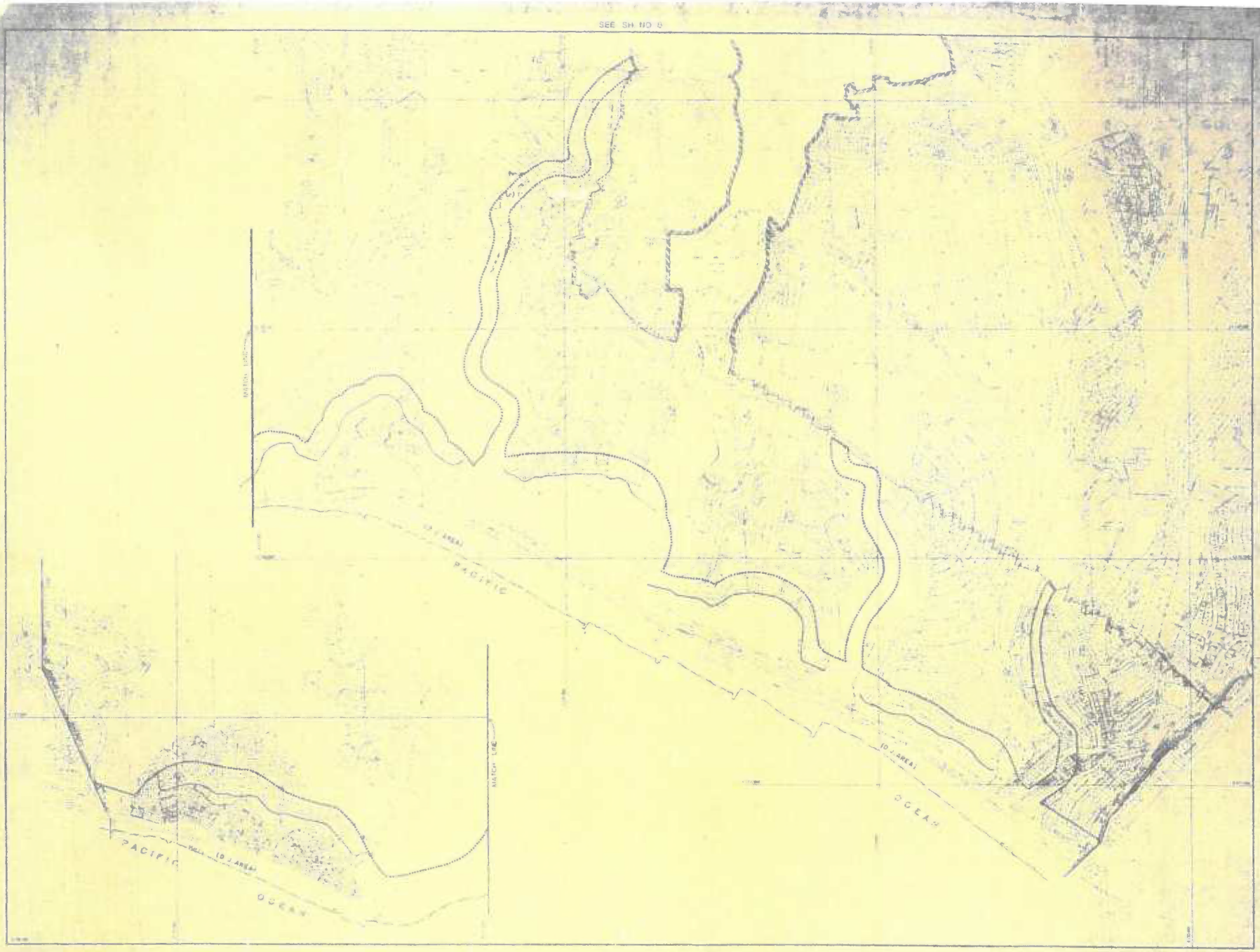
Sec. 231. Powers and Duties.

The Mayor shall have the power and duty to:

(a) exercise management authority over all departments, agencies and appointed offices of the City, except where the Charter provides otherwise;

(b) appoint and remove staff as may be needed to perform the duties and carry out the responsibilities of the Mayor's office, subject only to budgetary appropriation;

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY:_____
DEPUTY



SHEET 7 OF 8 SHEETS

LEGEND

DUAL JURISDICTION AREA
COASTAL ZONE BOUNDARY
CITY BOUNDARY LINE
MEAN HIGH TIDE LINE
LIMIT OF LIGHT CONSTRUCTION

PACIFIC PALISADES

BOUNDARY LINE
COASTAL ZONE ACT OF 1972

CITY OF LOS ANGELES

B.C.TILLMAN CITY ENGINEER

N-848

SHEET 7 OF 8 SHEETS

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

CITY CLERK'S OFFICE RECEIVED FEB 7 PM 2:13 CITY CLERK

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 21	BLK.	TRACT 10179	ADDRESS APPROVED
2. JOB ADDRESS	283 Trino Way			DIST. MAP 7181
3. BETWEEN CROSS STREETS	Arno Way AND terminus			ZONE R-1-1
4. PURPOSE OF BUILDING	Retaining Wall			FIRE DIST.
5. OWNER'S NAME	Aris Gregnon	PHONE CR 46366		INSIDE XXXX KEY 26
6. OWNER'S ADDRESS	238 N. Canon Dr.	P. O. BOX	ZONE Beverly Hills	CONR. LOT REV. CONR.
7. CERT. ARCH.	none	STATE LICENSE NO.	PHONE	LOT SIZE
8. LIC. ENGR.	Mackintosh & Mackintosh	STATE LICENSE NO.	PHONE	Irreg.
9. CONTRACTOR	J. R. Picard & Son	STATE LICENSE NO. 173351	PHONE EX 4524	REAR ALLEY
10. CONTRACTOR'S ADDRESS	1808 Colorado Ave.	P. O. BOX	Santa Monica	SIDE ALLEY CLEAR. LINE
11. SIZE OF NEW BLDG.	80' long	STORIES	HEIGHT 5'	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA

1 283 Trino Way 1962

DISTRICT OFFICE WLA

12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — SPRINKLERS REQ'D SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 800.00

VALUATION APPROVED

APPLICATION CHECKED Pappas

PLANS CHECKED

CORRECTIONS VERIFIED

PLANS APPROVED

APPLICATION APPROVED

INSPECTOR

AFFIDAVITS Grad.

DWELL. UNITS NC

SPACES PARKING NC

GUEST ROOMS X

FILE WITH L

CONT. INSP.

CRITICAL SOIL

Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation Insurance.

Signed Robt. Picard

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Ret Wall			2.50		5.00	5.00			

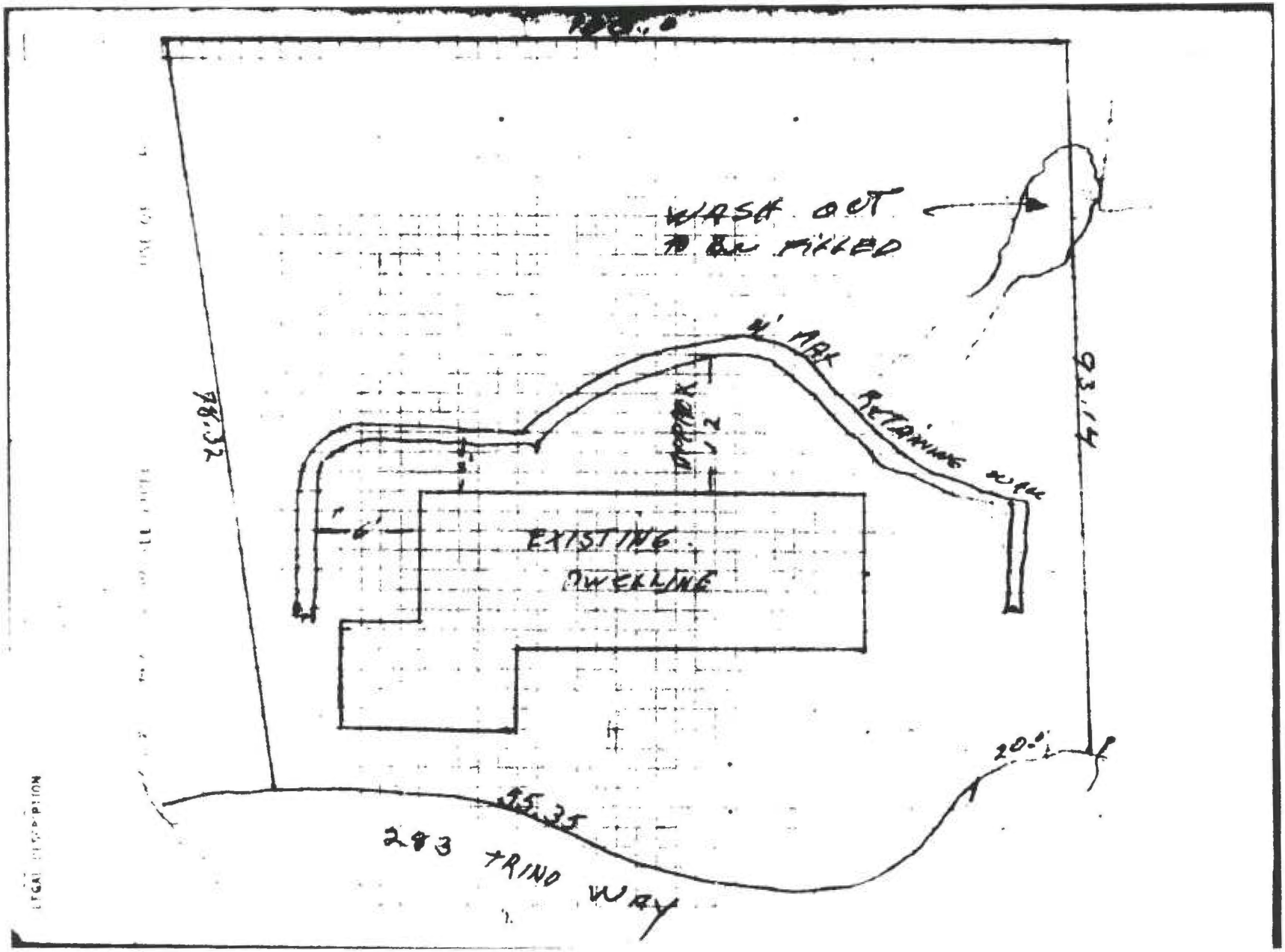
CASHIER'S USE ONLY

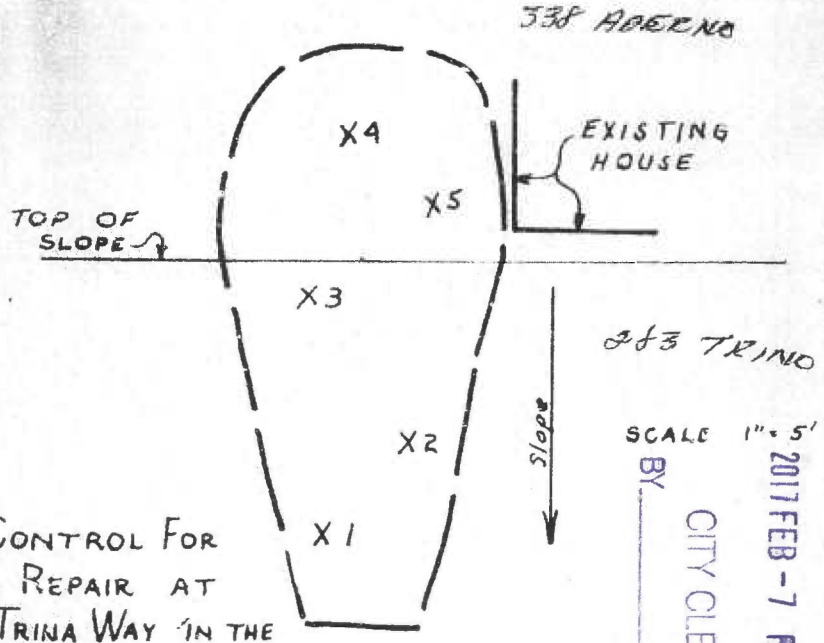
MA-Pc 36177 10-31-62 2.50

GPA 3579 11-21-62 5.00

BP 43670 C5314 11-21-62 5.00

P.C. No. _____ GRADING _____ CRIT. SOIL _____ CONS. _____


WASH OUT
TO BE FILLED
4' MAX RETAINING WALL
93.14
78.52
EXISTING DWELLING
20.0
35.35
283 TRIND WAY



SCALE 1" = 5'

