

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

DEPARTMENT STAFF: J. T. Christian

OWNER:

901 Strada, LLC
11350 Random Hills Road, Suite 700
Fairfax, VA 22030

APPELLANT:

Kevin K. McDonnell
Jeffer, Mangeis, Butler and Mitchell LLP
1900 Avenue of the Stars, 7th Floor
Los Angeles, CA 90067

BOARD FILE: 150040
C.D.: 5 (Councilmember P. Koretz)
PLANNING AREA: Bel Air
OCCUPANCY: R3
TYPE OF CONSTRUCTION: V-B
STORIES: 2
FIRE DISTRICT: VHFHSZ
ZONE: RE-20-1-H
STATUS: --
BUREAU/DIV: INSPECTION
DISTRICT OFFICE: Metro
PRIOR BOARD ACTION: None
ORDER: Yes

JOB ADDRESS: 901 NORTH STRADA VECCHIA ROAD

EXHIBITS:

EXHIBIT A: LADBS Order to Comply Supplemental No. JN07152014.2, dated April 8, 2015.
EXHIBIT B: LADBS Order to Comply-Stop Work No. BO 040615-954, dated April 8, 2015.
EXHIBIT C: LADBS Permits (5) issued April 2012 for 901 N. Strada Vecchia Road.
EXHIBIT D: LADBS Notice to Stop all Construction and Intent to Revoke, dated July 14, 2014.
EXHIBIT E: LADBS Order to Comply No. JN07152014.1, dated July 15, 2014.
EXHIBIT F: LADBS Revocation of Building Permits/Letter, dated September 9, 2014.
EXHIBIT G: List of LADBS written Orders to Comply issued from 2011 to present.
EXHIBIT H: List of unapproved construction, referenced from OTC. (Exhibit A)
EXHIBIT I: Photographs of construction project.

APPENDIX: Appeal package with support documents as submitted by appellant.

Job address: 901 NORTH STRADA VECCHIA ROAD
Board File: 150040

APPEAL:

REQUEST NO. 1

Determine if the Los Angeles Department of Building and Safety (LADBS) erred and/or abused its discretion in its determination to issue Order to Comply No. JN07152014.2, dated April 08, 2015, and Order to Comply No. BO 040615-954, dated April 08, 2015. (Exhibits A and B)

STAFF RECOMMENDATION:

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ERROR NOR ABUSED ITS DISCRETION IN THE ACTION APPEALED, OTHERWISE THAT ACTION WOULD HAVE BEEN CORRECTED AND THE APPEAL WITHDRAWN.

If request NO. 1 is denied:

REQUEST NO. 2

Request an extension of time to comply with the aforementioned Orders.

STAFF RECOMMENDATION:

Denial of the request.

Further, the Commission action shall be with PREJUDICE. LADBS shall not accept another appeal on this matter.

FINDINGS:

1. The request does not meet the spirit and intent of the Code inasmuch as this is a self-imposed hardship, due to the fact that all the work in question was done outside the bounds of the permit and approved plans; this work has not been approved nor is there any indication that it could be approved, further, no inspections have been conducted for this unauthorized work.

THE REPORT SUBMITTED HEREIN IS NOT AN OFFICIAL ACTION OF THE COMMISSION. ACTIONS BECOME OFFICIAL ONCE THE COMMISSION RENDERS A FINAL DECISION IN THE MATTER. DECISIONS ARE VERIFIED VIA SIGNED AND STAMPED COMMISSION ACTION LETTERS.

BACKGROUND:

The subject property was originally developed in 1952 with a single story home. The appellant acquired the property in 2011 with the intent to demolish and redevelop the property with a new structure.

Job address: 901 NORTH STRADA VECCHIA ROAD
Board File: 150040

In April 2012, the Department issued permits for a new two-story, single-family-dwelling (SFD) with habitable basement and a six car garage. Other development permits included a swimming pool, deck, and various retaining walls. (Exhibit C)

Los Angeles Department of Building and Safety (LADBS) inspections began in 2012. During the property's development, LADBS received complaints from neighbors for various alleged violations of the building and zoning codes.

The Department responded by conducting an investigation of the numerous claims. As a result of the investigation, the Department issued a NOTICE TO STOP ALL CONSTRUCTION AND INTENT TO REVOKE BUILDING PERMITS, dated July 14, 2014 (Exhibit D) coupled with ORDER TO COMPLY No. JN07152014.1, dated July 15, 2014. (Exhibit E)

The Department ultimately revoked all building permits associated with the project. (Exhibit F)

DISCUSSION:

Hillside construction can be complex and challenging. In general, multiple inspections are required before a permit is finalized and a Certificate of Occupancy is granted. For this site, LADBS has conducted over 250 inspections and the project is approximately two thirds complete.

From the beginning, numerous corrective actions were necessary to keep the construction process within the bounds of the code. To date, LADBS has issued nine written orders and logged several significant correction notices against the developer for non-conformance to the approved plans and various code violations. A brief summary of these Orders are included in this report. (Exhibit G)

The Department issued an ORDER TO COMPLY (Order) dated July 15, 2014, (Exhibit E) with instructions to stop all work and return to plan check to address elements of construction that were not in conformance with the approved plans. The Department continued to receive complaints through December 2014, which demonstrated that construction had not stopped.

The Department assigned an inspector to make unannounced site visits to monitor the alleged violations of the Stop Work Order. This inspector documented over 60 inspection stops between July 2014 and April 2015, noting that various elements of the project had been completed, despite the Order.

Due to the problematic nature of this property and the severity of the purported zoning and building code violations, LADBS conducted a thorough site inspection on April 6, 2015. In attendance were ten Department managers, as well as the project contractor and developer, Mr. Hadid.

Department staff witnessed, documented, and photographed a multitude of anomalies inconsistent with the approved plans. As a result, two Orders to Comply were issued listing the numerous violations witnessed by Building and Safety personnel. These two Orders are being challenged by the appellant (Exhibits A and B).

The list of unapproved construction, as noted in Exhibit A, has been reproduced for reference. (Exhibit H)

Currently, the project has been suspended and may not go forward until all the items listed in the Orders have been addressed.

Job address: 901 NORTH STRADA VECCHIA ROAD
Board File: 150040

THE APPEAL

Request No. 1

Determine if LADBS erred or abused its discretion in issuing Order to Comply No. JN07152014.2 and Order to Comply No. BO040615-954, issued April 8, 2015. (Exhibits A and B)

Justification for this appeal: The following paragraph is an excerpt from Appendix Attachment "A" of the appeal application provided by the owner's counsel.

"The owner has spent at least a million dollars in good faith reliance on the Permits and inspections. From approximately April 13, 2012 to July 10, 2014, at least 58 grading inspections were performed at the Project Site and from approximately January 16, 2013 to June 25, 2014, at least 98 inspections were performed on the single family home building alone."

Department response:

The statement's implication may refer to "vested rights."

The appellant makes reference to having spent at least a million dollars in permit and building fees. Many inspections have been conducted and substantial work has been completed. Both are factual statements. However, the owner has not invested in his project "*in good faith reliance*" on the permits issued by the Department. Collectively, if all of the aforementioned statements were true, this could establish vested rights. Because the project has been so deliberately altered from the approved plans, the "*in good faith reliance*" statement is disputable.

The following paragraph is an excerpt from Appendix Attachment "A" of the appeal application provided by the owner's counsel.

"...Those inspections notwithstanding, DBS issued Stop Work Order No. JN07152014.1, dated July 15, 2014 (the 2014 Order) ordering work stopped and to return to plan check to verify as built conditions are in conformance with the approved plans. The Owner has complied with the 2014 Order and has been in frequent contact with DBS attempting to rectify issues associated with the 2014 Order. Now, DBS alleges unauthorized work has been performed on the Project Site since the 2014 Order was issued. This allegation is in error. The Owner performed limited work to the building and performed certain site work to minimize the potential for damage due to rain storms forecasted (and which occurred) since the 2014 Order was issued, all with the express authorization from DBS."

To avoid confusion, the Orders referenced in this appeal (Exhibits A and B) are supplemental Orders to the originals issued in 2014, which remain in effect.

The appellant states they have complied with the 2014 Order which lists several violations and remedies. Claiming to be "*in compliance*" with the Order and then stating that they are in communication with the Department to rectify issues contained in the Order, is somewhat contradictory.

Job address: 901 NORTH STRADA VECCHIA ROAD
Board File: 150040

The Order demands compliance on several points.

1. STOP ALL WORK as of July 15, 2014.
2. Return to plan check to verify as-built conditions are in conformance with the approved plans.
3. Make all work conform to Code and the approved plans or demolish and remove any unapproved work etc.

Department response:

The Department has documented and witnessed additional work having been completed on the structure in violation of the 2014 Order.

There has been no re-submittal of plans to the Department to address the as-built conditions or the additional construction witnessed by our staff.

The Department disagrees with the appellant's claim that they are in compliance. This is why it was necessary to issue supplemental Orders on April 15, 2015. (Exhibit A and B)

The appellant states; *"Now, DBS alleges unauthorized work has been performed on the Project Site since the 2014 Order was issued."* This allegation is found in the recent Orders. (Exhibit A and B) Appellant states this allegation is in error and continues to state the owner performed limited work to the building and property to minimize the potential for damage due to rain.

The Department was aware of minor continuances of work, restricted only to reducing potential water damage from weather events. However, after the thorough inspection in April 2015, it was determined that more construction had been completed without inspections and most of this outside the parameters of the plan.

Interior carpentry, creating rooms under floors, electrical wiring and mechanical duct work are not elements typically needed to minimize storm damage.

CONCLUSION:

The project has clearly exceeded the scope of the permit and does not match the approved plans. The Department has acted within its authority to revoke all permits associated with this property until such time as the developer re-submits plans addressing the many changes and additions to the project or removes all unapproved construction and repairs any alterations to the site geology.

Job address: 901 NORTH STRADA VECCHIA ROAD
Board File: 150040

Regarding Request No. 2

Should the Board deny request number 1, the owner requests a reasonable extension of time to comply with all issues enumerated in the Orders.

Department Response:

The Department is not in favor of granting time to comply. In the months following the Order to Comply, dated July 2014, substantial work was completed on the project in violation of the Order. The construction is beyond what was approved by permit. No new plans have been re-submitted addressing the alterations or additional square footage.

Attempts have been made by the appellant to re-submit the appropriate plot plans and topography map, however, our engineering staff has determined those to be inaccurate and unusable. There have been no subsequent submittals.

Eight months have passed since the July 2014 Orders were issued. There has not been enough momentum by the developer to indicate that they intend on moving forward in a timely manner. The Department does not believe granting more time to comply with the Orders will result in a different outcome. Therefore, the Department does not recommend granting additional time.

CODE:

91.104.2.4. Authority to stop work.

Whenever any construction work is being done contrary to the provisions of any law or ordinance enforced by the department, the department shall have the authority to issue a written notice to the responsible party to stop work on that portion of the work on which the violation has occurred.

The notice shall state the nature of the violation and no work shall be done on that portion until the violation has been rectified and approval obtained from the department.

106.1. Permits required.

106.1.1. Building permits. No person shall erect, construct, alter, repair, demolish, remove or move any building or structure, ...unless said person has obtained a permit from the department. (excerpt)

106.1.2. Grading permits. No person shall commence or perform any grading, and no person shall import or export any earth materials to or from any grading site, without first having obtained a permit from the Department. No person shall perform any grading within areas designated "**hillside**" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request. Any grading project involving more than 100 cubic yards (76.5 m³) of excavation and involving an excavation in excess of 5 feet (1524 mm) in vertical depth at its deepest point measured from the original ground surface shall be done by a State of California licensed contractor who is licensed to perform the work described herein.

Job address: 901 NORTH STRADA VECCHIA ROAD
Board File: 150040

SECTION 108 INSPECTION

91.108.1. General. All construction or work for which a permit is required shall be subject to inspection by authorized employees of the department, and certain types of construction shall have continuous inspection by Registered Deputy Inspectors as specified in Section 1704 of. Prior to the issuance of a Certificate of Occupancy as specified in Section 109, a final inspection shall be made by the department of all construction or work for which a permit has been issued.

108.4. Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Superintendent of Building. The Superintendent, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions which do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Superintendent of the Building.