FILL CONTROL FOR SLOPE REPAIR AT 283 TRINA WAY IN THE CITY OF LOS ANGELES, CALIFORNIA

X COMPACTION TEST

— — — APPROXIMATE LIMIT OF CERTIFIED FILL

CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY _____ DEPUTY

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY AM 4.21.14

W.O. 4083 1-10-63

PACIFIC SOILS ENGINEERING, INC

TABLE I

Date of Test	Test No.	Depth*	Moisture %	Unit Wt. (pcf)	Relative Compaction
12-12-62	1	7.0	16.3	106.0	93
	2	6.0	14.1	113.5	97
12-13-62	3	4.0	13.4	116.0	99
12-13-62	4	2.0	12.7	114.1	97
	5	0.5	12.1	112.4	96

* Depth below finish grade (in feet)

This report is subject to review by the controlling authorities for the project.

Respectfully submitted,

Leonard Deutsch

LEONARD S. DEUTSCH
R.C.E. 10432

cc: (3) City of Los Angeles
Department of Bldg. & Safety
1670 Purdue Avenue
West Los Angeles, Calif.

LSD/em

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY AM 4·21·14

PACIFIC SOILS ENGINEERING, INC.

345 Hawthorne Way

Hawthorne, California

ENGINEER'S CERTIFICATE OF COMPLIANCE

FOR

CONSOLIDATED EARTH FILLS

City of Los Angeles — Department of Building and Safety

Re: Property at 283 Trina Way - Slope repair - in the City of Los Angeles, California (Pacific Palisades area).

SOIL TESTING AGENCY:	Pacific Soils Engineering, Inc.
CONTRACTOR'S NAME:	J. E. Ricard and Sons
CONTRACTOR'S ADDRESS:	1606 Colorado Santa Monica, California
DATE WORK STARTED ON PROJECT:	12-12-62
DATE WORK WAS COMPLETED:	12-14-62
DATE OF THIS CERTIFICATE:	1-10-63

TO THE DEPARTMENT OF BUILDING:

I hereby certify that I have personally supervised the placing of consolidated earth fill on the above referenced property and that same was placed in conformity with requirements of the Building Code of the City of Los Angeles, California.

Leonard A. Deutsch

CIVIL ENGINEER

California Certificate No. 10432

My address is: 345 Hawthorne Way, Hawthorne, California.

CERTIFIED TRUE COPY
RECORDS OF DEPARTMENT OF BUILDING AND SAFETY
CITY OF LOS ANGELES
201 N. FIGUEROA ST., LA 90012
BY AM 4-21-14

*For the purpose of this Certificate, to "personally supervised" shall include supervision performed by persons employed by, and responsible to, the licensed engineer signing this Certificate. Where the supervision of all or part of the work above is delegated, full responsibility shall be assumed by the licensed engineer whose signature is affixed hereon.

ADDRESS 283 Trino Way

JOB ORDER

ORDER TO COMPLY

DEPARTMENT OF BUILDING AND SAFETY City of Los Angeles

H 78096

May 2, 1978

TO

Mr. Ned & Lorraine Osbins

283 Trino Way

Pacific Palisades CA

PLANS Required

PERMIT NO. Required

INSPECTION BY Not Required

PREVIOUS ORDER NO

ORDER RECEIVED BY

MAILED POSTED

You are hereby notified that the following conditions exist on your property in violation of the Los Angeles Municipal Code:

and that you are required to correct or eliminate such conditions as specified on or before See below 19

1. This Department has determined by inspection that a slope failure has occurred on your property. This failure affects the stability of your property and should be corrected as soon as possible.
2. Submit to this Department a written report by a licensed Soils Engineer recommending corrective measures. This report to be submitted for review on or before May 26, 1978.
3. After the report has been approved by the Department file corrective Grading plans with the Department for plan check on or before June 26, 1978.
4. After the plans are approved, obtain the permits necessary to restore the property to a safe and stable condition, and complete the required work on or before August 26, 1978.

Los Angeles Municipal Code Section 91.0103(m) and (n).

Also to: Shirill & Anne Luke
286 Trino Way
Pacific Palisades, CA

Martin Murphy
338 Aderno Way
Pacific Palisades, CA

RECEIVED CITY CLERK'S OFFICE 2017 FEB -7 AM 12:13 CITY CLERK BY DEPUTY

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY 9/1/17

THIS ORDER MUST BE PRESENTED WHEN CONTACTING THIS OFFICE

(See Reverse Side For Additional Information)

DIVISION	DISTRICT	INSPECTOR
GRADING	WLA	MATSUMURA

B&S 0-11 711 75

ADDRESS 283 Trino Way

JOB ORDER

ORDER TO COMPLY

DEPARTMENT OF BUILDING AND SAFETY City of Los Angeles

H 78096

DATE May 2, 1976

LETTER ORDER TO

Mr. Ned & Lorraine Oshins

ADDRESS 283 Trino Way

Pacific Palisades CA ZIP

PLANS Required

PERMIT NO Required

INVESTIGATION FEE Not Required

PREVIOUS ORDER NO

ORDER RECEIVED BY: MAILED POSTED

You are hereby ordered to comply with the following requirements of the Los Angeles Municipal Code as specified on or before See below 19

1. This Department has determined by inspection that a slope failure has occurred on your property. This failure affects the stability of your property and should be corrected as soon as possible.
2. Submit to this Department a written report by a licensed Soils Engineer recommending corrective measures. This report to be submitted for review on or before May 26, 1978.
3. After the report has been approved by the Department file corrective Grading plans with the Department for plan check on or before June 26, 1978.
4. After the plans are approved, obtain the permits necessary to restore the property to a safe and stable condition, and complete the required work on or before August 26, 1978.

Los Angeles Municipal Code Section 91.0103(m) and (n).

Also to: Shirill & Anne Take
286 Trino Way
Pacific Palisades, CA

Martin Murphy
338 Aderno Way
Pacific Palisades, CA

THIS ORDER MUST BE PRESENTED WHEN CONTACTING DEPARTMENT

(See Reverse Side For Additional Information)

DIVISION GRADING | BY WLA | INSPECTOR MATSUMURA

865 6 11 811 75

100019

SUMMARY OF BORING NO. B-1

Date: 7/22/2008 Logged by: RA

Soil Classification	Blowcounts per Foot (SPT)	Samples U	Samples B	Depth (Ft.)	Description	Graphic Log	Consistency
					Terrace Deposit: Qt: 0-3': Orange-Yellow SAND with cobbles and Pebbles:		
					3-6': Red-brown clay. Sandy with pebbles		
				10	6-11': Tan, siltstone and silty sandstone, damp, soft.		
					11': Dark gray, black brittle silstone, clayey gouge at 18' G: 172/48		
					Massive light brown silstone, micaeouse dry		
				20			
					Moist at 28'closed sparse fractures		
				30			
					Change to lighter brown, dry discontinuous clay seam at 37'. **B: 170/41**		
				40			
					Bentonite bed dense, no water in formation. **B: 172/40**		
				50			
				60	End of boring at 62 feet. No water found **B: 170/43**		

Geology Investigation
283 Trino Way
Los Angeles, California

Work Order 255808

Plate No. 3-B-1

STRATA - TECH, INC.

CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY
DEPUTY

RECEIVED TIDE DOCK
PLANNING SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
Am 04/17/13

RECORD OF SUBSURFACE EXPLORATION

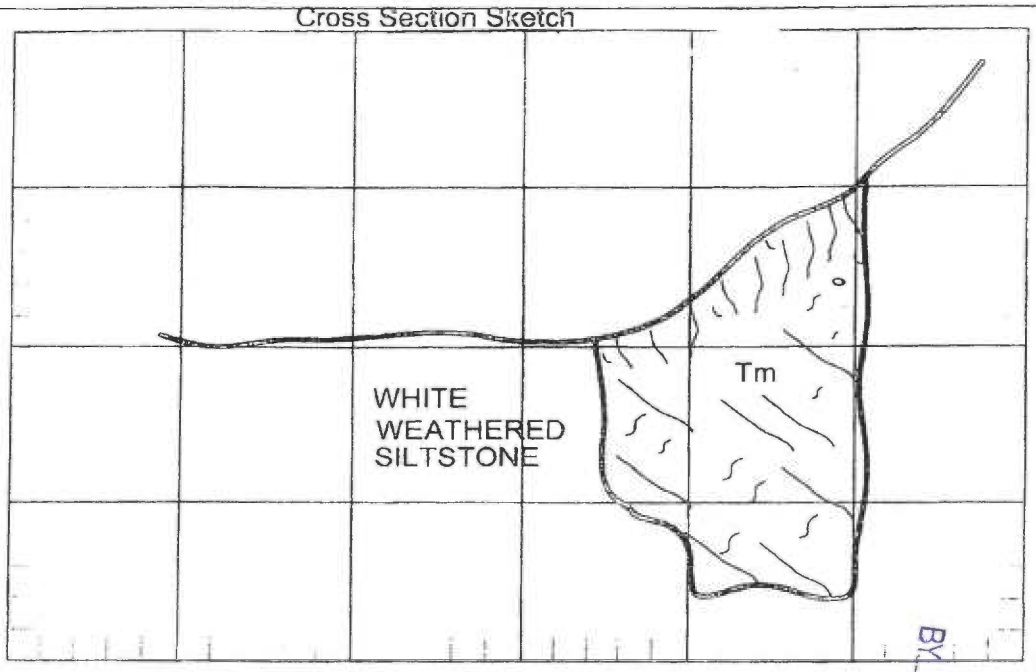
Date OCTOBER 18, 2008 logged by R A

SCOTT McPHEARSON

283 TRINO WAY, PACIFIC PALASAIDES, CA

Work Order 255808

Cross Section Sketch



CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
BY
CITY CLERK
DEPUTY
ENGINEERING GEOLOGY SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY: 09/17/13

SCALE: 1"=2-ft.

STRATA-TECH, INC.

TEST PIT NO. 3-T-1

10108102010309559

RECORD OF SUBSURFACE EXPLORATION

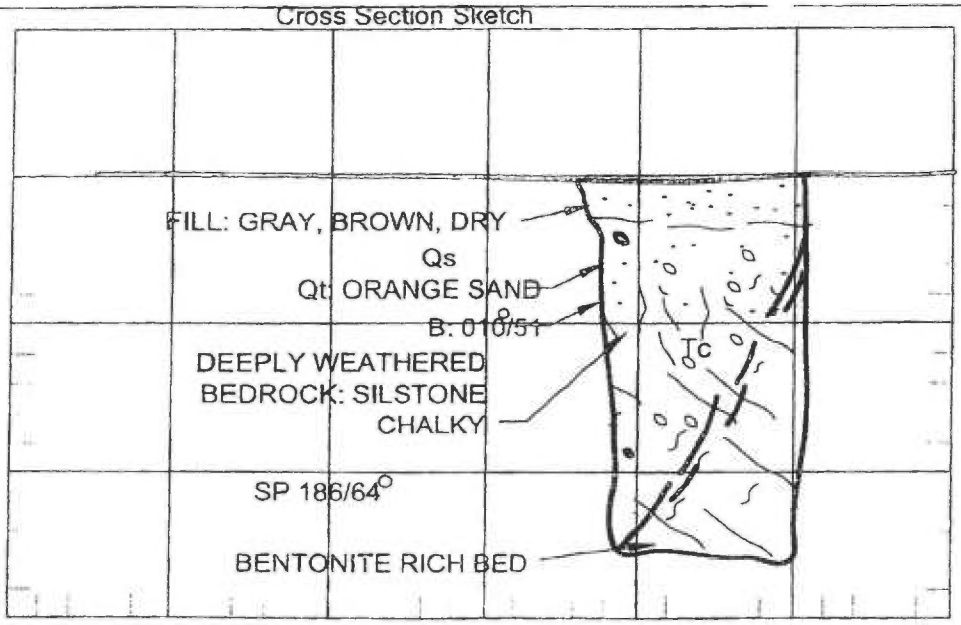
Date OCTOBER 18, 2008 logged by R A

SCOTT McPHEARSON

283 TRINO WAY, PACIFIC PALASAIDES, CA

Work Order 255808

Cross Section Sketch



CITY OF LOS ANGELES
DEPT. OF BUILDING & SAFETY
201 N. FIGUEROA ST., LA 90012
Am 01/17/12

SCALE: 1"=2-ft.

STRATA-TECH, INC.

TEST PIT NO. 3-T-2

[illegible]

RECORD OF SUBSURFACE EXPLORATION

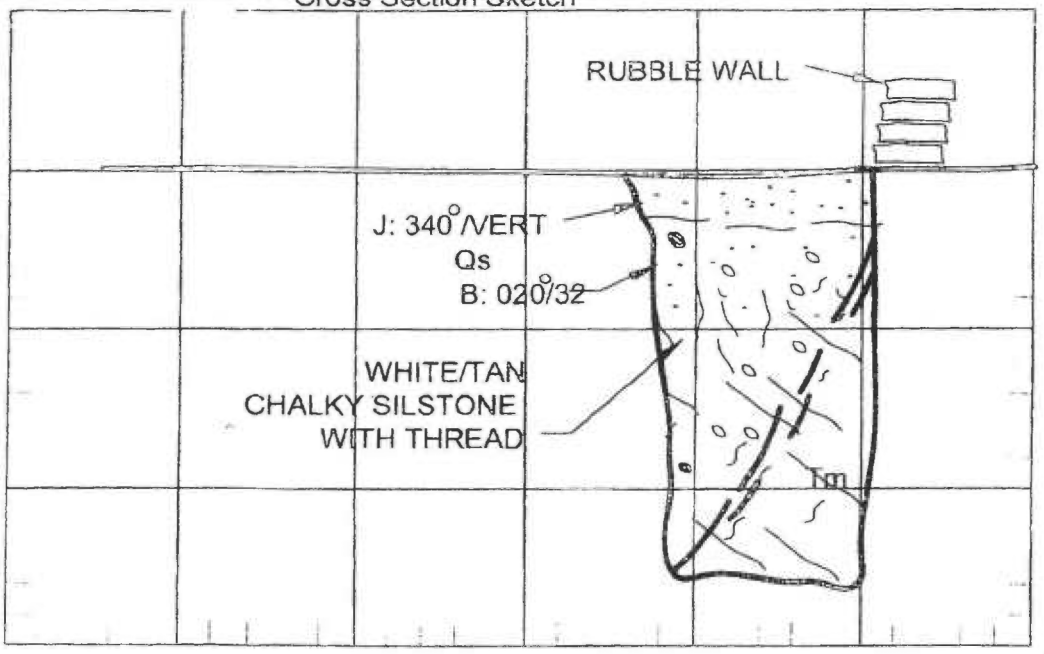
Date OCTOBER 18, 2008 logged by R A

SCOTT McPHEARSON

283 TRINO WAY, PACIFIC PALASAIDES, CA

Work Order 255808

Cross Section Sketch



SCALE: 1"=2-ft.

STRATA-TECH, INC.

TEST PIT NO. 3-T-3

10108102810238659

RECORD OF SUBSURFACE EXPLORATION

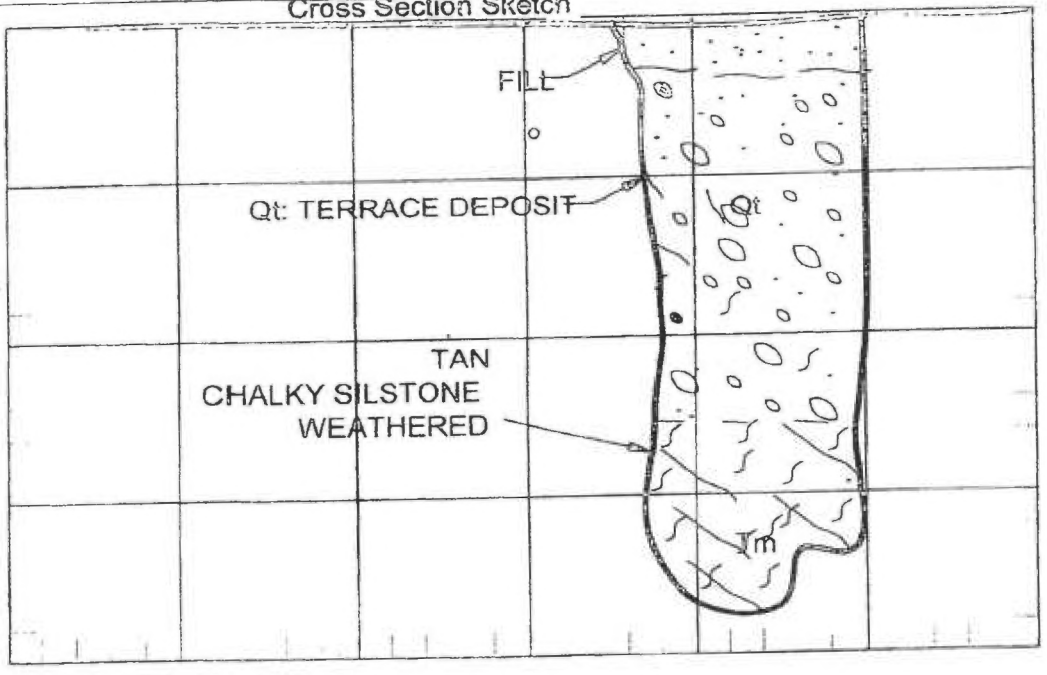
Date OCTOBER 18, 2008 logged by R A

SCOTT McPHEARSON

283 TRINO WAY, PACIFIC PALASAIDES, CA

Work Order 255808

Cross Section Sketch



RECEIVED JUL 30
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST.
BY Am 08/17/10

SCALE: 1"=2-ft.

STRATA-TECH, INC.

TEST PIT NO. 3-T-4

10108102010228850

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY
DEPUTY

pcam_prod_thin

City of Los Angeles
Department of Building and Safety

Current Version 1

Grading Pre-Inspection Report

Address: **283 N TRINO WAY**
Council District: **11** Permit Application: **09030-30000-05890**

Work Description:
G P I FOR 1ST FLOOR ADDITION: 212 SQ FT; 2ND FLOOR ADDITION: 248 SQ FT; COVERED DECK: 284 SQ FT. TOTAL 744 SQ FT.

Inspector/Telephone: **KYLE PAYNE, (310) 914-3937**
Inspection District: **WLA**
Inspection Date: **12/15/2009**

Property Posted: **Yes** Posting Date: Posting Fees Paid? **Yes**
Tract: **TR 10179** Block: Lot(s): **21** ARB: **2** County Ref No: **M B 163-33/38**

Approved Graded Lot: **No**	Bearing Value:
Fill Over 100 Feet: **No**	Buttress Fill: **No**
Slope of Surface: **Ascending**	Natural Soil Classification 1804.2: **silty sand**
	Cut: degrees Height: ft in
Fill: degrees Height: ft in	
Natural: **27** degrees Height: **15**ft in	Slide Area: **Yes**
Sewer Available: **Yes**	PSDS Sized Per Code: **N/A**
Site is **Above** Street	Roof Gutters: **Yes**
Condition of Street for Drainage Purposes **at curb**	Recommended Termination of Drainage **to street**
Driveway Grade: **% - Existing**	Maximum Rough Grade Allowed: **%**

	GRADING APPROVAL TO ISSUE PERMIT(S)
	OK TO ISSUE. SEE BELOW FOR COMMENTS.
X	DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY 09/17/13

09030-30000-05890 \ 283 N TRINO WAY

	1. A grading permit is required for **excavation and backfill** .
	2. A retaining wall permit is required. .
	3. OSHA permit required for **vertical cuts 5 feet or over.**
	4. All footings shall be founded in undisturbed natural soil per Code.
	5. Design for expansive soil or submit a soils report to the grading division per information bulletin P/BC 2008-116 and 91.1805.8.
	6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
X	7. **Geological and Soils report(s)** are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
X	8. Incorporate all recommendations of the approved Geological and Soils report(s) and Department letters dated to come into the plans. **Geologist and Soils Engineer to sign plans.**
	9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3. Geological and soils report required.
	10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
X	11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.
	12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.
	13. Department approval is required for construction of . on or over slopes steeper than 2 horizontal to 1 vertical.
	14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
X	15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
X	16. A Registered Deputy Inspector is required.
X	17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
X	18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
	19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
	20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees).
X	21. Stake and flag the property lines in accordance with a licensed survey map. .
	22. Approval required by the Department for .
	23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. 177,040. Phone # (213) 847-3077
	24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and fee will be required.