There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

91.108.8. Surveys. In the absence of any designation of the proper location of the lot on which a building is to be erected, for which building a permit has been issued, the department may require the owner to have the lot surveyed and staked by a registered land surveyor or registered civil engineer so that the proper location of the building on the lot may be determined.

CONDITIONS PRECEDENT TO ISSUING A GRADING PERMIT

7006.1 Plans and specifications. Application for a grading permit shall be accompanied by plans and specifications prepared and signed by an individual licensed by the State to prepare such documents. Plans shall be drawn to appropriate scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that the plans will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

Job address: 901 NORTH STRADA VECCHIA ROAD
Board File: 150040

7006.3.2 Engineering geology report. The engineering geology report required by Section 7006.2 shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors. In addition, all soils engineering and engineering geology reports for grading work in hillside areas shall also comply with rules and standards established by the department.

Raymond S. Chan, C.E., S.E.
General Manager

Prepared by: Senior Inspector J. T. Christian
Code Enforcement Bureau



J. T. Christian

May 21, 2015

EXHIBIT A

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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**CITY OF LOS ANGELES
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**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**

April 8, 2015

**901 Strada Vecchia LLC
C/O James Zelloe
910 King St.
Alexandria, VA 22314**

**ORDER# JN07152014.2
APN# 4370022014**

**ORDER TO COMPLY
SUPPLEMENTAL**

VIOLATION ADDRESS: 901 Strada Vecchia Rd.

COMPLIANCE DATE: April 22, 2015

This order is supplemental and in addition to Order to Comply# JN07152014.1 that was issued on July 15, 2014 to stop all work in conjunction with the "Notice of Intent to Revoke" letter that was issued on July 14, 2014.

On September 10, 2014 permit numbers 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742 and 11047-10000-00339 were all revoked.

Section 1

An inspection of this site on April 6, 2015 reveals that the following has been done in violation of the Stop all Work Order# JN07152014.1, including but not limited to:

- 1. An approximate 50' x 20' concrete slab placed at driveway**
- 2. Conduit and electrical wiring completed in kitchen area.**
- 3. Heating and Air ducting completed in kitchen area.**
- 4. Ceiling and soffits in kitchen area.**
- 5. Portion of ceiling finished in basement level at bottom of stairs.**
- 6. Door installed on basement floor leading to room created in North corner of building.**
- 7. Steel stud partitions in garage creating office and storage space.**
- 8. Finish cabinetry installed in second floor family room at northwest corner of building.**

Section 2

In addition to the violation of the Stop Work order, the following unapproved, unpermitted construction was observed on April 6, 2015, including but not limited to:

1. Two levels of approximate 20' x 200' irregular shaped concrete decks were added below the Accessory Pool Deck Structure.
2. The Accessory Pool Deck Structure is connected to the main Dwelling which creates an over height building.
3. Entire story has been created below basement level.
4. Two approximate 10' high x 40 linear feet and 10' high x 30 linear feet of retaining walls at the north east side of property connected to the building.
5. Approximate 12' high x 40' linear foot retaining wall attached to the building at southwest corner of the building which blocks access to the required covered parking.
6. Approximate 75' x 125' irregular shaped basement addition at east of building under the motor court for an unauthorized theater.
7. Approximate 8' x 25' two story addition added to first and second floor at southwest corner of building.
8. Approximate 23' x 14' basement addition to northeast corner of basement.
9. Stairway at entry extended to roof level.
10. Stairway adjacent to elevator shaft extended to roof level.

Section 3

A review of the approved plans and an inspection of the site on April 6, 2015 also revealed multiple changes to the floor plan including but not limited to:

1. Stairwell adjacent to elevator shaft is not configured per approved plans.
2. Stairwell adjacent to entry of building is not configured per approved plans.
3. At basement level in Moroccan room, partition wall added to divide space into two rooms and an opening has been created at vestibule area.
4. Two exterior openings with doors at Moroccan room have been created.
5. Partition walls are removed at mechanical room – 2
6. 12' x 7' high fireplace constructed in vestibule area.
7. Structural opening has been saw cut into garage exterior concrete wall at southwest corner of building.
8. Four fireplace openings created at first floor.
9. Two fireplaces have been omitted at first floor.
10. At second floor bedrooms, partition walls are not per approved plans.
11. The entire kitchen area partition walls on the first floor are not per approved plans.
12. The height of each floor of the main structure has been increased beyond the scope of approved plans.

Therefore, you are hereby ordered to comply with the following requirements of the Los Angeles Municipal Code (LAMC) and other laws on or before April 22, 2015.

- I. Stop all Work. Section 91.104.2.4 of the L.A.M.C.**
- II. Submit plans and obtain all necessary permits and approvals for any and all unauthorized, unapproved construction as listed above. Sections R106, R106.1.1, R106.3.1, R106.3.2, 12.21.A.1.a of the L.A.M.C.**
- III. Comply with Order to Comply # BO040615-954, issued on April 8, 2015 by the Grading Division. Section R103.3 of the L.A.M.C.**
- IV. Expose all work that has been covered without the required inspections and approvals. Section R104.2.2 L.A.M.C.**
- V. Call for all required inspections. Sections R108.5, R108.6 and R108.9 of the L.A.M.C.**
- VI. If no permits or approvals are obtained for the unauthorized, unapproved construction as mentioned in this order, then demolish and remove all unauthorized, unapproved construction and restore the site to its approved state. Sections R104.2.1, 98.0403.1, 91.8105, 106.4.4.3 and 12.21.A1.a of the L.A.M.C.**

Furthermore, you are ordered to pay the required 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 listed below 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 Code Violation Inspection Fee plus a 50 percent (50%) collection fee for a maximum total of \$1,246.56 (\$1,176.00 plus a \$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.

No person shall fail, refuse or neglect to comply with all orders issued by the Department pursuant to this division. Any person violating this subsection shall be guilty of a misdemeanor which shall be punishable by a fine of not more than \$1,000.00 or by imprisonment in the County Jail for a period of not more than six months, or by both. In addition, the Department shall collect investigative fees.

LAMC Sections 91.103.3, 91.107.51, & 98.0416

Appeals to this order may be pursuant to **LAMC Section 98.0403.2** of the Los Angeles Municipal Code. Please inquire about procedures.

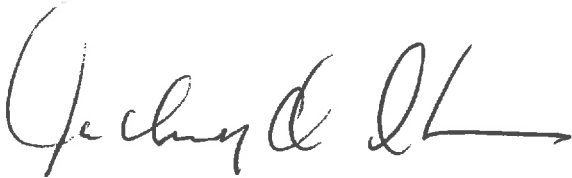
Non-Compliance Fee Warning

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed

within 15 days after the compliance date. 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(a) 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) 1. 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. L.A.M.C. Sections 11.00 (m) & 98.0408 (a)



Anthony Anderson
Building Mechanical Inspector
11620 W. Wilshire Bl. #1100
Los Angeles, CA 90025
310-914-3862



EXHIBIT B

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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: April 08, 2015

901 STRADA, LLC
C/O James T. Zelloe
11350 Random Hills Rd., Suite 700.
Fairfax, VA 22030

ORDER NO: BO040615-954
APN: 4370022014

ORDER TO COMPLY STOP WORK

Violation Address: 901 N. Strada Vecchia Road

Compliance Date: April 22, 2015

An inspection of the site referenced above on April 6, 2015 revealed that retaining walls of unapproved materials have been constructed along west side of drive and on the westerly descending slopes below the structure at the violation address above. The afore mentioned conditions affects the protection of life and limb in addition to the safety and stability of adjacent properties and must be corrected in conformance with the Los Angeles Municipal Code, (LAMC), as described herein.

This Order to Comply incorporates by reference Order to Comply number BO1219014-954 dated December 18, 2014 and is an addendum thereto except as modified below with respect to compliance dates.

Therefore you are hereby ordered to comply with the following requirements of the Los Angeles Municipal Code (LAMC) and other laws on or before April 22, 2015

1) You are ordered to **STOP WORK** on all further construction of unapproved gravity type retaining walls, grading and stock piling of materials as of April 8, 2015. 91.104.2.4 L.A.M.C.

2) Submit three (3) copies of a Geological/Soils report by a registered geotechnical engineer and engineering geologist to the Grading Division for review and approval to address unauthorized vertical cuts created to construct entire basement story addition under house and pool deck and to remove all unapproved gravity type retaining walls off the slopes and restore the slopes. Once reports have been approved, submit plans, obtain all required permits and complete work as recommended in the approved geotechnical reports, approved plans and in accordance with the Los Angeles Municipal Code.

91.7006.1, 91.7006.3.2, 91.106.1.1, 91.106.1.2 L.A.M.C.

Page 1 of 3

3) Obtain the services of a registered land surveyor to stake all property corners, provide reference points at site and prepare a survey map of the property to verify that grading activity does not encroach on adjacent properties. Survey shall also contain reference points on site that clearly identifies property lines.

91.108.8 L.A.M.C.

4) Do not resume work until permits have been obtained and approval from the department has been obtained thru an inspection that has been performed and granted by the authorized representative of the department.

91.108.1, 91.108.5, 91.108.4, L.A.M.C.

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:

A proposed Non-Compliance fee of \$1386.00 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 \$4851.00. 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.).

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.).

This Order is issued pursuant to the provisions of LAMC 91.7005.7. If this substandard condition is not eliminated within the specified time limit, this Department will record a "Certificate of Substandard Property" with the Office of the County Recorder.

Appeals to this order may be made pursuant to Section 98.0403.2 of the Los Angeles Municipal Code. Please inquire about procedures.

Citation Warning:

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. L.A.M.C. Sections 11.00 (m) & 98.0408 (a)

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 error 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: Brian Olson
Grading Division
11620 Wilshire Blvd Suite 1100
Los Angeles, Ca. 90025



Date: 4/8/2015

Received _____ Date _____

EXHIBIT C



Bldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 04/05/2012 Last Status: Permit Revoked Status Date: 09/10/2014
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
BEL-AIR		LT I	232	M B 113-9/17 (SHTS 6-14144B153	713	4370 - 022 - 014
BEL-AIR		LT I	206	M B 113-9/17 (SHTS 6-14144B153	739	4370 - 023 - 024

3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Bel Air - Beverly Crest Community Plan Area - Bel Air - Beverly Crest	Census Tract - 2621.00 District Map - 144B153 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Lot Cut Date - 05/18/1951 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 592-A6
---	--	--

ZONES(S): RE20-1-H

4. DOCUMENTS ORD - ORD-132416 ORD - ORD-167564-SA3140 HLSAREA - Yes CPC - CPC-18760	CPC - CPC-1986-829-GPC
--	------------------------

5. CHECKLIST ITEMS Special Inspect - Anchor Bolts Special Inspect - Concrete>2.5ksi Special Inspect - Epoxy Bolts	Special Inspect - Field Welding Special Inspect - Grade Beam/Caisson Special Inspect - H/S Bolt	Special Inspect - Structural Observation Fabricator Reqd - Precast Concrete Panel Fabricator Reqd - Structural Steel
---	---	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): SYNTRA WVA LLC SYNTRA WVA LLC Tenant:	11350 RANDOM HILLS RD NO 700 11350 RANDOM HILLS RD NO 700	FAIRFAX VA 22030 FAIRFAX VA 22030
Applicant: (Relationship: Agent for Owner) - KIMBERLINA WHETTAM & ASSOCI/ 22845 VENTURA BLVD. # 521		
WOODLAND HILLS, CA 91364 (818) 427-2154		

7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private (23) Recreation Room	8. DESCRIPTION OF WORK NEW 2-STORY SFD W/ HABITABLE BASEMENT & 6-CAR GARAGE. TYPE V-B CONSTRUCTION WITH AUTOMATIC FIRE SPRINKLR SYSTEM PROVIDED (INSTALLED UNDER SEPARATE PERMIT). ATTACHED WALKAY/BRIDGE AT ENTRANCE OF BLDG. PROJECTED water featur OFF SECOND STORY AT REAR of
--	---

9. # Bldgs on Site & Use: 1 OF 3, T.V. = \$ 3,200,000	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
--	---

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Albert Servin OK for Cashier: Albert Servin Signature:	DAS PC By: Coord. OK: Date:
--	-----------------------------------