** Additional requirements: **This GPI shall be part of the approved plans.**

Construction of new occupied buildings or major additions to buildings on sites located in any of the Seismic Hazard Zones (liquefaction, Landslide or Alquist-Priolo Fault Zone) will require a geology and/or soil engineering report. For questions call (213) 482-0480.

Field form completed by **KYLE PAYNE**

Signature Kyle Payne **Date** 12/16/09

Back to Pre-Inspection Work List

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY 12/17/13

DATE 02.26.2010

APPROVAL IN CONCEPT ZA 2010 478 - AIC

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY
DEPUTY

FROM: City of Los Angeles
201 North Figueroa Street
Los Angeles, CA 90012

TO: California Coastal Commission
South Coast District
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

APPROVAL IN CONCEPT

This approval in concept is not a permit. It indicates that the proposed project conforms in concept to the City land use regulations and therefore entitles the applicant to apply (within 30 days) to the California Coastal Commission in Long Beach for an Administrative Coastal Development Permit. If the California Coastal Commission determines that a Coastal Development Permit is required from the City, the applicant will be referred back to the City of Los Angeles Office of Zoning Administration.

An approval in concept may apply only to (from Sec. 30624 California Coastal Act):

- Improvements to an existing structure that do not have a significant impact on coastal resources.
- Single-family dwellings except those in geologically unstable areas or those determined to have potential significant impacts on coastal resources.
- Multiple units (four or less rental units only) that do not require demolitions.
- Any other development that does not have a significant impact on coastal resources.

An approval in concept cannot be issued for the division of property.

PLEASE TYPE OR PRINT

Property Address: 283 TRINO WAY

Legal Description: LOT 21 ~~ARB~~ 2, TR 10179

Zone: R1-1 Council District No. 11

Coastal Permit Area: Dual (✓) Single ( )

Community Plan: BRENTWOOD/PACIFIC PALISADES

Community Plan Land Use Designation: LOW RESIDENTIAL

PROJECT EVALUATION FORM

Proposed Development ADDITION OF TWO ROOMS & COVERED DECK TO EXISTING SINGLE FAMILY RESIDENCE - 744 SF ADDITION, 22 SF GARAGE WALL ADDITION.

Estimated Cost Of Project $ 80.000.

Project Site Area 9,757.4 SF Net _____ Gross 1/4 Acres

Number of Stories 2

Building Height 36'

Maximum Height above the Center Line of Frontage Road 43.5'

Total Number of Parking Spaces Provided 2

Existing Land Use SFD w/ ATT. GARAGE

Number 0 Type _____ of structures to be removed as a result of proposed project

If residential dwellings (apartments, single-family, condos) are to be removed, indicate:

Number of Units N/A

Average Rents N/A

Were existing units occupied during one-year period immediately prior to this application? N/A

OFFICE USE ONLY
CITY OF LOS ANGELES-CITY PLANNING DEPARTMENT
APPLICANT'S AFFIDAVIT

I, We VLADIMIR ELMANOVICH
(Print Name in Full)

being duly sworn, depose and say that I am/we are LESSEE(S)/OWNER(S)/REPRESENTATIVE of the property involved in this application and that I/we have familiarized myself/ ourselves with the requirements of the Chief Zoning Administrator with respect to preparing and filing this application and that the foregoing statements and answers herein contained and the information on the attached plans, to the best of my/our ability present the arguments in behalf of the application herewith requested and that the statements and information above-referred to are in all respects true and correct to the best of my/our knowledge and belief.

Signed _____
Owner/Applicant/Lessee Signature

Print Name VLADIMIR ELMANOVICH

16987 ENCINO Hills DRIVE
Mailing Address

ENCINO, CA 91436
City Zip

818 632 8322
Phone No.

State below the name, address and phone number of person to be contacted for details, if other than above signatory.

Name _____

Address _____

City _____

Phone No. _____

Application Reviewed & Accepted by _____
Date 2/26/10
Receipt No. _____

I have reviewed the attached plot plan for the proposed development, including roads and public access to the shoreline, the general uses and intensity of use of the proposal and find that the proposal:

(X) Complies in concept with the current adopted City of Los Angeles General Plan, Zoning and Subdivision Ordinances, any applicable specific plans and any other applicable City laws regulating the use of land and/or

( ) That a zone variance, conditional use permit, or other type of exception has been approved and is final, and a copy is attached, along with all conditions of approval.

This approval in concept is being issued without a detailed plan check, grading or geology report, or a visit to the property and in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. If it is found that the attached plan or statements are not correct or do not conform to applicable City regulations, it shall become null and void.

Michael LoGrande
Chief Zoning Administrator

By: _____
CP Assoc

Required attachments:

1. Environmental Clearance.
2. Four sets of stamped plot plans, floor plans and elevations.
3. Copies of all Department of Building and Safety building permit worksheets (for new structures, additions or demolitions.)
4. Check payable to City of Los Angeles.
5. Mello Act Advisory Notice and Screening Checklist.

RECEIVED
CITY CLERK'S OFFICE
2011 FEB -7 PM 2:13
CITY CLERK
BY _____ DEPUTY

Recorded at the request of and mail to:

DEPARTMENT OF BUILDING AND SAFETY
Grading Division – City of Los Angeles
201 N. Figueroa Street, Third Floor
Los Angeles, CA 90012

05/24/2011
20110722369

Date of Recording: SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT REGARDING ERECTION AND MAINTENANCE OF BUILDING IN AN AREA SUBJECT TO LANDSLIDING AND UNSTABLE SOILS

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is described by the following LEGAL DESCRIPTION: Lot 21 (Arb 2) of Tract 10179 as recorded in Book 163, Page 33-38, Records of Los Angeles County. This property is located at and is known by the following ADDRESS: 383 N. Trino Way.

This affidavit is executed in compliance with the action of the Approval Letter (Log # 70310-02) of the Department of Building and Safety of the City of Los Angeles, dated 05/19/2011.

I am (We are) fully aware that the subject property is located in an area subject to landslide and unstable soils, and I (we) accept full responsibility for any necessary maintenance and repairs.

The following technical documents have been filed with the Department of Building and Safety, in reference to the above action: 03/16/2010, 06/03/2010, 08/23/2010, and 11/28/2010 geology and soils reports by Strata-Tech, Inc.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of written request, applicable fees and evidence that this covenant and agreement is no longer required by law.

CARTOGRAPHER'S USE ONLY	Owner's Name(s): Scott Macpherson (Please type or print) _____ (Please type or print)
	Signature of Owner's Name(s): Scott MacPherson (sign) _____ (sign)
	(Two Officers' Signatures Required for Corporations)
	Name of Corporation: _____
	Dated this 19th day of May 2011

SIGNATURES MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF Los Angeles, CA)
On MAY 19/2011 before me, HAMID DANESHI/NOTARY PUBLIC, personally appeared MR. SCOTT BRUCE MACPHERSON XXX, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 the 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 paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

HAMID DANESHI
Commission # 1829051
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2013

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department _____
To be completed for City owned property only.

APPROVED BY: _____ Date: 5/20/2011

PC-GRAD.Aff8 (12/4/2008)

www.ladbs.org

State of CALIFORNIA)
)
County of LOS ANGELES)

On 05-19-2011 before me, HAMID DANESHI, Notary Public,

personally appeared SCOTT BRUCE MACPHERSON

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 the 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 paragraph is true and correct.

Witness my hand and official seal.

Signature _____ (seal)

HAMID DANESHI
Commission # 1829051
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2013

DATE Dec. 21, 2011

APPROVAL IN CONCEPT NO. ZA 2011-3266-AIC

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY _____
DEPUTY

FROM: City of Los Angeles
201 North Figueroa Street
Los Angeles, CA 90012

TO: California Coastal Commission
South Coast District
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

APPROVAL IN CONCEPT

This approval in concept is not a permit. It indicates that the proposed project conforms in concept to the City land use regulations and therefore entitles the applicant to apply (within 30 days) to the California Coastal Commission in Long Beach for an Administrative Coastal Development Permit. If the California Coastal Commission determines that a Coastal Development Permit is required from the City, the applicant will be referred back to the City of Los Angeles Office of Zoning Administration.

An approval in concept may apply only to (from Sec. 30624 California Coastal Act):

- Improvements to an existing structure that do not have a significant impact on coastal resources.
- Single-family dwellings except those in geologically unstable areas or those determined to have potential significant impacts on coastal resources.
- Multiple units (four or less rental units only) that do not require demolitions.
- Any other development that does not have a significant impact on coastal resources.

An approval in concept cannot be issued for the division of property.

PLEASE TYPE OR PRINT

Property Address: 283 TRINO WAY

Legal Description: LOT 21, TR 10179 ARB 2

Zone: R1-1 Council District No. 11

Coastal Permit Area: Dual (X) Single ( )

Community Plan: Brentwood / Pacific Palisades

Community Plan Land Use Designation: Low Residential

ZA 2011-3266

PROJECT EVALUATION FORM

Proposed Development Renovation of ex SFD + 2,872 SF addition + 574 SF garage, site ret walls, SPA trellis above SPA.

Estimated Cost Of Project $ 800,000

Project Site Area 9,757 Net _____ Gross .22 Acres

Number of Stories 2 + Bsmnt

Building Height 36'

Maximum Height above the Center Line of Frontage Road 44'

Total Number of Parking Spaces Provided 5

Existing Land Use SFD

Number N/A Type N/A of structures to be removed as a result of proposed project

If residential dwellings (apartments, single-family, condos) are to be removed, indicate:

Number of Units N/A

Average Rents N/A

Were existing units occupied during one-year period immediately prior to this application? ✓

ZA 2011-3266

OFFICE USE ONLY
CITY OF LOS ANGELES-CITY PLANNING DEPARTMENT
APPLICANT'S AFFIDAVIT

I, We VLADIMIR ELMANOVICH
(Print Name in Full)

being duly sworn, depose and say that I am/we are LESSEE(S)/OWNER(S)/REPRESENTATIVE of the property involved in this application and that I/we have familiarized myself/ ourselves with the requirements of the Chief Zoning Administrator with respect to preparing and filing this application and that the foregoing statements and answers herein contained and the information on the attached plans, to the best of my/our ability present the arguments in behalf of the application herewith requested and that the statements and information above-referred to are in all respects true and correct to the best of my/our knowledge and belief.

Signed _____
Owner/Applicant/Lessee Signature

Print Name VLADIMIR ELMANOVICH

16987 ENCINO HILLS DR
Mailing Address

ENCINO, CA 91436
City Zip

818 986 0400
Phone No.

State below the name, address and phone number of person to be contacted for details, if other than above signatory.

Name _____

Address _____

City _____

Phone No. _____

ZA 2011-3266

Application Reviewed & Accepted by _____
Date 12/22/11
Receipt No. 5376

I have reviewed the attached plot plan for the proposed development, including roads and public access to the shoreline, the general uses and intensity of use of the proposal and find that the proposal

(✓) Complies in concept with the current adopted City of Los Angeles General Plan, Zoning and Subdivision Ordinances, any applicable specific plans and any other applicable City laws regulating the use of land and/or

( ) That a zone variance, conditional use permit, or other type of exception has been approved and is final, and a copy is attached, along with all conditions of approval.

This approval in concept is being issued without a detailed plan check, grading or geology report, or a visit to the property and in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. If it is found that the attached plan or statements are not correct or do not conform to applicable City regulations, it shall become null and void.

Michael LoGrande
Chief Zoning Administrator

By: Dennis Chee
City Planning Associate
12/21/11

Required attachments:

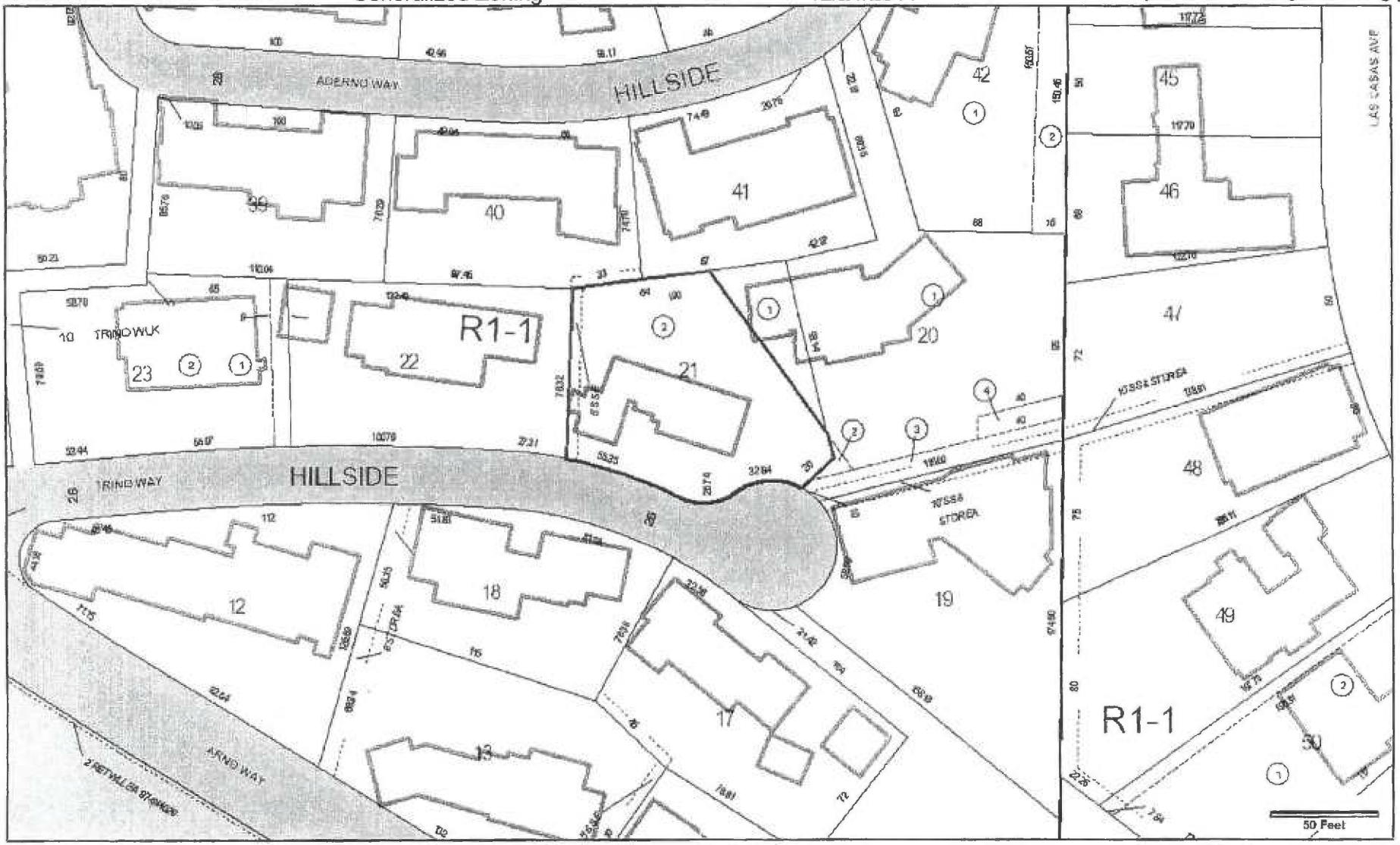
1. Environmental Clearance.
2. Four sets of stamped plot plans, floor plans and elevations.
3. Copies of all Department of Building and Safety building permit worksheets (for new structures, additions or demolitions.)
4. Check payable to City of Los Angeles.
5. Mello Act Advisory Notice and Screening Checklist.

ZIMAS INTRANET

Generalized Zoning

12/21/2011

City of Los Angeles
Department of City Planning



Address: 283 N TRINO WAY
APN: 4415030003
PIN #: 126B121 503

Tract: TR 10179
Block: None
Lot: 21
Arb: 2

Zoning: R1-1
General Plan: Low Residential

Streets Copyright (c) Thomas Brothers Maps, Inc.

20120853108 201206070720035 00005933283

This page is part of your document - DO NOT DISCARD

20120853108

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

06/07/12 AT 12:06PM

Pages: 0003

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00

LEADSHEET

201206070720035

00005933283

004051561

SEQ: 01

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY _____ DEPUTY

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY _____ 09/17/13

Recorded at the request of and mail to:

DEPARTMENT OF BUILDING AND SAFETY

Grading Division – City of Los Angeles
201 N. Figueroa Street, Third Floor
Los Angeles, CA 90012

06/07/2012

20120853108

Date of Recording: SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT REGARDING ERECTION AND MAINTENANCE OF BUILDING IN AN AREA SUBJECT TO LANDSLIDING AND UNSTABLE SOILS

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is described by the following LEGAL DESCRIPTION: Lot 21 (Arb 2) of Tract 10179 as recorded in Book 163, Page 33-38, Records of Los Angeles County. This property is located at and is known by the following ADDRESS: 283 N. Trino Way.

This affidavit is executed in compliance with the action of the Approval Letter (Log # 75916-01) of the Department of Building and Safety of the City of Los Angeles, dated 06/04/2012.

I am (We are) fully aware that the subject property is located in an area subject to landslide and unstable soils, and I (we) accept full responsibility for any necessary maintenance and repairs.

The following technical documents have been filed with the Department of Building and Safety, in reference to the above action: 05/23/2012, 03/22/2012, and 12/08/2011, geology and soils reports by Earth Systems, Southern California.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of written request, applicable fees and evidence that this covenant and agreement is no longer required by law.

CARTOGRAPHER'S USE ONLY

Owner's Name(s): Scott B. Macpherson, TTEE The SBM Revocable Trust Dtd. 07/13/201(
(Please type or print) (Please type or print)

Signature of Owner's Name(s):
Scott Macpherson
(sign) (sign)

(Two Officers' Signatures Required for Corporations)

Name of Corporation: _____

Dated this _____ day of _____ 20____

SIGNATURES MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF Los Angeles)
On June 4, 2012 before me, JR Swoboda, personally appeared Scott Macpherson, TRUSTEE, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 the 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 paragraph is true and correct.

WITNESS my hand and official seal.

Signature JR Swoboda (Seal)

JR SWOBODA
Commission # 1942258
Notary Public - California
Los Angeles County
My Comm. Expires Jun 26, 2016

FOR DEPARTMENT USE ONLY

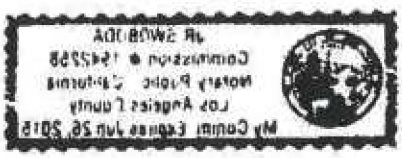
MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department _____
To be completed for City owned property only.

APPROVED BY: Jeffrey D Wilson Date: 6-6-2012

PC-GRAD.All8 (12/4/2008)

www.ladbs.org



State of CALIFORNIA }
County of Los Angeles }

On June 4, 2012 before me, JR Swoboda, Notary Public,

personally appeared Scott B. Macpherson, TRUSTEE of the SBM Revocable Trust DATED 7/13/2010

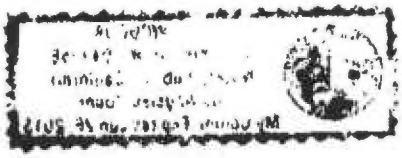
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 paragraph is true and correct.

Witness my hand and official seal.

Signature JR Swoboda

JR SWOBODA
Commission # 1942258
Notary Public - California
Los Angeles County
My Comm. Expires Jun 26, 2015



This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

JUL 02 2014

Dean C. Logan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



Los Angeles Department of Building and Safety

Certificate Information: 283 N TRINO WAY 90272

Application / Permit	11020-30000-00943
Plan Check / Job No.	B11WL01260
Group	Building
Type	Nonbldg-New
Sub-Type	1 or 2 Family Dwelling
Primary Use	(23) Shoring (Permanent)
Work Description	SOLDIER PILE SHORING FOR EXCAVATION.
Permit Issued	No
Current Status	PC Approved on 12/21/2016

Permit Application Status History

Submitted	5/5/2011	APPLICANT
Green Plans Picked Up	5/26/2011	APPLICANT
Assigned to Plan Check Engineer	6/9/2011	RODNEY SAMIIAN
Corrections Issued	6/23/2011	RODNEY SAMIIAN
Plans on Hold	7/7/2011	RUDOLF KINAR MELIKOFF
Hold Released	7/11/2011	RUDOLF KINAR MELIKOFF
Reviewed by Supervisor	7/11/2011	RUDOLF KINAR MELIKOFF
Building Plans Picked Up	7/11/2011	APPLICANT
Applicant returned to address corrections	11/3/2011	RODNEY SAMIIAN
Applicant returned to address corrections	11/17/2011	RODNEY SAMIIAN
Applicant returned to address corrections	11/29/2011	RODNEY SAMIIAN
Applicant returned to address corrections	8/6/2012	RODNEY SAMIIAN
Applicant returned to address corrections	8/14/2012	RODNEY SAMIIAN
Applicant returned to address corrections	8/16/2012	RODNEY SAMIIAN
Applicant returned to address corrections	8/27/2012	RODNEY SAMIIAN
Applicant returned to address corrections	8/28/2012	RODNEY SAMIIAN
Applicant returned to address corrections	8/31/2012	RODNEY SAMIIAN
PC Expired	10/27/2015	COLIN KUMABE

Permit Application Clearance Information

Hillside ordinance	Not Cleared	6/23/2011	RODNEY SAMIIAN
Coastal Zone	Cleared	6/28/2012	HERMAN VAN BUREN
Eng Process Fee Ord 176,300	Cleared	7/2/2012	LEE GUILBEAUX
Hillside ordinance	Cleared	7/2/2012	LEE GUILBEAUX
Roof/Waste drainage to street	Cleared	7/2/2012	LEE GUILBEAUX
Highway dedication	Cleared	8/2/2012	KATHLEEN HUGHEY
VHFHSZ	Cleared	8/8/2012	JOSEPH JACKSON
Miscellaneous	Cleared	8/28/2012	KELTON KIRBY

Contact Information

Geologist	Acuna, R Roland; Lic. No.: EG2113	2911 EUCALYPTUS AVENUE	LONG BEACH, CA 90806

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

DOCUMENT SUBMITTED

LADBS

INSPECTION BUREAU

RANGE FILE

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY _____ DEPUTY

283 N. TRINO WAY

(ADDRESS)

10/23/12

(FILE DATE)

FILE IS:

☒ OPEN

☐ CLOSED

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY 4/21/14

PREPARED BY: SHERMAN, S.J.