For Cashier's Use Only W/O #: 11000788

Permit Revoked

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period		
Permit Valuation: \$2,700,000	PC Valuation:	
FINAL TOTAL Bldg-New	87,848.13 Sys. Surcharge	2,292.63
Permit Fee Subtotal Bldg-New	10,338.00 Planning Surcharge	632.69
Energy Surcharge	Planning Surcharge Misc Fee	10.00
Electrical	2,687.88 Planning Gen Plan Maint Surchar	316.34
HVAC	1,343.94 School District Residential Level 2	45,013.80
Plumbing	2,687.88 Dwelling Unit Construction Tax	200.00
Plan Check Subtotal Bldg-New	0.00 Residential Development Tax	300.00
Off-hour Plan Check	0.00 CA Bldg Std Commisison Surchar	108.00
Plan Maintenance	206.76 Green Building	
Fire Hydrant Refuse-To-Pay	Permit Issuing Fee	0.00
E.Q. Instrumentation	270.00	
Investigation-CE	20,676.00	
O.S. Surcharge	764.21	
Sewer Cap ID:	Total Bond(s) Due:	

12. ATTACHMENTS
Owner-Builder Declaration Plot Plan





Grading 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE	Issued on: 04/05/2012 Last Status: Permit Revoked Status Date: 09/10/2014
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
BEL-AIR		LT I	232	M B 113-9/17 (SHTS 6-14144B153	713	4370 - 022 - 014
BEL-AIR		LT I	206	M B 113-9/17 (SHTS 6-14144B153	739	4370 - 023 - 024

3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Bel Air - Beverly Crest Community Plan Area - Bel Air - Beverly Crest	Census Tract - 2621.00 District Map - 144B153 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Lot Cut Date - 05/18/1951 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 592-A6
---	--	--

ZONES(S): RE20-1-H

4. DOCUMENTS ORD - ORD-132416 ORD - ORD-167564-SA3140 HLSAREA - Yes CPC - CPC-18760	CPC - CPC-1986-829-GPC
--	------------------------

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): SYNTRA WVA LLC	11350 RANDOM HILLS RD NO 700	FAIRFAX VA 22030
Tenant:		
Applicant: (Relationship: Agent for Owner) - KIMBERLINA WHETTAM & ASSOC 22845 VENTURA BLVD. # 521		
		WOODLAND HILLS, CA 91364 (818) 427-2154

7. EXISTING USE	PROPOSED USE
	(70) Grading - Hillside

8. DESCRIPTION OF WORK
GRADING FOR SFD, BASEMENT, POOL/SPA. 4,888 C.Y. (EXPORT = 857 cy)

9. # Bldgs on Site & Use:	
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Albert Servin OK for Cashier: Albert Servin Signature:	DAS PC By: Coord. OK: Date:

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

For Cashier's Use Only **W/O #: 13001653**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: 4,888 cu yd	PC Valuation:
FINAL TOTAL Grading	6,586.75
Permit Fee Subtotal Grading	1,975.00
Plan Check Subtotal Grading	0.00
Off-hour Plan Check	0.00
Investigation-CE	3,950.00
O.S. Surcharge	118.50
Sys. Surcharge	355.50
Planning Surcharge	118.50
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	59.25
Permit Issuing Fee	0.00
Sewer Cap ID: Total Bond(s) Due: \$96,300	

Permit Revoked

12. ATTACHMENTS
Plot Plan



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



Swimming-Pool/Spa **GREEN - MANDATORY** City of Los Angeles - Department of Building and Safety Issued on: 04/05/2012
 1 or 2 Family Dwelling
 Regular Plan Check
 Plan Check
APPLICATION FOR POOL, SPA, & SOLAR HEATER Last Status: Permit Revoked
AND CERTIFICATE OF OCCUPANCY Status Date: 09/10/2014

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
BEL-AIR		LT I	232	M B 113-9/17 (SHTS 6-14144B153	713	4370 - 022 - 014
BEL-AIR		LT I	206	M B 113-9/17 (SHTS 6-14144B153	739	4370 - 023 - 024

3. PARCEL INFORMATION
 Area Planning Commission - West Los Angeles Census Tract - 2621.00 Hillside Ordinance - YES
 LADBS Branch Office - WLA District Map - 144B153 Earthquake-Induced Landslide Area - Yes
 Council District - 5 Energy Zone - 9 Lot Cut Date - 05/18/1951
 Certified Neighborhood Council - Bel Air - Beverly Crest Fire District - VHFHSZ Near Source Zone Distance - 0
 Community Plan Area - Bel Air - Beverly Crest Hillside Grading Area - YES Thomas Brothers Map Grid - 592-A6

ZONES(S): RE20-1-H

4. DOCUMENTS
 ORD - ORD-132416 CPC - CPC-1986-829-GPC
 ORD - ORD-167564-SA3140
 HLSAREA - Yes
 CPC - CPC-18760

5. CHECKLIST ITEMS
 Special Inspect - Concrete > 2.5ksi Additional Work - Electrical Pool Type - Private Pool
 Special Inspect - Grade Beam/Caisson Installation - New Pool/Spa Std. Work Descr - Seismic Gas Shut Off Valve
 Special Inspect - Structural Observation Additional Work - Plumbing

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): SYNTRA WVA LLC 11350 RANDOM HILLS RD NO 700 FAIRFAX VA 22030
 Tenant:
 Applicant: (Relationship: Agent for Owner)
 - KIMBERLINA WHETTAM & ASSOC 22845 VENTURA BLVD. # 521 WOODLAND HILLS, CA 91364 (818) 427-2154

7. EXISTING USE PROPOSED USE
 (20) Pool/Spa - Private

8. DESCRIPTION OF WORK
 NEW (INFINITY TYPE) PRIVATE POOL AT REAR OF NEW SFD SUPPORTED ON PILES ADJACENT TO NEW DETACHED POOL DECK

2. # Bldgs on Site & Use: 2 OF 3, T.V. = \$ 3,200,000

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

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Albert Servin DAS PC By:
 OK for Cashier: Albert Servin Coord. OK:
 Signature: Date:

For Cashier's Use Only W/O #: 14700339

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	PC Valuation:	
\$250,000		
FINAL TOTAL Swimming-Pool/S	5,128.36	CA Bldg Std Commission Surchar 10.00
Permit Fee Subtotal Swimming-Po	1,397.00	Green Building
Mechanical	1,047.75	Permit Issuing Fee 0.00
Plan Check Subtotal Swimming-Pt	1,257.30	Noise Inspection 65.00
Off-hour Plan Check	628.65	
Plan Maintenance	27.94	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	25.00	
O.S. Surcharge	88.97	
Sys. Surcharge	266.92	
Planning Surcharge	202.55	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surchar	101.28	
Sewer Cap ID:	Total Bond(s) Due:	

Permit Revoked

12. ATTACHMENTS
 Plot Plan



* P 1 1 0 4 7 1 0 0 0 0 0 3 3 9 F N *



Nonbldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 04/05/2012 Last Status: Permit Revoked Status Date: 09/10/2014
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
BEL-AIR		LT I	232	M B 113-9/17 (SHTS 6-14144B153	713	4370 - 022 - 014

3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Bel Air - Beverly Crest Community Plan Area - Bel Air - Beverly Crest	Census Tract - 2621.00 District Map - 144B153 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Lot Cut Date - 05/18/1951 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 592-A6
---	--	--

ZONES(s): RE20-1-H

4. DOCUMENTS	
ORD - ORD-132416	CPC - CPC-1986-829-GPC
ORD - ORD-167564-SA3140	BHO - Yes
HLSAREA - Yes	
CPC - CPC-18760	

5. CHECKLIST ITEMS
Special Inspect - Concrete>2.5ksi
Special Inspect - Grade Beam/Caisson
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s):	11350 RANDOM HILLS RD NO 700	FAIRFAX VA 22030
Tenant:		
Applicant: (Relationship: Agent for Contractor)	22845 VENTURA BLVD #521	WOODLAND HILLS, CA 91364 (818) 738-0784
KORY KIPP -		

7. EXISTING USE	PROPOSED USE
	(23) Retaining Wall

8. DESCRIPTION OF WORK
(N) 180' x 10' IN HEIGHT RETAINING WALL FOR SFD UNDER PERMIT (#11010-1000-00788)

2. # Bldgs on Site & Use: 1 OF 2 (TOTAL VALUATION \$350,000)

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

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Albert Servin	DAS PC By:
OK for Cashier: Albert Servin	Coord. OK:
Signature:	Date:

For Cashier's Use Only W/O #: 12001575

Permit Revoked

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period			
Permit Valuation: \$175,000	PC Valuation:		
FINAL TOTAL Nonbldg-New	3,752.32	CA Bldg Std Commission Surchar	7.00
Permit Fee Subtotal Nonbldg-New	1,108.25	Green Building	
Plan Check Subtotal Nonbldg-New	0.00	Permit Issuing Fee	0.00
Off-hour Plan Check	0.00		
Plan Maintenance	22.17		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	17.50		
Investigation-CE	2,216.50		
O.S. Surcharge	67.29		
Sys. Surcharge	201.87		
Planning Surcharge	67.83		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surchar	33.91		
Sewer Cap ID:	Total Bond(s) Due:		

12. ATTACHMENTS
 Plot Plan





Nonbldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 04/05/2012 Last Status: Permit Revoked Status Date: 09/10/2014
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
BEL-AIR		LT I	232	M B 113-9/17 (SHTS 6-14144B153	713	4370 - 022 - 014
BEL-AIR		LT I	206	M B 113-9/17 (SHTS 6-14144B153	739	4370 - 023 - 024

3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Bel Air - Beverly Crest Community Plan Area - Bel Air - Beverly Crest	Census Tract - 2621.00 District Map - 144B153 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Lot Cut Date - 05/18/1951 Near Source Zone Distance - 0 Thomas Brothers Map Grid - 592-A6
---	--	--

ZONES(S): RE20-1-H

4. DOCUMENTS ORD - ORD-132416 ORD - ORD-167564-SA3140 HLSAREA - Yes CPC - CPC-18760	CPC - CPC-1986-829-GPC
--	------------------------

5. CHECKLIST ITEMS Special Inspect - Concrete>2.5ksi Special Inspect - Grade Beam/Caisson Special Inspect - Structural Observation
--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s):	11350 RANDOM HILLS RD NO 700	FAIRFAX VA 22030
Tenant:		
Applicant: (Relationship: Agent for Owner)	- KIMBERLINA WHETTAM & ASSOC 22845 VENTURA BLVD. # 521	WOODLAND HILLS, CA 91364 (818) 427-2154

7. EXISTING USE PROPOSED USE (23) Miscellaneous Bldg/Struct	8. DESCRIPTION OF WORK DETACHED DECK AT REAR OF NEW 2-STORY SFD BY BUILT-UP GRADE SUPPORTED ON PILES. WILL BE 10'-0" FROM NEW SFD.
--	--

9. # Bldgs on Site & Use: 3 OF 3, T.V. = \$ 3,200,000	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
--	---

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Albert Servin OK for Cashier: Albert Servin Signature: _____	DAS PC By: _____ Coord. OK: _____ Date: _____
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For Cashier's Use Only **W/O #: 12000742**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period		
Permit Valuation: \$250,000	PC Valuation:	
FINAL TOTAL Nonbldg-New	3,888.06	Permit Issuing Fee 0.00
Permit Fee Subtotal Nonbldg-New	1,397.00	
Plan Check Subtotal Nonbldg-New	1,257.30	
Off-hour Plan Check	628.65	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	25.00	
O.S. Surcharge	66.16	
Sys. Surcharge	198.48	
Planning Surcharge	196.98	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surchar	98.49	
CA Bldg Std Commission Surchar	10.00	
Green Building		
Sewer Cap ID:	Total Bond(s) Due:	

Permit Revoked



* P 1 1 0 2 0 1 0 0 0 0 0 7 4 2 F N *

12. ATTACHMENTS Plot Plan

EXHIBIT D

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
INTERIM PRESIDENT

E. FELICIA BRANNON
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

July 14, 2014

901 Strada LLC
c/o James Zelloe
910 King St.
Alexandria, VA 22314

Syntra Wva LLC
11350 Random Hills Rd., No. 700
Fairfax, VA 22030

**NOTICE TO STOP ALL CONSTRUCTION AND NOTICE OF INTENT TO
REVOKE BUILDING PERMITS NO. 11010-10000-00788, 11020-10000-01575,
11030-10000-01653, 11020-10000-00742, AND 11047-10000-00339 FOR THE
PROPERTY LOCATED AT 901 N. STRADA VECCHIA RD**

On April 5, 2012, the Department of Building and Safety (LADBS) issued Building Permits No. 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742, and 11047-10000-00339 for the construction of a single family home with accessory retaining walls, swimming pool, detached deck and related grading work for the property located at 901 N. Strada Vecchia Rd.