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "BUD" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

INSPECTION BUREAU

ISSUE DATE: **October 23, 2012**

MACPHERSON SCOTT B/SBM TRUST
283 N. Trino Way
Pacific Palisades Ca 90272

ORDER NO: **KN102312935**
APN: **4415030003**

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY 4/24/14

ORDER TO COMPLY

Violation Address: **283 N. Trino Way**

Compliance Date: **October 23, 2012**

An inspection of the site referenced above on October 23, 2012 and a review of Departmental records reveals that it is in violation of the **Los Angeles Municipal Code (L.A.M.C.)** section(s) listed below.

Therefore, you are hereby ordered to comply with the following requirement(s) of the L.A.M.C. and other laws on or before October 23, 2012.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code, as follows:

As a result of a notification dated October 15, 2012 by the California Coastal Commission received by the Department of Building and Safety, a review of Departmental records was performed. During the review, it was revealed that the required clearances by the California Coastal Commission have not yet been obtained. Therefore, effective immediately, on this date Tuesday, October 23, 2012;

1. Stop all construction. 91.103.1, 91.104.2.4 L.A.M.C

2. Install and maintain all SWPPP erosion control devices in accordance with the Los Angeles Municipal Code (L.A.M.C.)

3. Obtain all required clearances and approvals from City Planning and the California Coastal Commision. 12.21.A.1.a

Therefore, you are hereby ordered to discontinue the unapproved use or remove the unapproved construction; or submit plans, obtain ALL required permits for the present use, expose all work that was performed without inspections and call for inspections of said work.

Further, you are ordered to pay the Code Violation Inspection Fee (C.V.I.F.) of $336.00 plus 6% surcharge ($20.16), which will be billed to you separately (Section 98.0421 L.A.M.C.). This is not the bill. Wait for the invoice before contacting the Department regarding the C.V.I.F only. For all other matters, you may contact the inspector at the bottom of this Order to Comply at any time.

Note: Failure to pay the C.V.I.F. within 30 days of the invoice date of the bill noted above will result in a late charge of two (2) times the C.V.I.F. plus a 50% collection fee, for a total of $1,246.56 ($1,176.00 plus $70.56 surcharge). Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of 1% per month.

Non-Compliance Fee Warning:
In addition to the C.V.I.F. noted above, a proposed Non-Compliance Fee in the amount of $550.00 may be imposed for failure to comply within 15 days after the Compliance Date specified in the Order or unless an appeal or request for slight modification is filed within 15 days of the Compliance Date (Section 98.0411(a) L.A.M.C.).

If an appeal or request for slight modification is not filed within 15 days of the Compliance Date or extensions granted therefrom, the determination of the Department to impose and collect a Non-Compliance Fee shall be final (Section 98.0411 L.A.M.C.).

Note: Failure to pay the Non-Compliance Fee within 30 days after the date of mailing the invoice may result in a late charge of two times the Non-Compliance Fee plus a 50% collection fee, for a total of $1,925.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest from the 60th day after the date of mailing of this invoice. Interest shall be calculated at the rate of 1% per month (Section 98.0411(c) L.A.M.C.).

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY DL 4/21/14

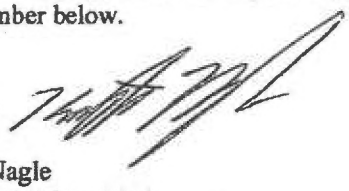
Investigation Fee Warning:
Whenever any work has been commenced without authorization by a permit or application of inspection which violates provisions of the L.A.M.C. and if no order has been issued by the Department or a court of law requiring said work to proceed, a special investigation shall be made prior to the issuance of any permit, license or application for inspection (Section 98.0402(a) L.A.M.C.).

Note: An Investigation Fee shall be double the amount charged for an application for inspection, license or permit fee, shall be collected on each permit, license or application for inspection so investigated. In no event shall the Investigation Fee be less than $400.00 (Section 98.0402(a) L.A.M.C.).

Penalty Warning:
Any person who violates or causes or permits another person to violate any provision of the L.A.M.C. is guilty of a misdemeanor which is punishable by a fine of not more than $1,000.00 and/or six (6) months imprisonment for each violation (Section 11.00 (m) L.A.M.C.).

Appeal Procedures:
There is an appeal procedure established in this City whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this Order when appropriate fees have been paid (Section 98.0403.1 and 98.0403.2 L.A.M.C.)

If you have any questions or require any additional information, please feel free to contact me at the phone number below.

Inspector:  Date: 10/23/2012

Kenneth Nagle
11620 W. Wilshire Blvd.
Suite 1100
Los Angeles, Ca 90025
310-914-3889

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY PL 4/21/14

1051116201500850

Justification:

Due to neighbors opposition the job was stopped October 15, 2012 by California Coastal Commission. An AIC was issued by City Planning but due to Coastal Commission review a Coastal Development Permit for dual permit zone is required. There have been soils and geologic conditions and reports reviewed by surrounding property owner's consultants, Grading Department and peer group. Neighbor's filed appeal with LADBS stating Building Department erred or abused its discretion in issuing permits. Board of Building and Safety denied the appeal and determined LADBS did not err or abuse its discretion.

Client and team have been processing the Mitigated Negative Declaration (MND) through Environmental Section City Planning. They have revised plans to meet current code requirements under the Baseline Hillside Ordinance adopted May 9, 2011. The Coastal Development permits will take about 18 months so project needs more time to complete.

1. False. Property owners filed a Complaint. and these issues were found to be real issues.

2. Property owners were denied Notice and Due Process per LAMC. 12.20.2.F

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY _____
DEPUTY

REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

LA DBS DEPARTMENT OF BUILDING AND SAFETY

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

PERMIT 11014-30000-01557/11020-30000-00942 APP. #: 11030-30000-02140	DATE: 9-22-15
JOB ADDRESS: 283 N. TRINO WAY	
Tract: 10179	Block: Lot: 20 & 21
Owner: Scott Macpherson	Petitioner: Penny Flinn / Pacific Crest
Address: 283 TRINO WAY	Address: 23622 Calabasas Rd. #100
City State Zip Phone Pacific Palisades CA. 90272	City State Zip Phone Calabasas CA 91302 818 429-9366
REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)	CODE SECTIONS: L.A.M.C 98.602, 91.106.4.4

To allow an extension of time until 4-23-16 in which to start construction under building permit # B11WL01260 issued on 9-11-12

PCIS # 11014 - 30000 - 01557 11020-30000-00942
11030-30000 - 02140

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

See Attached

Penny Flinn (Owner/Petitioner Name (Print)) Penny Flinn (Signature) agent (Position)

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)			Approved	Denied
☐ Los Angeles Fire Department	Print Name	Sign	☐	☐
☐ Public Works Bureau of Engineering	Print Name	Sign	☐	☐
☐ Department of City Planning	Print Name	Sign	☐	☐
☐ Department of County Health	Print Name	Sign	☐	☐
☐ Other	Print Name	Sign	☐	☐

DEPARTMENT ACTION

☒ GRANTED ☐ DENIED

RODNEY SAMIIAN — Reviewed by: (Staff) (print) — Sign — 9/22/15 Date

JIENING WANG — Action taken by: (Supervisor) (print) — Sign — 9-22-15 Date

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

CONDITIONS OF APPROVAL (Continued on Page 2):

This extension does NOT extend the compliance date of any Order to Comply that may have been issued to this site by LADBS for a code violation.

FEES

Appeal Processing Fee.. (No. of Items) =	3	X $130 + $39/addl	=	208.00
Inspection Fee ..... (No of Insp.) =		X $ 84.00	=	0.00
Research Fee ... (Total Hours Worked) =	2	X $104.00	=	208.00
Subtotal			=	416.00
Surcharge (One Stop)		X 2%	=	8.32
Surcharge (Systems Development)		X 6%	=	24.96
Total Fees			=	449.28

Fees verified by:

Print and Sign RODNEY SAMIIAN

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

LA Department of Building and Safety
VN ZABE 202071571 9/22/2015 3:25:49 PM

BOARD APPLIC FEE	$208.00
SYSTEMS DEV SURCH	$12.48
ONE STOP SURCH	$4.16
RESEARCH FEE	$208.00
SYSTEMS DEV SURCH	$12.48
ONE STOP SURCH	$4.16
Sub Total:	$449.28

Receipt #: 0202257852

Permit App #:	Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)

See Conditions of Approval on Page 3

2. NEW REVISED PLANS TO COMPLY WITH BHD AND COASTAL DEVELOPMENT SHALL BE SUBMITTED AND PLAN CHECKED UNDER CURRENT CODE.

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 forgoing is true and correct.

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

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

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 CALIFORNIA County of _____ on _____

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

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

Board Fee ..... (No. of Items)	X	$130.00	=	0.00
Inspection Fee ..... (No of Insp.) =	X	$84.00	=	0.00
Research Fee ... (Total Hours Worked) =	X	$104.00	=	0.00
Subtotal			=	0.00
Surcharge (One Stop)	X	2%	=	0.00
Surcharge (Systems Development)	X	6%	=	0.00
Total Fees			=	0.00

Fees verified by:

Print and Sign _____

For Cashiers Use Only
(PROCESS ONLY WHEN FEES ARE VERIFIED)

4051-17920150085

SUPPLEMENTAL INFORMATION AND/OR SKETCH OF JOB CONDITION

BASIS FOR APPROVAL-INFORMATION

For the Superintendent of Building or his designated agent to approve a request for modification or a request for alternate material or method of construction he must determine that special, individual reasons exist that make compliance with the strict letter of the ordinance impractical and that equivalency is provided for requests applicable to the State Housing Law. The resulting condition must be in conformance with the spirit and purposeof the ordinance involved. The applicant must provide sufficient information with this application to allow the above evaluation to be made.