Since the issuance of this permit, LADBS has determined that the permits were issued in error as per the following facts:

- The Height of the single family dwelling exceeds the height limit as permitted by the Los Angeles Municipal Code (LAMC) Section 12.21.1. The survey map that was part of the approved set of plans showed as built elevations in lieu of required natural grade elevations of the site. The contours shown on the survey map were substantially higher than the natural grade. This has resulted in the building height that is higher than permitted by LAMC Section 12.21.1.
- As per the inspection records, as built construction does not reflect the approved construction shown on the approved set of plans.

NOTICE TO STOP ALL CONSTRUCTION AND NOTICE OF INTENT TO REVOKE BUILDING PERMITS NO. 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742, AND 11047-10000-00339 FOR THE PROPERTY LOCATED AT 901 N. STRADA VECCHIA RD

Therefore, it is the intent of the Los Angeles Department of Building and Safety to revoke the above-mentioned permits. The authority to revoke permits is contained in Los Angeles Municipal Code, Section 98.0601, which reads:

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

Hereby, you are ordered to immediately stop all construction work approved under Building Permits No. 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742, and 11047-10000-00339.

You have until July 30, 2014 to call Mr. Peter Kim of my staff at (213) 482-0454 to address this matter and provide reasons why these permits should not be revoked; otherwise, Building Permits No. 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742, and 11047-10000-00339 will be revoked on July 30, 2014.



Colin Kumabe, Chief
Metro Plan Check Division
Engineering Bureau

- c: Ifa Kashefi, Engineering Bureau Chief, LADBS
Bob Steibach, Inspection Bureau Chief, LADBS
Ken Gill, LADBS
Peter Kim, LADBS
Larry Galstian, LADBS
Jeff Napier, LADBS

EXHIBIT E

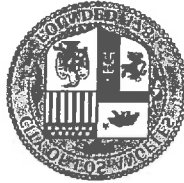
BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

July 15, 2014

901 Strada Vecchia LLC
C/O James Zelloe
910 King St.
Alexandria, VA 22314

ORDER# JN07152014.1
APN# 4370022014

ORDER TO COMPLY

ADDRESS: 901 Strada Vecchia Rd.

COMPLIANCE DATE: August 15, 2014

An inspection of this site on July 10, 2014 revealed several discrepancies with the City approved plans for permits, 11010-10000-00788, 11020-10000-00742 and 11047-10000-00339. The discrepancies at the site include but are not limited to:

- Topography lines on the approved set of plans do not match the City of Los Angeles Engineering Bureau's historical records.
- Pool Deck structure/building is physically connected to the Single Family Dwelling; a 10' separation is required between buildings as per the approved plans.
- 2 cantilevered decks have been added under the approved cantilevered deck of the Pool Deck structure.

***See Notice to Stop All Construction and Notice of Intent to Revoke Letter issued July 15, 2014**

Therefore, you are hereby ordered to comply with the following requirements of the Los Angeles Municipal Code (LAMC) and other laws on or before **August 15, 2014**.

1. STOP ALL WORK as of **July 15, 2014**. Section 91.104.2.4 of the L.A.M.C
2. Return to plan check to verify as built conditions are in conformance with the City approved plans. Sections 91.106.3, 91.103.1 and 12.21A.1.a of the L.A.M.C
3. Make all work conform to Code and according to the City approved plans or demolish and remove any unapproved work as determined AFTER a full plan check review of existing and current conditions. Sections 91.8105, 91.103.1, 91.103.4 and 12.21A.1.a of the L.A.M.C.

4. Prior to commencing work, call for inspection to verify compliance with this order.
Sections 91.104.2.4 and 12.21.A.1.a of the 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. L.A.M.C. 11.00 (m) & 98.0408 (a)

No person shall fail, refuse or neglect with all orders issued by the Department pursuant to this division. Any person violating this subsection shall be guilty of a misdemeanor which shall be punishable by a fine of not more than \$1,000.00 or by imprisonment in the County Jail for a period of not more than six months, or by both. In addition, the Department shall collect investigative fees. **LAMC 11.00(m) & 91.103.3 & 91.107.51**

Appeals to this order may be pursuant to Section 98.0403.2 of the Los Angeles Municipal Code. Please inquire about procedures.

A proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date. **LAMC98.0411(a)**



Jeff Napier
Principal Inspector/Inspection Division
11620 W Wilshire Bl. #1100
Los Angeles, Ca. 90025
310-914-3904

EXHIBIT F

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
INTERIM PRESIDENT

E. FELICIA BRANNON
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

September 9, 2014

901 Strada LLC
c/o James Zelloe
910 King St
Alexandria, VA 22314

Syntra Wva LLC
11350 Random Hills Rd NO 700
Fairfax, VA 22030

REVOCATION OF BUILDING PERMIT NUMBERS 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742, AND 11047-10000-00339 FOR THE PROPERTY LOCATED AT 901 N. STRADA VECCHIA RD

On April 5, 2012, the Department of Building and Safety (LADBS) issued Building Permit Numbers 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742, and 11047-10000-00339 for the construction of a single family home with accessory retaining walls, swimming pool, detached deck and related grading work for the property located at 901 N. Strada Vecchia Rd.

On July 14, LADBS issued a notice to stop of all work and notice of intent to revoke permits letter for the above mentioned permits (attached). In the letter, LADBS asked you to submit the reasons explaining why the building permits should not be revoked. Since then, your submitted information to LADBS is not sufficient to keep the permits valid.

Therefore, LADBS has revoked Building Permit Numbers 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742, and 11047-10000-00339. The authority to revoke permits is contained in Los Angeles Municipal Code, Section 98.0601, which reads:

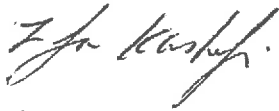
"The Department shall have the authority to revoke any permit, slight modification or determination whenever such action was granted in error or in violation of other provisions of the code and conditions are such that the action should not have been allowed."

September 9, 2014

Page 2

REVOCATION OF BUILDING PERMIT NUMBERS 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742, AND 11047-10000-00339 FOR THE PROPERTY LOCATED AT 901 N. STRADA VECCHIA RD

The determination of LADBS to revoke permits is appealable, in writing, to the Board of Building and Safety Commissioners and/or to the Department of City Planning. You may contact the Commission Office at (213) 482-0466 for further information. If you have questions, please call Peter Kim of my Staff at (213) 482-0454.



Ifa Kashefi, S. E., Ph. D.
Engineering Bureau Chief

c: Bob Steinbach, Inspection Bureau Chief, LADBS
Colin Kumabe, LADBS
Ken Gill, LADBS
Peter Kim, LADBS
Larry Galstian, LADBS
Jeff Napier, LADBS

EXHIBIT G

EXHIBIT G

The following list is a brief summation of the various transgressions involving this project. Orders directly referenced in the report will have an exhibit number.

These Orders were issued from 2011 through 2015.

1. Order to Comply (OTC) was issued for the demolition of the existing SFD founded on the property without first obtaining the appropriate demolition permit. Issue date 02/24/2011.
2. OTC for illegal grading on site. Permits had not been issued at this time. Issue date 03/09/2011.
3. OTC for failure to correct grading violations. Issue date 09/10/2012.
4. OTC for illegal grading, off-site construction and survey errors. Issue date 03/19/2014.
5. OTC and Stop all Work. Citing unpermitted construction, topography discrepancies affecting building height and structure separation. OTC #JN07152014.1, dated 07/15/2014. (Exhibit E)
6. OTC issued for slope failure at the project site. OTC #BO1219014-954, dated 12/18/2014.
7. OTC issued for failure to deploy erosion control on a construction site during the rainy season. OTC #BO123114-954, dated 12/30/2014.
8. OTC (Supplemental) issued for construction work continuing after the Stop Work Order, unpermitted additions to the structure and floor plan changes not conforming to the approved plans. This Order addresses 30 specific observations. OTC # JN07152014.2, dated 04/08/2015. (Exhibit A)
9. OTC-Stop Work – discontinue all further construction of unapproved gravity type retaining walls, grading and stock piling of materials. OTC# BO040615-954, dated 04/08/2015. (Exhibit B)

EXHIBIT H

EXHIBIT H

Order #JN07152014.2 dated April 8, 2015, (Exhibit A) lists the following violations:

List of items discovered completed after the Stop Work Order was issued.

Section 1

- Concrete slab at driveway (50'X20')
- Electrical raceways and conductor wiring completed in the kitchen area.
- Heating and air conditioning ducting completed in the kitchen area.
- Ceiling and soffits in kitchen area.
- Portion of ceiling finished in basement level at bottom of stairs.
- Door installed on basement floor leading to room created in North corner of building.
- Steel stud partitions in garage creating office and storage space.
- Finish cabinetry installed in the second floor family room at the northwest corner of building.

List of construction items found on site not congruent with the approved plans:
(Dimensions are approximated)

Section 2

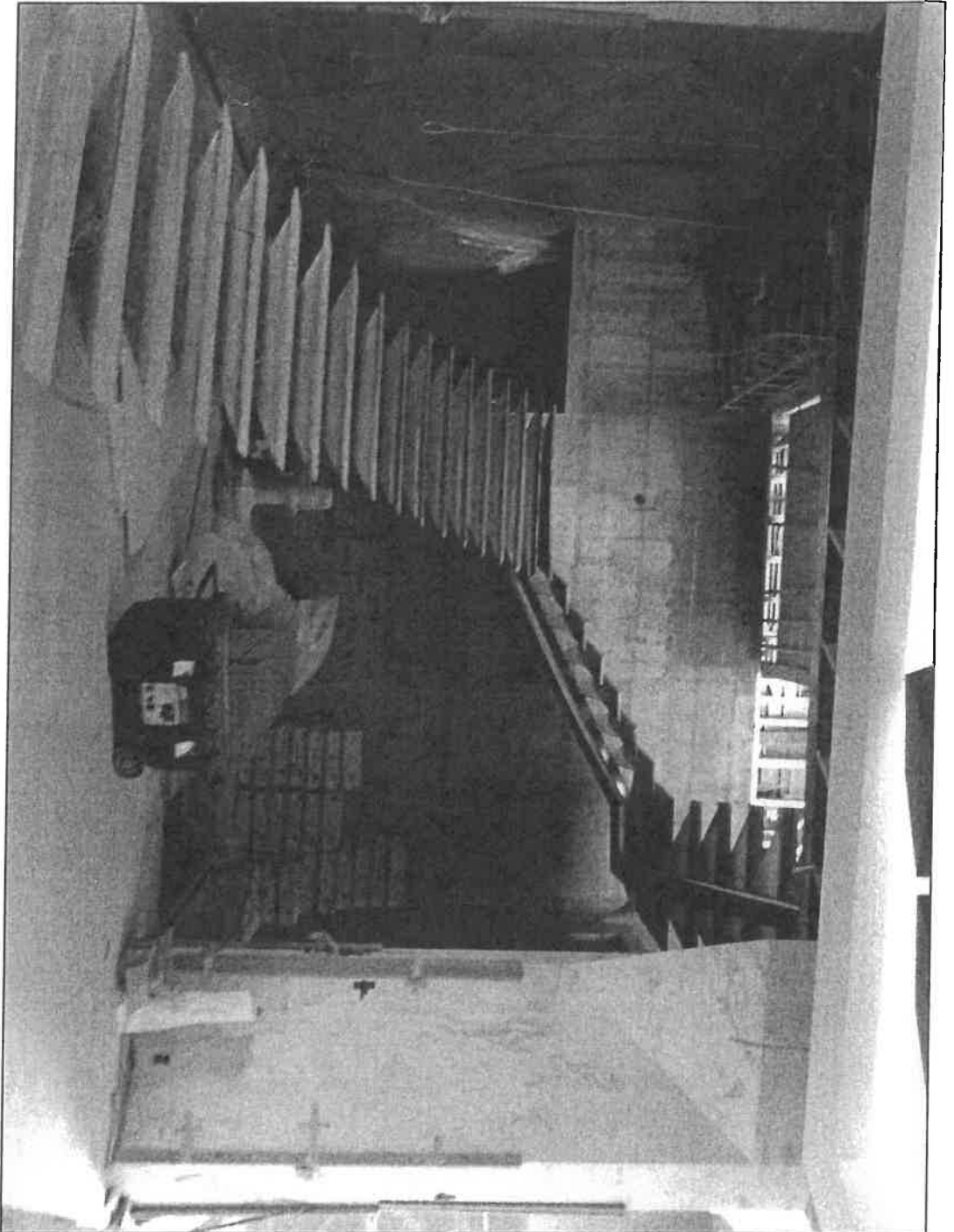
- Two levels of approx. 20x200 irregular shaped concrete decks were added below the Accessory Pool Deck Structure.
- The Accessory Pool Deck Structure is connected to the main Dwelling which creates an over height building.
- Entire story has been created below basement level.
- Two 10x40 and 10x30 retaining walls at the northeast side of property connected to the structure.
- A 12x40 retaining wall attached to the southwest of the structure now blocks access to the required covered parking.
- A 75x125 irregular shaped basement addition at east of building under the motor court for an unauthorized theater.
- An 8x25 two story addition added to first and second floor at southwest corner of building.
- A 23x14 basement addition to the northeast corner of basement.
- Stairway at entry extended to roof level.
- Stairway adjacent to elevator shaft extended to roof level.
- Stairwell at the elevator shaft is not per approved plans.
- Stairwell at entry is not per approved plans.
- Basement level at Moroccan room, partition wall added to divide space into two rooms and an opening has been created at vestibule area.
- Two exterior openings with doors at Moroccan room have been created.
- Partition walls at mechanical room have been removed.
- Fireplace constructed in vestibule area.

- Structural opening has been saw cut into garage exterior concrete wall at southwest corner of building.
- Four fireplace openings created at first floor.
- Two fireplaces have been omitted at first floor.
- Second floor bedrooms, partition walls are not per approved plans.
- Kitchen area partitions walls on first floor are not per approved plans.
- Height of each floor of the main structure has been increased beyond the scope of approved plans.

Order Number BO040615-954, (Exhibit B) issued April 08, 2015, list the following items and remedies:

- Ordered to STOP WORK on all further construction of unapproved gravity type retaining walls, grading and stock piling of materials.
- Submit a Geological/Soils report, prepared by a licensed geotechnical engineer, to the Grading Division for review addressing the changes to the structure, unauthorized vertical cuts in the new basement space under house and removal of all unapproved retaining walls with the restoration of the slope.
- Obtain the services of a registered land surveyor to stake all property corners, provide markers clearly marking property lines.
- No work shall resume until permits have been obtained.

EXHIBIT I

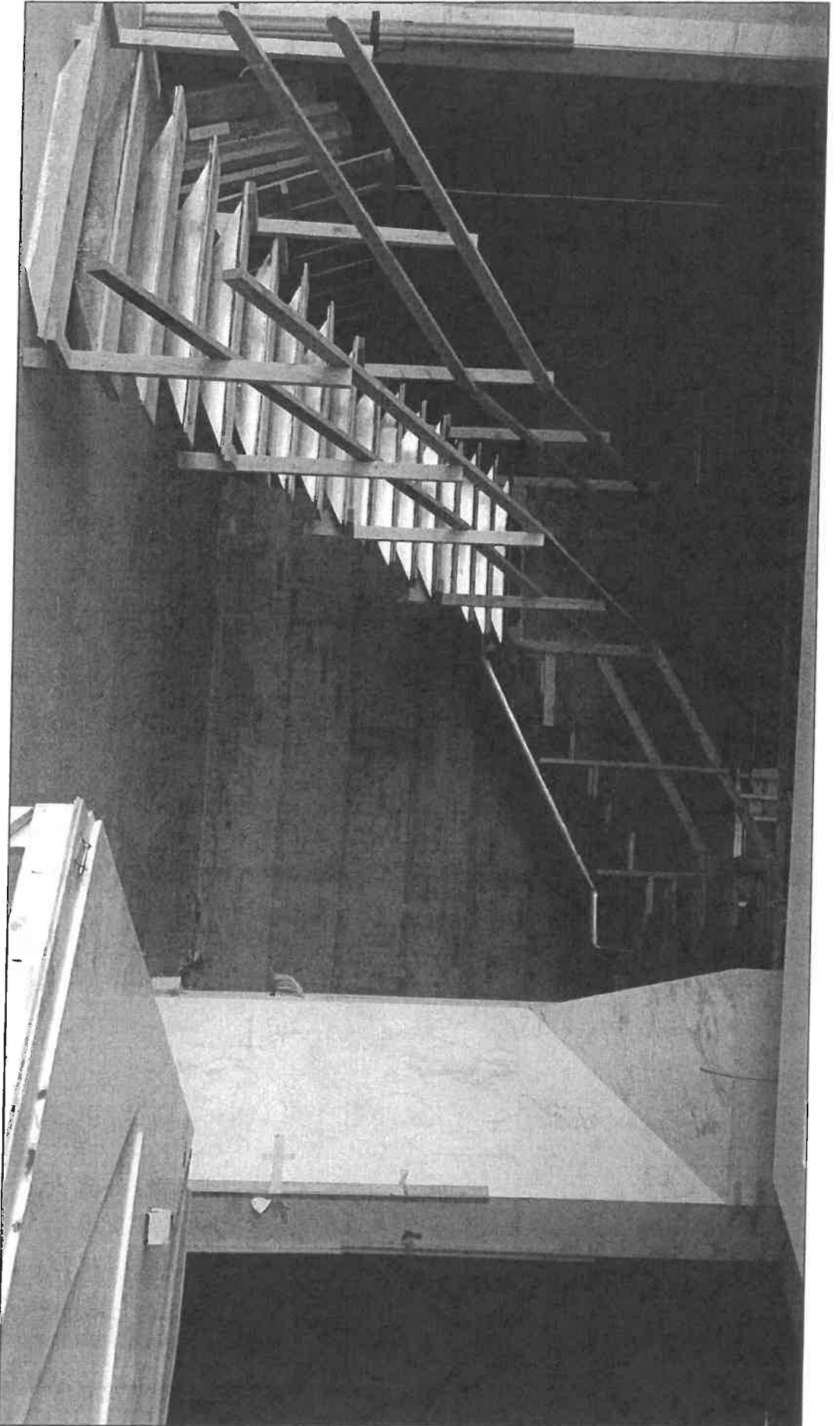


Address: 901 Strada Vecchia Road

Date/Time: 7-21-14 at 10:51am

Comment: Opening in basement slab located at base of main staircase leading to story that has been created below basement level.

Inspector: Richard Steinbach 7-21-14

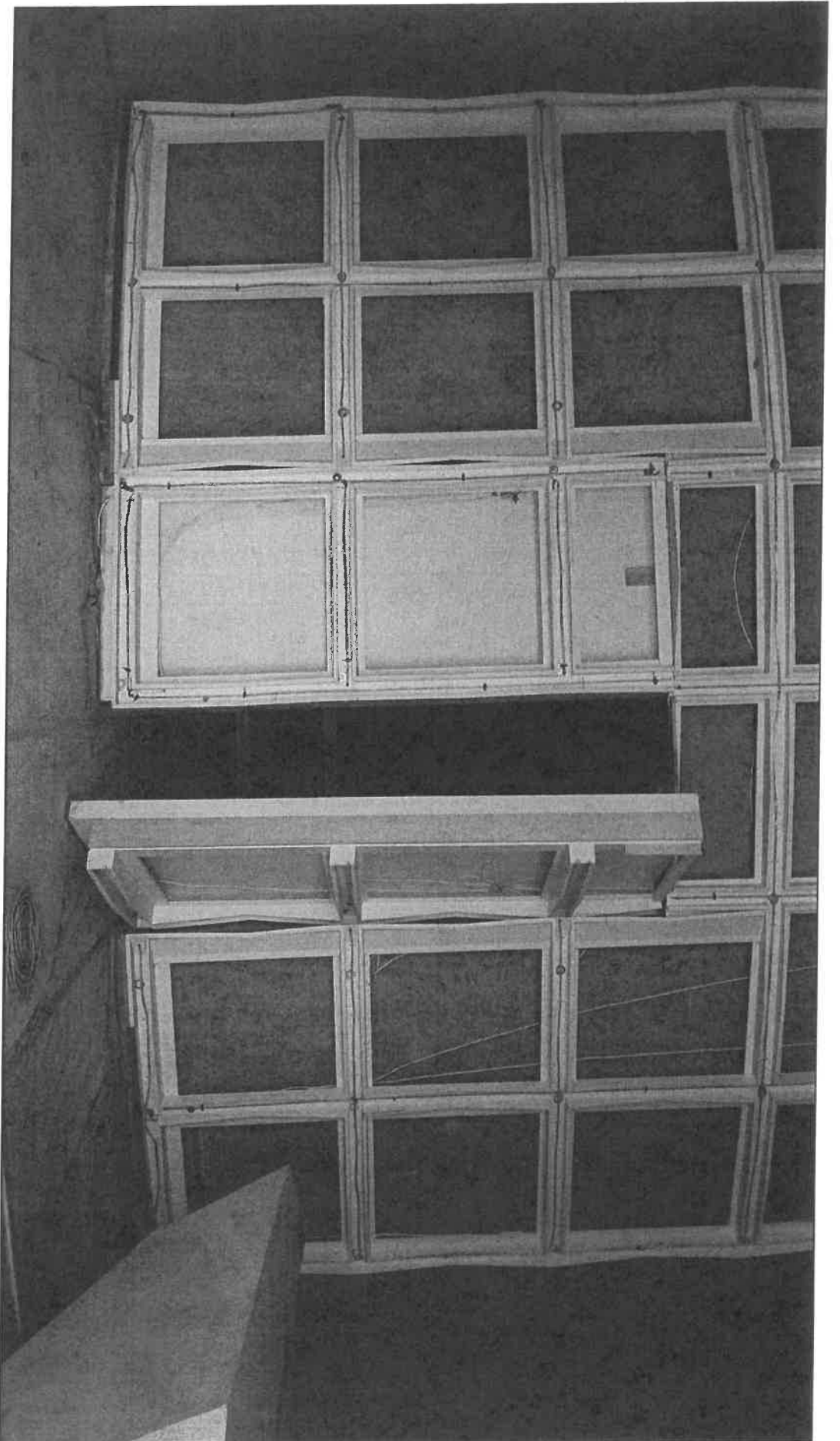


Address: 901 Strada Vecchia Road

Date/Time: 9-30-14 at 9:16am

Comment: Opening in basement slab located at base of main staircase leading to story that has been created below basement level has been concealed. Also handrails have been installed on main staircase.

Inspector: Richard Steinbach 9-30-14

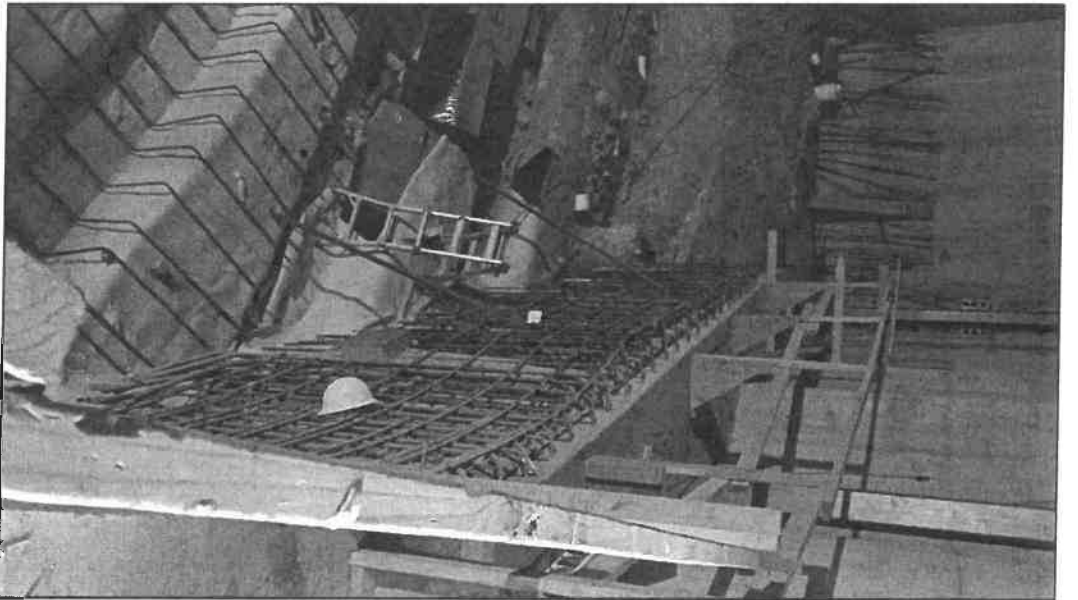


Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 12:58pm

Comment: Entrance to unpermitted/unapproved basement addition at east of building under the motor court for an unauthorized theater.