INFORMATION ON PROCEDURE FOR APPEAL FROM A DETERMINATION OR ACTION BY THE DEPARTMENT OF BUILDING AND SAFETY

Appeal from the determination or action of the Superintendent of Building or his designated agency may be made to the Board of Building and Safety Commissioners. To appeal, the appellant must give special individual reasons that make compliance with the strict letter of the ordinance impractical. Appeals pertaining to State Housing Law provisions require complete evidence to substantiate that the proposed design, material, or method of construction is at least equivalent to that prescribed by the Code. State such reasons or evidence on the front of this form or on a separate attachment.

Permit Application Number

Job Address

Conditions Of Approval: (Reasons For Appeal in Case of Denial) - Continued.

1. The proposed work must conform to all pertinent laws, including those that have become operative since the issuance of the original building permit.

2. Plans must be resubmitted to the department for abrief recheck to verify compliance with all current code requirements. The date plans are submitted, for rechecking, shall be construed as the original plan check submittal date when determining the applicability of any code changes, Accessibility (Title 24), ICO's, or other ordinances which have taken effect, further, the date a supplemental permit for rechecking the plans is issued shall be construed as the original building permit issuance date when determining the applicability of any code changes, ICO's, or other ordinances which have taken effect.

3. The additional plan check and permit fee will be charged to cover the plan check.

****

Building Inspection Clearance:

1. Has any construction started on this site? Yes _____ No _____
2. Is there any reason we should not extend this permit? Yes _____ No _____

If YES, please comment:

By _____ Date: _____

19010-90000-03436

LADBS

INSPECTION BUREAU

RANGE FILE

283 N Irmo Way

(Address)

May 17, 2016

(File Date)

Kenneth Nagle

(Prepared By)

☒ OPEN

☐ CLOSED

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY _____ DEPUTY

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY _____ 12/29/16

P 05 2016 0360 2

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

INSPECTION BUREAU

ISSUE DATE: May 17, 2016

ORDER NO: KN051716935-1
APN: **4415030003**

MACPHERSON SCOTT B/SBM TRUST
283 Trino Way
Pacific Palisades Ca 90272

ORDER TO COMPLY

Violation Address: 283 N. Trino Way
Compliance Date: May 17, 2016

An inspection of the site referenced above on May 17, 2016 and a review of departmental records reveals that it is in violation of the **Los Angeles Municipal Code (L.A.M.C.)** section(s) listed below.

Therefore, you are hereby ordered to comply with the following requirements(s) of the L.A.M.C. and other laws on or before May 17, 2016.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code, as follows:

As a result of a notification dated October 15, 2012 by the California Coastal Commission received by the Department of Building and Safety, a review of Departmental records was performed. During the review, it was revealed that the required clearances by the California Coastal Commission have not yet been obtained. Therefore, effective immediately, on this date Tuesday, May 17, 2016;

1. **Stop all construction. 91.103.1; 91.104.2.4 L.A.M.C.**

2. **Install and maintain all SWPPP erosion control devices in accordance with the Los Angeles Municipal Code (L.A.M.C.)**

3. **Obtain all required clearances and approvals from City Planning and the California Coastal Commission. 12.21.A.1.a**

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY 12/29/16

Therefore, you are hereby ordered to discontinue the unapproved use or remove the unapproved construction; or submit plans, obtain ALL required permits for the present use, expose all work that was performed without inspections and call for inspections of said work.

Further, you are ordered to pay the Code Violation Inspection Fee (C.V.I.F.) of $336.00, which will be billed to you separately (Section 98.0421 L.A.M.C.). This is not the bill. Wait for the invoice before contacting the Department regarding the C.V.I.F only. For all other matters, you may contact the inspector at the bottom of this Order to Comply at any time.

Note: Failure to pay the C.V.I.F. within 30 days of the invoice date of the bill noted above will result in a late charge of two (2) times the C.V.I.F. plus a 50% collection fee, for a total of $1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of 1% per month.

Non-Compliance Fee Warning:
In addition to the C.V.I.F. noted above. A proposed Non-Compliance in the amount of $660.00 may be imposed for failure to comply within 15 days after the Compliance Date specified in the Order or unless an appeal or request for slight modification is filed within 15 days of the Compliance Date (Section 98.0411(a) L.A.M.C.).

If an appeal or request for slight modification is not filed within 15 days of the Compliance Date or extensions granted therefrom, the determination of the Department to impose and collect a Non-Compliance Fee shall be final (Section 98.0411 L.A.M.C.).

Note: Failure to pay the Non-Compliance fee within 30 days after the date of mailing the invoice, may result in a late charge of two times the Non-Compliance Fee plus a 50% collection fee, for a total of $2,310.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest from the 60th day after the date of mailing of this invoice. Interest shall be calculated at the rate of 1% per month (Section 98.0411(c) L.A.M.C.).

Warning: A Citation requiring your appearance in court may be issued if compliance is not obtained with this Order. This may result in a fine of up to $1,000.00 and/or six months in jail. LAMC 11.00 (m) & 98.0408 (a)

Investigation Fee Warning:
Whenever any work has been commenced without authorization by a permit or application of inspection which violates provisions of the L.A.M.C. and if no order has been issued by the Department or a court of law requiring said work to proceed, a special investigation shall be made prior to the issuance of any permit, license or application for inspection
(Section 98.0402(a) L.A.M.C.).

Note: An Investigation Fee shall be double the amount charged for an application for inspection, license or permit fee, shall be collected on each permit, license or application for inspection so investigated. In no event shall the Investigation Fee be less than $400.00
(Section 98.0402(a) L.A.M.C.).

Penalty Warning: Any person who violates or causes or permits another person to violate any provision of the L.A.M.C. is guilty of misdemeanor which is punishable by a fine or not more than $1,000.00 and/or six (6) months imprisonment for each violation (Section 11.00(m) L.A.M.C.).

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY 12/29/16

Appeal Procedures: There is an appeal procedure established in this City whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this Order when appropriate fees have been paid
(Section 98.0403.1 and 98.0403.2 L.A.M.C.)

If you have any questions or require any additional information, please feel free to contact me at the phone number below.

Date: **05/17/2016**

Inspector:
Kenneth Nagle
11620 W. Wilshire Blvd.
Suite 1100
Los Angeles, Ca. 90025
(310) 914-3889

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY 12/12/16

Los Angeles Department of Building and Safety

Permit Information: 283 N TRINO WAY 90272

Certificate Of Occupancy Details

Certificate Number 94685
Current Status Pending - 12/01/2011 David Chan (310) 914-3889
Associated Permi... 09014-30000-04398

Certificate Of Occupancy Clearances: **Pending**

Date	Description	Status	Phone	Comment
12/01/2011	BMI Verification	Pending		
12/01/2011	Electrical Verification	Pending	(310) 914-3889	
12/01/2011	Grading Verification	Pending	(310) 914-3935	
12/01/2011	Heat,Vent,A/C Verification	Pending	(310) 914-3889	
12/01/2011	Plumbing Verification	Pending	(310) 914-3889	
12/01/2011	Public Works-Highway Ded.	Pending		
12/01/2011	Public Works-Open Permits	Pending		
12/01/2011	Public Works-Sewers	Pending		

RECEIVED CITY CLERK'S OFFICE 2017 FEB -7 PM 2:13 CITY CLERK BY DEPUTY

Certificate Of Occupancy Conditions

Agency	Permit	Description	Status	Comment
Bureau of Engineering	09014-30000-04398	Eng Process Fee Ord 176,300	Approved	The fee authorized by Ord. 176,300 for PW/Eng to process clearance(s) for LADBS issued permits
Bureau of Engineering	09014-30000-04398	Hillside ordinance	Approved	Verify sewer connection for dwellings located 200 feet or less from a sewer mainline (per the Hillside Ord.-12.21A17(g))
Bureau of Engineering	09014-30000-04398	Hillside ordinance	Approved	Verify street(s) at lot frontage(s) are 20 ft minimum per Hillside Ordinance
Bureau of Engineering	09014-30000-04398	Hillside ordinance	Approved with Conditions	Verify continuous paved roadway is 20 ft minimum but < 28 ft, from driveway apron to boundary of Hillside Area per Hillside Ordinance

Bureau of Engineering	09014-30000-04398	Hillside ordinance	Approved with Conditions	Verify continuous paved roadway is 28 ft minimum, from driveway apron to boundary of Hillside Area per Hillside Ordinance
Bureau of Engineering	09014-30000-04398	Hillside ordinance	Approved with Conditions	Verify street classification (Standard or Substandard) & improvement/dedication requirements per Hillside Ordinance
Bureau of Engineering	09014-30000-04398	Roof/Waste drainage to street	Approved with Conditions	Roof and/or site drainage to street
Bureau of Engineering	09014-30000-04398	Sewer availability	Approved	Sewer availability and connection
Los Angeles Fire Department	09014-30000-04398	VHFHSZ	Approved	Very High Fire Hazard Severity Zone
City Planning Department	09014-30000-04398	CZCA Dvmt Pmt/WaiverDeMinimis	Approved	Coastal Dvmt Permit or "Waiver of Coastal Dvmt Permit Rqmt/De Minimis" EXEMPTION 5-10-023-X

Los Angeles Department of Building and Safety

Permit Information: 283 N TRINO WAY 90272

Certificate Of Occupancy Details

Certificate Number 106389
Current Status Pending - 10/11/2012 Reinaldo Sanchez (310) 914-3889
Associated Permi... 11014-30000-01557

Certificate Of Occupancy Clearances: **Pending**

Date	Description	Status	Phone	Comment
10/11/2012	BMI Verification	Pending		
10/11/2012	Electrical Verification	Pending	(310) 914-3889	
10/11/2012	Fire Sprinkler Verification	Pending	(310) 914-3953	
10/11/2012	Green Code Verification	Pending	(310) 914-3889	
10/11/2012	Grading Verification	Pending	(310) 914-3935	
10/11/2012	Heat,Vent,A/C Verification	Pending	(310) 914-3889	
10/11/2012	Plumbing Verification	Pending	(310) 914-3889	
10/11/2012	Public Works-Highway Ded.	Pending		
10/11/2012	Public Works-Open Permits	Pending		
10/11/2012	Public Works-Sewers	Pending		

Certificate Of Occupancy Conditions

Agency	Permit	Description	Status	Comment
Department of Building and Safety	11014-30000-01557	Green Code	Approved	Approval for Green Code Corrections
Bureau of Engineering	11014-30000-01557	Eng Process Fee Ord 176,300	Approved	The fee authorized by Ord. 176,300 for PW/Eng to process clearance(s) for LADBS issued permits
Bureau of Engineering	11014-30000-01557	Highway dedication	Approved with Conditions	Lot subject to highway dedication. NOTE: This sign-off is not to be construed as a sign-off on any engineering requirements associated with any planning/discretionary action. This is strictly a sign-off applicable to