Inspector: Richard Steinbach 1-7-15



Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 1:00pm

Comment: Unpermitted/unapproved basement addition at east of building under the motor court for an unauthozized theater.

Inspector: Richard Steinbach 1-7-15

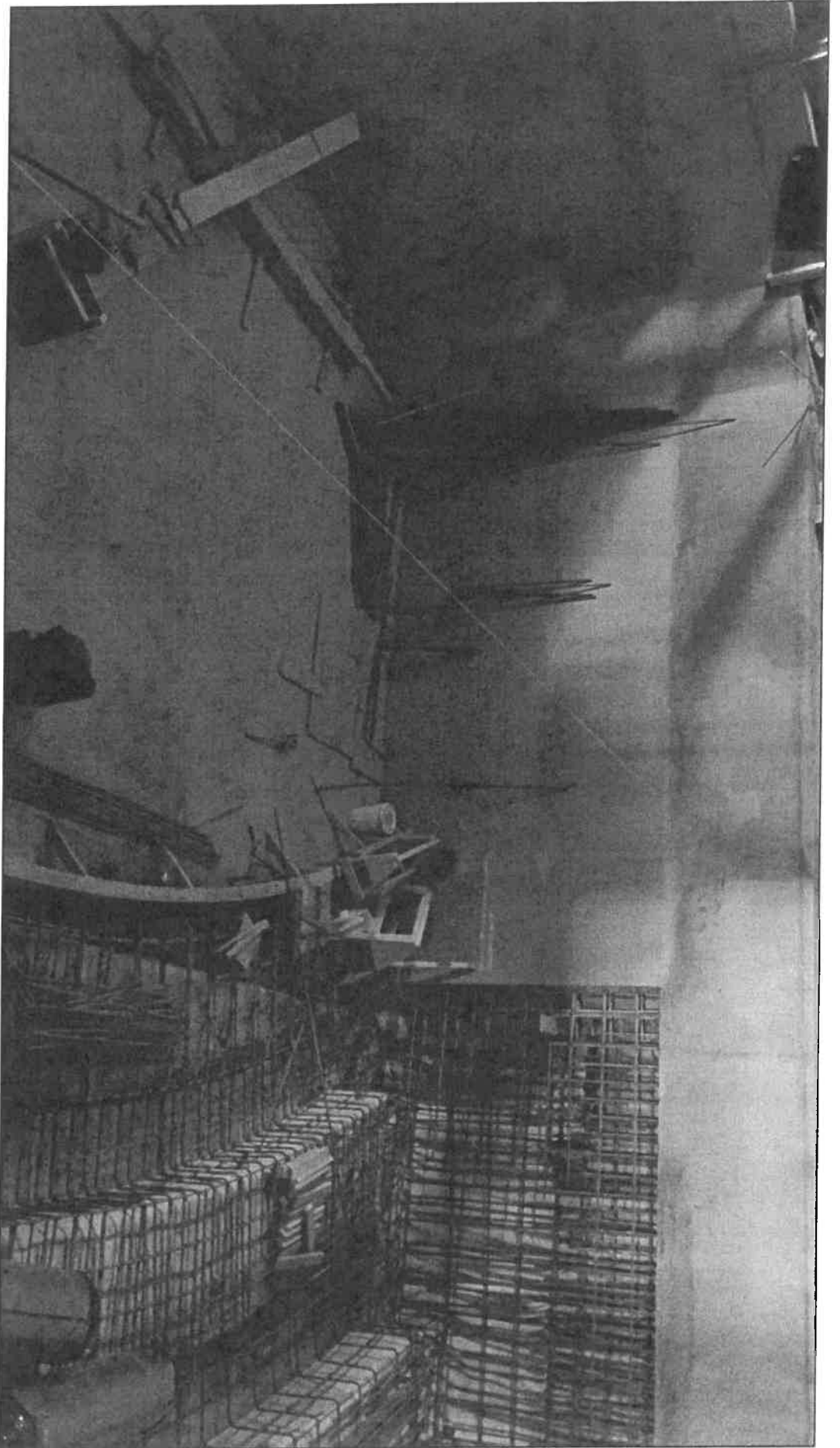


Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 12:59pm

Comment: Unpermitted/unapproved basement addition at east of building under the motor court for an unauthorized theater.

Inspector: Richard Steinbach 1-7-15

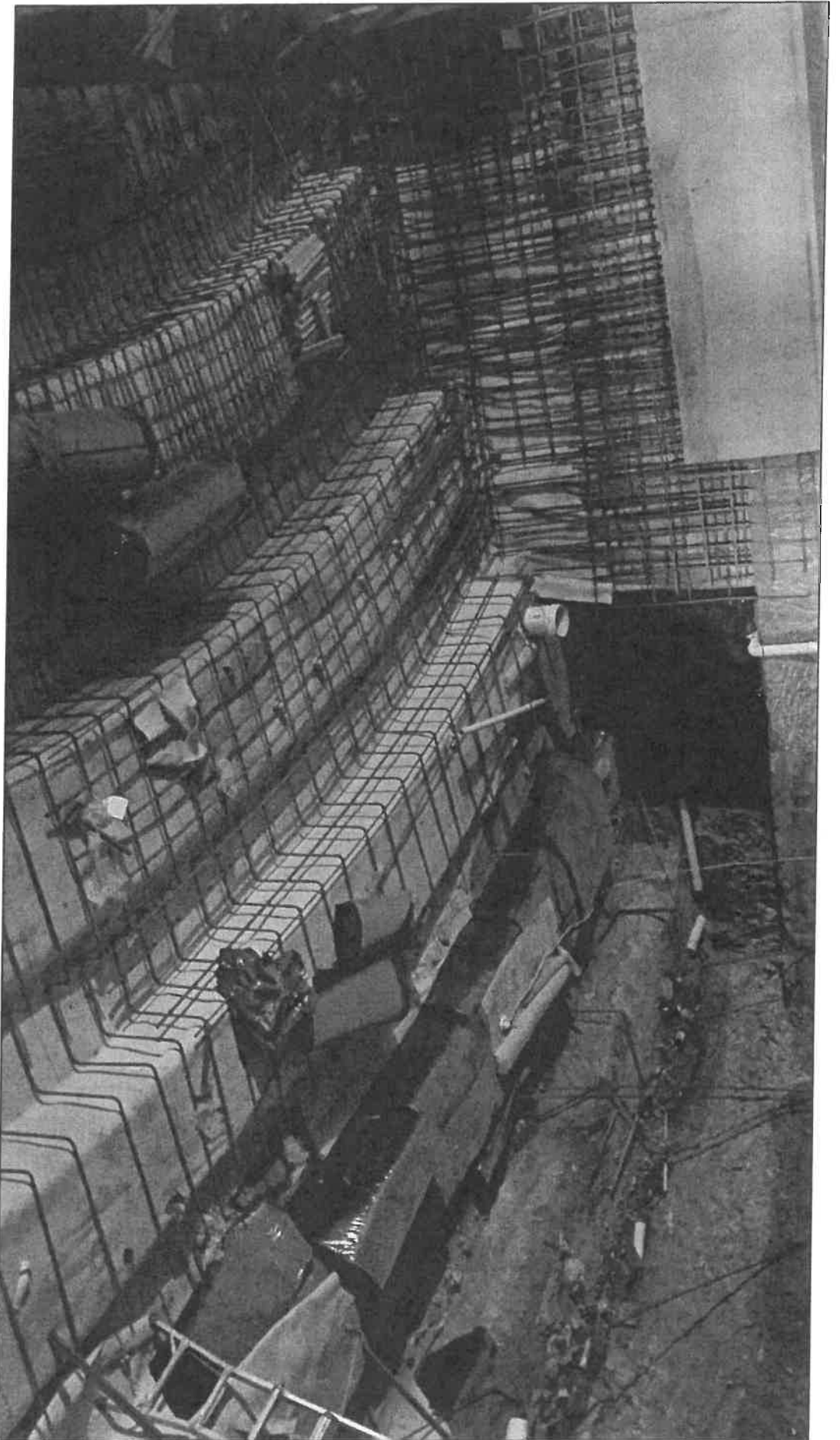


Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 12:59pm

Comment: Unpermitted/unapproved basement addition at east of building under the motor court for an unauthorized theater.

Inspector: Richard Steinbach 1-7-15



Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 12:59pm

Comment: Unpermitted/unapproved basement addition at east of building under the motor court for an unauthorized theater.

Inspector: Richard Steinbach 1-7-15

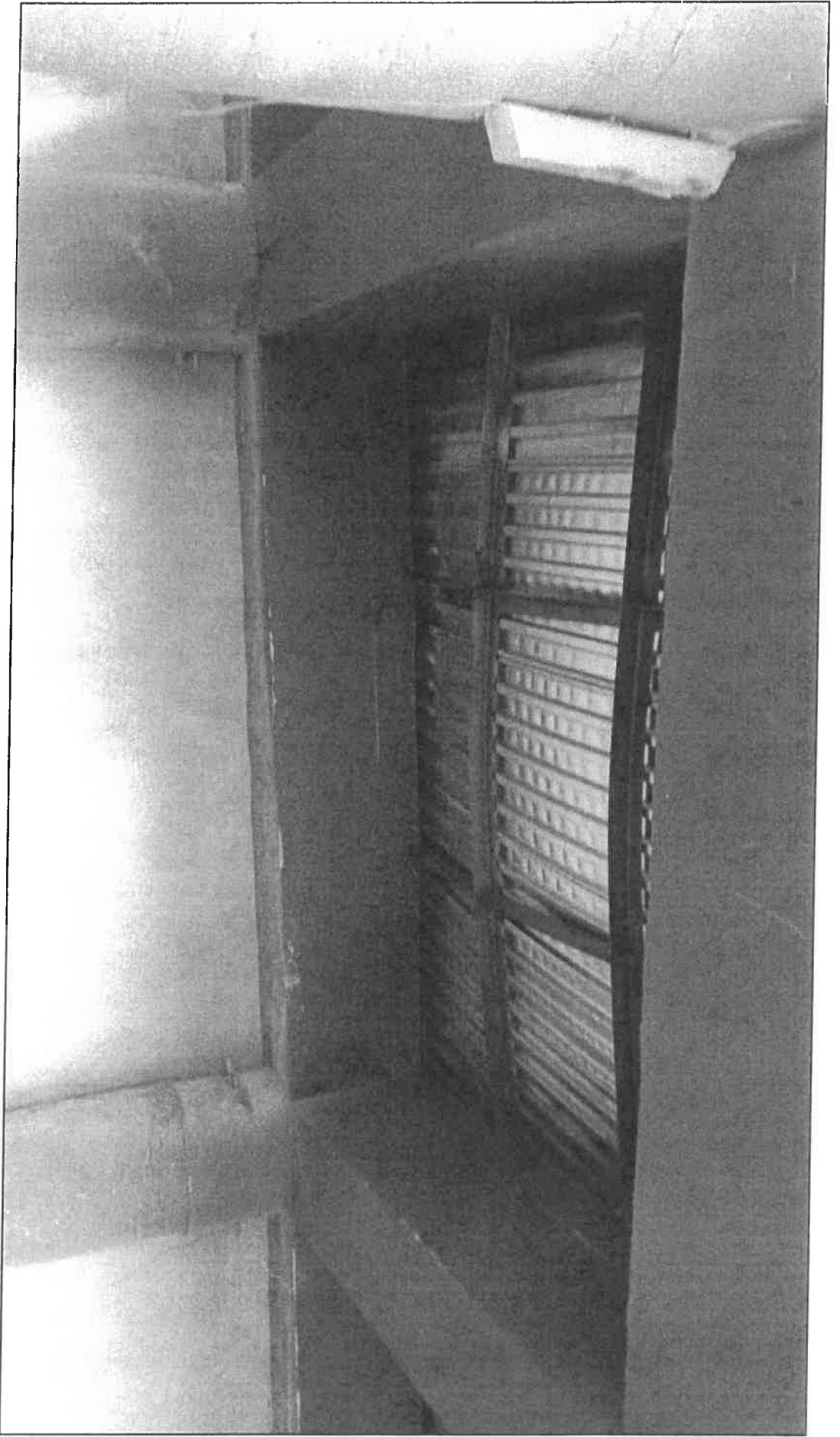


Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 12:59pm

Comment: Unpermitted/unapproved basement addition at east of building under the motor court for an unauthorized theater.

Inspector: Richard Steinbach 1-7-15



Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 1:29pm

Comment: View from lowest unpermitted/unapproved concrete deck looking up at the underside of the first unpermitted/unapproved concrete deck located directly below the accessory pool deck structure. Steel appears to be failing due to excessive weight above.

Inspector: Richard Steinbach 1-7-15

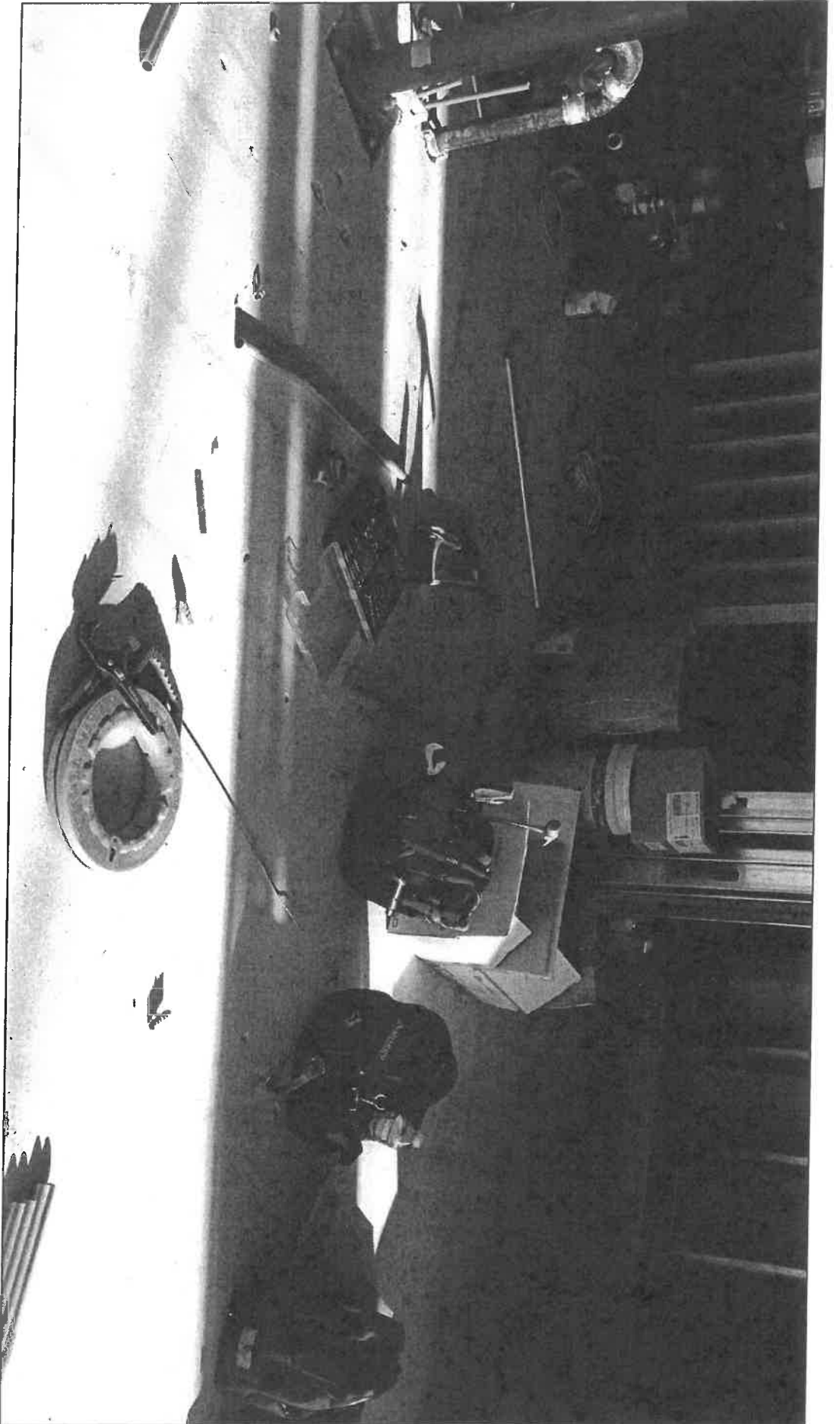


Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 1:28pm

Comment: View from north end of the lowest unpermitted/unapproved concrete deck located below the accessory pool deck structure. Building material being stored.

Inspector: Richard Steinbach 1-7-15

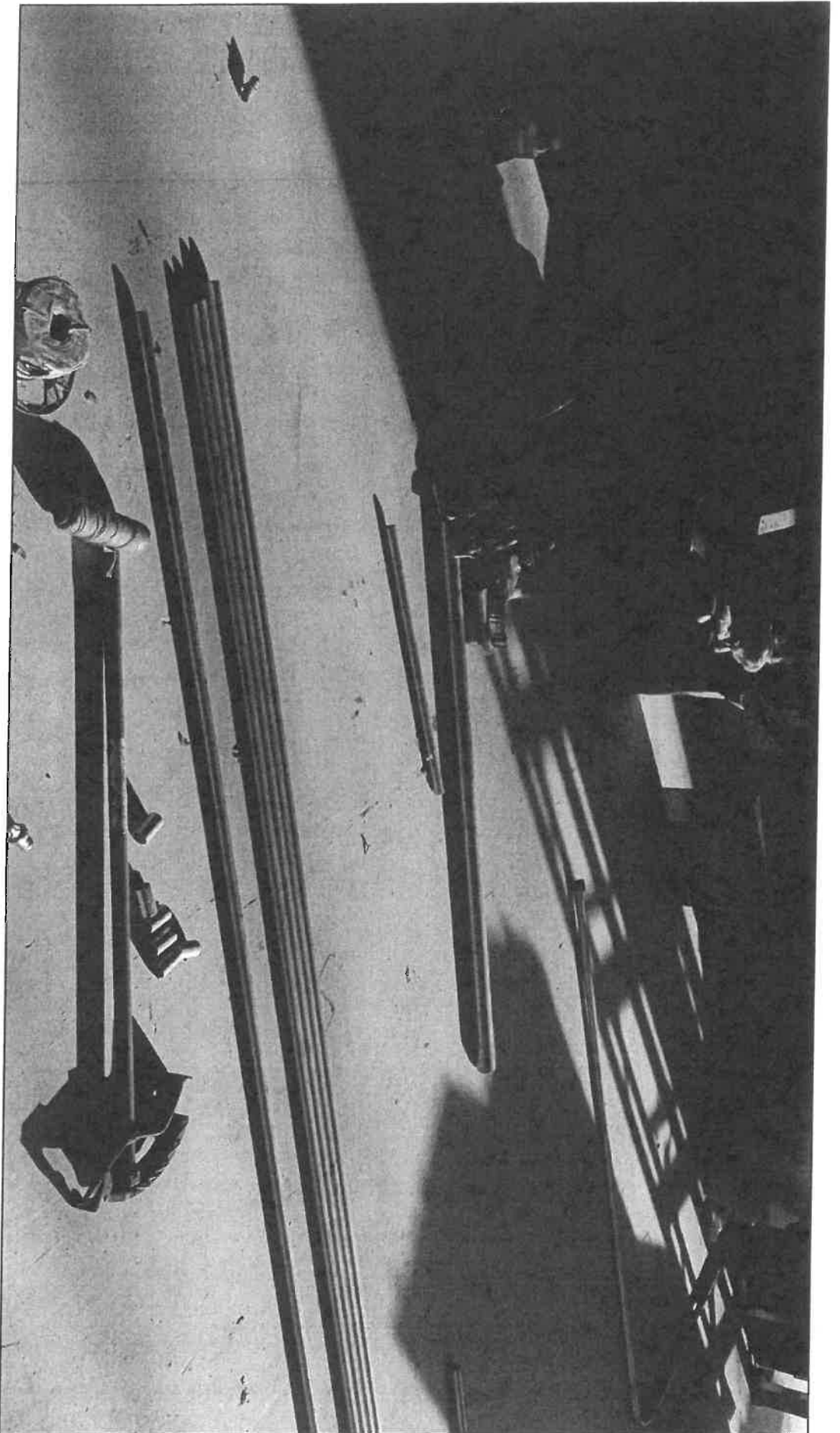


Address: 901 Strada Vecchia Road

Date/Time: 11-26-14 at 3:02pm

Comment: Signs of work done to kitchen area on south end of the first floor. Tools and building materials on kitchen floor.

Inspector: Richard Steinbach 11-26-14

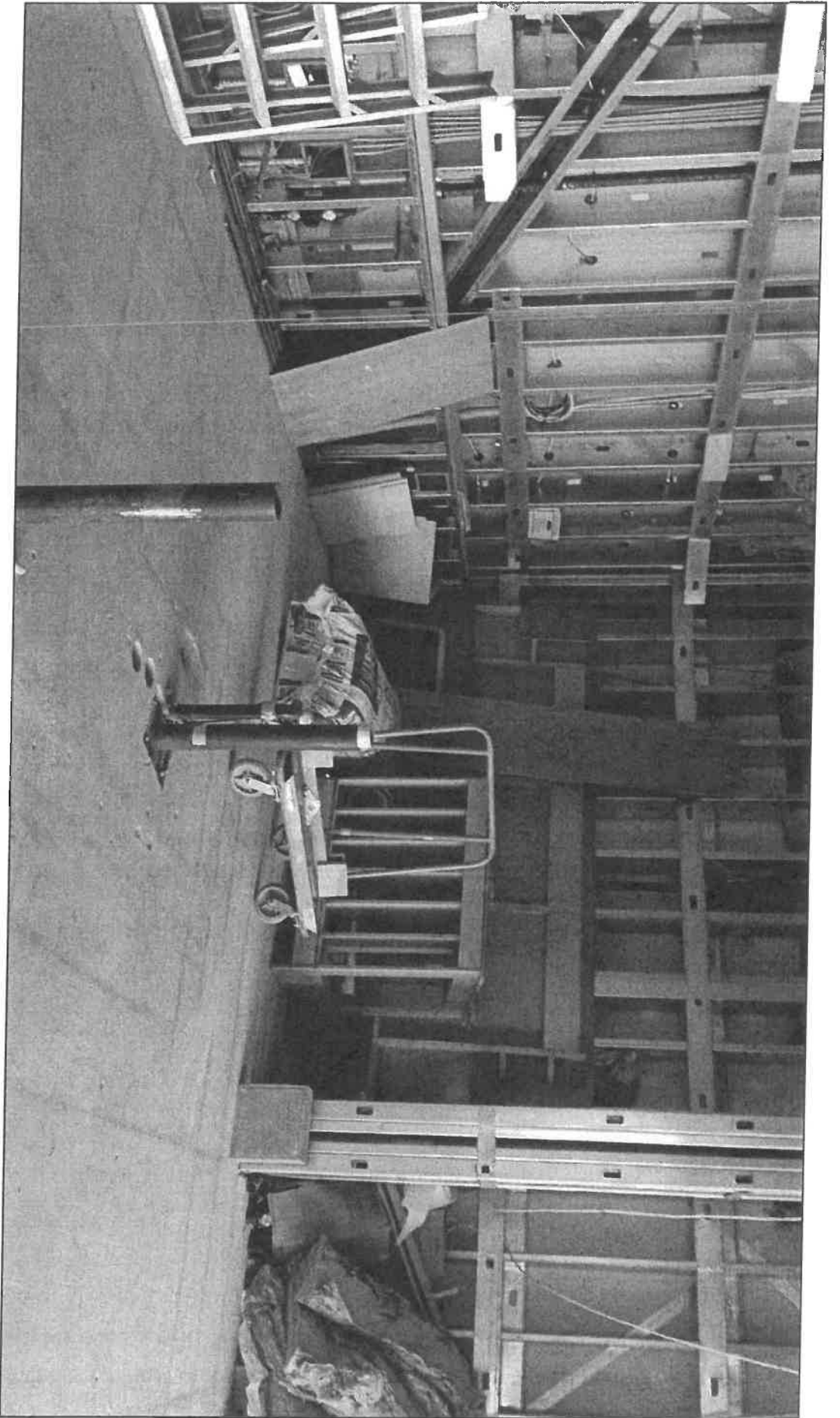


Address: 901 Strada Vecchia Road

Date/Time: 11-26-14 at 3:02pm

Comment: Signs of work done to kitchen area on south end of the first floor. Tools and building materials on kitchen floor.