				LAMC 12.37 only.
Bureau of Engineering	11014-30000-01557	Hillside ordinance	Approved	Verify continuous paved roadway is 20 ft minimum but < 28 ft, from driveway apron to boundary of Hillside Area per Hillside Ordinance
Bureau of Engineering	11014-30000-01557	Hillside ordinance	Approved	Verify sewer connection for dwellings located 200 feet or less from a sewer mainline (per the Hillside Ord.-12.21A17(g))
Bureau of Engineering	11014-30000-01557	Hillside ordinance	Approved	Verify street(s) at lot frontage(s) are 20 ft minimum per Hillside Ordinance
Bureau of Engineering	11014-30000-01557	Hillside ordinance	Approved with Conditions	Verify street classification (Standard or Substandard) & improvement/dedication requirements per Hillside Ordinance
Bureau of Engineering	11014-30000-01557	Hillside ordinance	Approved with Conditions	Verify continuous paved roadway is 28 ft minimum, from driveway apron to boundary of Hillside Area per Hillside Ordinance
Bureau of Engineering	11014-30000-01557	Miscellaneous	Approved with Conditions	Approval for: CONSTRUCTION ON SSE.
Bureau of Engineering	11014-30000-01557	Roof/Waste drainage to street	Approved	Roof and/or site drainage to street
Bureau of Engineering	11014-30000-01557	Sewer availability	Approved	Sewer availability and connection
Los Angeles Fire Department	11014-30000-01557	VHFHSZ	Approved	Very High Fire Hazard Severity Zone
City Planning Department	11014-30000-01557	Coastal Zone	Approved with Conditions	Coastal Development Permit

Los Angeles Department of Building and Safety

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY
DEPUTY

The information below was found on the following address:

283 N TRINO WAY

Parcel Profile Report: 1

Permit Information found: 1

283 N TRINO WAY 90272

Application/Permit #	PC/Job #	Type	Status	Work Description
09014 - 30000 - 04398	B09WL04433	Bldg-Addition	Permit Expired 10/21/2015	1ST FLOOR ADDITION: 212 SQ FT; 2ND FLOOR ADDITION: 248 SQ FT; COVERED DECK: 284 SQ FT. TOTAL 744 SQ FT. PART 1 OF 2.
11014 - 30000 - 01557	B11WL03600	Bldg-Addition	Permit Expired 10/21/2015	MAJOR REMODEL & ADDITION TO EXISTING 2 STORY SFD W/ATT. BASEMENT GARAGE; ADDITION 2 BEDROOMS/3 BATHROOM, MEDIA ROOM, ADDITION, LAUNDRY ROOM, ADD COVERED PATIO, CONVERT (E)2 CAR GARAGE TO REC. ROOM AND A ONE CAR CARPORT.
16014 - 20000 - 06129	B16VN17923	Bldg-Addition	Reviewed by Supervisor 1/27/2017	RECHECK PLANS APPROVED UNDER PERMIT # 11014-30000-01557 PER 2014 LABC, MAJOR REMODEL, BASELINE HILLSIDE ORDINANCE (BHO) AND SLOPE ANALYSIS 12/20/2016. REDUCE SCOPE OF WORK TO REDUCE TOTAL RESIDENTIAL FLOOR AREA FROM 5120 SQ FT TO 4021 SQ FT (TIER 1). REVISED WORK DESCRIPTION: MAJOR REMODEL AND ADDITION: ADDITION TO AN (E) 2 STORY SFD W/ ATT. GARAGE. NEW 740 SF BASEMENT GARAGE/STORAGE, NEW DECK ABOVE (E) GARAGE. 2 BED ROOMS W/ 2 BATHRMS AT 1ST FLR. AND 1 BEDROOM W/ 1 BATHRM ALONG WITH KITCHEN,LIVING RM DINING RM AND COVERED DECK AT 2ND FLR.
11010 - 30000 -	B11WL01260	Bldg-New	Permit	ACCESSORY STRUCTURE-SPA

00955			Expired 10/21/2015	PAVILION WITH TRELLIS IRR.
09030 - 30000 - 05889	B09WL04433	Grading	Permit Expired 10/21/2015	GRADING (CUT: 21 CY, FILL: 21 CY). PART 2 OF 2.
11030 - 30000 - 02140	B11WL01260	Grading	Permit Expired 10/21/2015	Grading permit for retaining wall excavation and backfill.
11030 - 30001 - 02140	B14WL00391	Grading	PC Expired 10/27/2015	Supplemental to permit 11030-30000-02140 to the amount of earthwork to cut=1847 CU Yd, Fill= 49 Cu Yd and Export= 1798 Cu Yd.
11020 - 30002 - 00942	B12WL02740	Nonbldg-Alter/Repair	PC Expired 10/27/2015	SUPPLEMENTAL TO PERMIT 11020-30000-00942 TO REVISE THE NUMBER OF FREE STANDING PILES TO 13 IN LIEU OF 9 PILES.
11020 - 30000 - 00942	B11WL01260	Nonbldg-New	Permit Expired 10/21/2015	RETAINING WALLS 260' LONG X 10" HIGH RETAINING WALL. (2 ROWS). 9 FREE STANDING PILES.
11020 - 30000 - 00943	B11WL01260	Nonbldg-New	PC Approved 12/21/2016	SOLDIER PILE SHORING FOR EXCAVATION.
12020 - 30000 - 02063	B12WL02740	Nonbldg-New	PC Expired 10/27/2015	Temporary shoring.
13020 - 30000 - 02322	B13WL03537	Nonbldg-New	PC Expired 10/27/2015	Permanent shoring and additional piles for retaining walls at rear of property.
16020 - 20000 - 04004	B16VN17923	Nonbldg-New	Reviewed by Supervisor 1/27/2017	Shoring permit.
06042 - 20000 - 12722	X06VN09565	Plumbing	Permit Finaled 12/14/2011	CHANGE OUT WATER HEATER
08042 - 90000 - 17927	--	Plumbing	Permit Finaled 9/17/2008	install 2 earthquake gas shut off valves
11047 - 30000 - 00421	B11WL01260	Swimming-Pool/Spa	Permit Expired 10/21/2015	NEW SPA 10'X18' IRR.
11047 - 30001 - 00421	B14WL00390	Swimming-Pool/Spa	Permit Expired 10/21/2015	Supplemental to permit 11047-30000-00421 permit to correct size of spa to 7'10"x 13'4"x 3.5 deep irr.

Code Enforcement Information: **11**

Certificate of Occupancy Information:

Soft-story Retrofit Program Information: 1

4

Los Angeles Department of Building and Safety

CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY
DEPUTY

Certificate Information: 283 N TRINO WAY 90272

Application / Permit	16014-20000-06129
Plan Check / Job No.	B16VN17923
Group	Building
Type	Bldg-Addition
Sub-Type	1 or 2 Family Dwelling
Primary Use	(1) Dwelling - Single Family
Work Description	RECHECK PLANS APPROVED UNDER PERMIT # 11014-30000-01557 PER 2014 LABC, MAJOR REMODEL, BASELINE HILLSIDE ORDINANCE (BHO) AND SLOPE ANALYSIS 12/20/2016. REDUCE SCOPE OF WORK TO REDUCE TOTAL RESIDENTIAL FLOOR AREA FROM 5120 SQ FT TO 4021 SQ FT (TIER 1). REVISED WORK DESCRIPTION: MAJOR REMODEL AND ADDITION: ADDITION TO AN (E) 2 STORY SFD W/ ATT. GARAGE. NEW 740 SF BASEMENT GARAGE/STORAGE, NEW DECK ABOVE (E) GARAGE. 2 BED ROOMS W/ 2 BATHRMS AT 1ST FLR. AND 1 BEDROOM W/ 1 BATHRM ALONG WITH KITCHEN,LIVING RM DINING RM AND COVERED DECK AT 2ND FLR.
Permit Issued	No
Current Status	Reviewed by Supervisor on 1/27/2017

Permit Application Status History

Submitted	12/22/2016	APPLICANT
Green Plans Picked Up	1/9/2017	APPLICANT
Assigned to Plan Check Engineer	1/12/2017	RODNEY SAMIIAN
Corrections Issued	1/24/2017	RODNEY SAMIIAN
Reviewed by Supervisor	1/27/2017	GUANG MIN TUNG

Permit Application Clearance Information

Green Code	Not Cleared	1/3/2017	MICHAEL AYERS
BHO/Hillside ordinance	Not Cleared	1/13/2017	RODNEY SAMIIAN
Coastal Zone	Not Cleared	1/13/2017	RODNEY SAMIIAN
Eng Process Fee Ord 176,300	Not Cleared	1/13/2017	RODNEY SAMIIAN
Highway dedication	Not Cleared	1/13/2017	RODNEY SAMIIAN
Hydrant and Access approval	Not Cleared	1/13/2017	RODNEY SAMIIAN
Low Impact Development	Not Cleared	1/13/2017	RODNEY SAMIIAN
Permit	Not Cleared	1/13/2017	RODNEY SAMIIAN

Roof/Waste drainage to street	Not Cleared	1/13/2017	RODNEY SAMIIAN
Sewer availability	Not Cleared	1/13/2017	RODNEY SAMIIAN
Work Adjacent to Public Way	Not Cleared	1/13/2017	RODNEY SAMIIAN
Excavation more than 5-ft deep	Not Cleared	1/18/2017	RODNEY SAMIIAN

Contact Information

Engineer	Levin, Vladimir; Lic. No.: C35001	207 N BOWLING GREEN WAY	LOS ANGELES, CA 90049
Engineer	Mazzel, Anthony Paul; Lic. No.: GE2823	20827 EXHIBIT PL	WOODLAND HILLS, CA 91367

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Los Angeles Department of Building and Safety

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
CITY CLERK
BY _____ DEPUTY

Certificate Information: 283 N TRINO WAY 90272

Application / Permit	16020-20000-04004
Plan Check / Job No.	B16VN17923
Group	Building
Type	Nonbldg-New
Sub-Type	1 or 2 Family Dwelling
Primary Use	()
Work Description	Shoring permit.
Permit Issued	No
Current Status	Reviewed by Supervisor on 1/27/2017

Permit Application Status History

Submitted	12/22/2016	APPLICANT
Green Plans Picked Up	1/9/2017	APPLICANT
Assigned to Plan Check Engineer	1/12/2017	RODNEY SAMIIAN
Corrections Issued	1/24/2017	RODNEY SAMIIAN
Reviewed by Supervisor	1/27/2017	GUANG MIN TUNG

Permit Application Clearance Information

Coastal Zone	Not Cleared	1/21/2017	RODNEY SAMIIAN
Eng Process Fee Ord 176,300	Not Cleared	1/21/2017	RODNEY SAMIIAN
Excavation more than 5-ft deep	Not Cleared	1/21/2017	RODNEY SAMIIAN
Roof/Waste drainage to street	Not Cleared	1/21/2017	RODNEY SAMIIAN

Contact Information

Engineer	Levin, Vladimir; Lic. No.: C35001	207 N BOWLING GREEN WAY	LOS ANGELES, CA 90049
Engineer	Levitas, Felix; Lic. No.: C62311	14550 HAYNES ST STE 300	VAN NUYS, CA 91411
Engineer	Mazzei, Anthony Paul; Lic. No.: GE2823	20827 EXHIBIT PL	WOODLAND HILLS, CA 91367

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.