Inspector: Richard Steinbach 11-26-14



Address: 901 Strada Vecchia Road

Date/Time: 9-30-14 at 9:18am

Comment: Kitchen area on south end of the first floor.

Inspector: Richard Steinbach 9-30-14

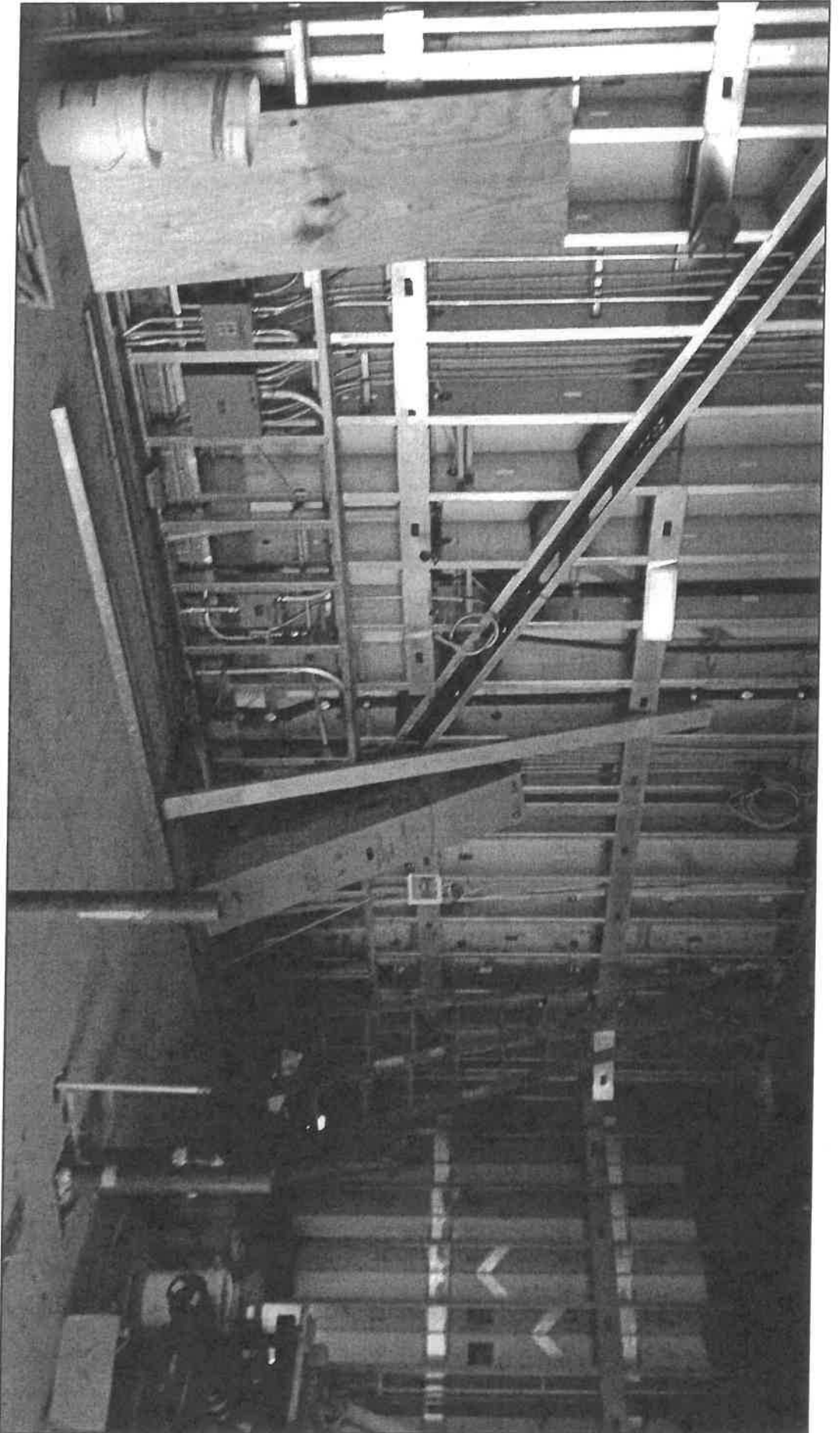


Address: 901 Strada Vecchia Road

Date/Time: 12-1-14 at 11:18am

Comment: Signs of work done to kitchen area on south end of the first floor. New conduit had been run, and new wires had been pulled to junction boxes.

Inspector: Richard Steinbach 12-1-14

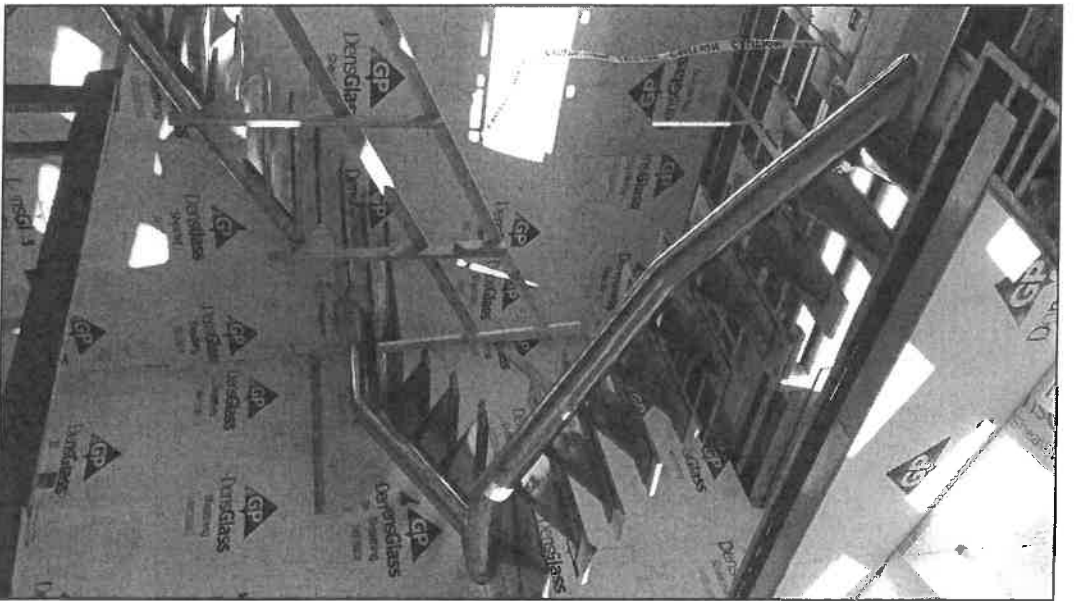


Address: 901 Strada Vecchia Road

Date/Time: 12-22-14 at 7:42am

Comment: Signs of work done to kitchen area on south end of the first floor. Junction boxes have been closed.

Inspector: Richard Steinbach 12-22-14

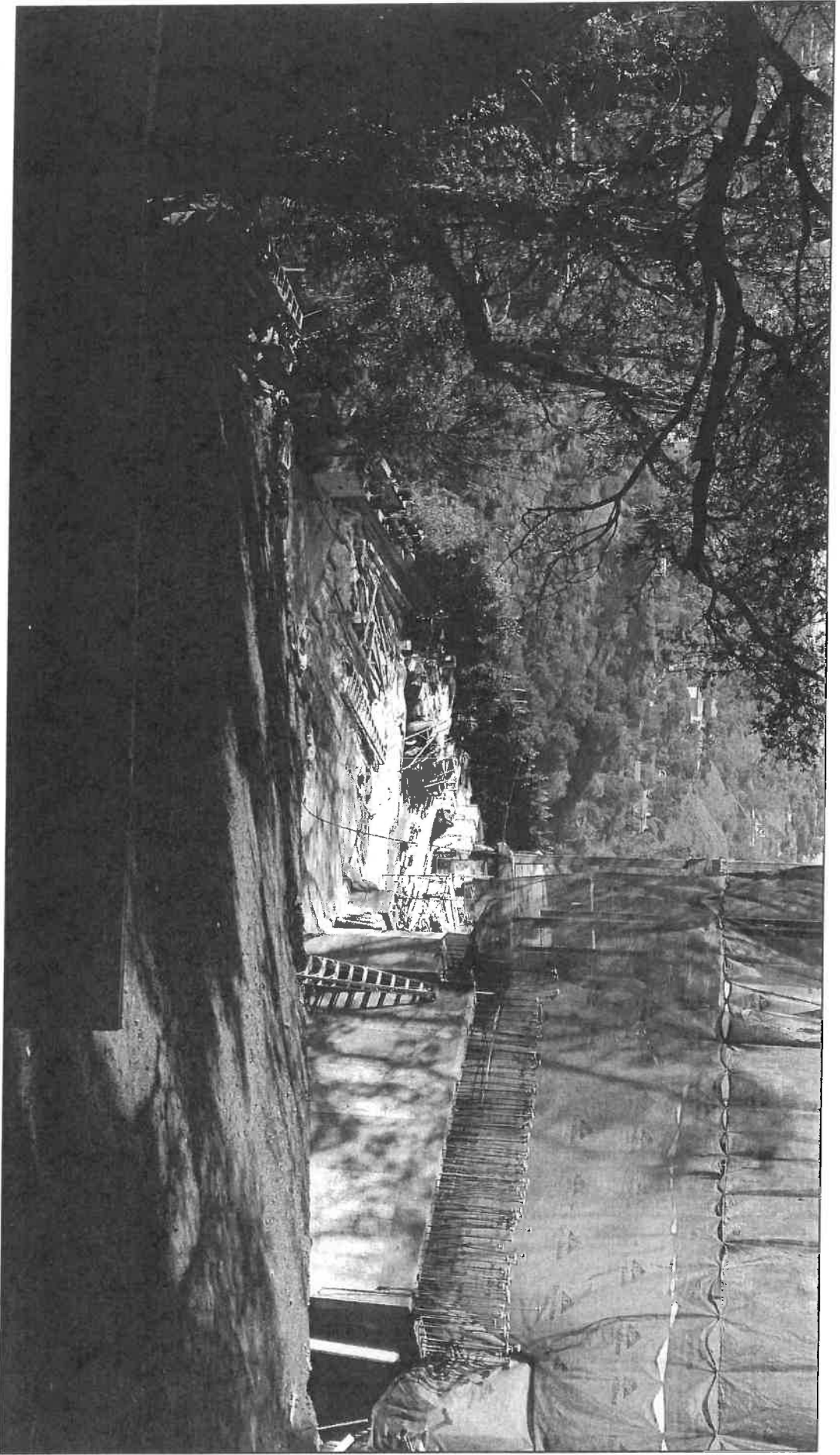


Address: 901 Strada Vecchia Road

Date/Time: 1-23-15 at 1:29pm

Comment: Unpermitted/unapproved stairway at entry extended to roof level.

Inspector: Richard Steinbach 1-23-15



Address: 901 Strada Vecchia Road

Date/Time: 1-13-15 at 12:36pm

Comment: Unpermitted/unapproved retaining wall at southwest corner of building which blocks access to required covered parking.

Inspector: Richard Steinbach 1-13-15



Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 1:21pm

Comment: Unpermitted/unapproved retaining walls at northeast side of property connected to the main building.

Inspector: Richard Steinbach 1-7-15

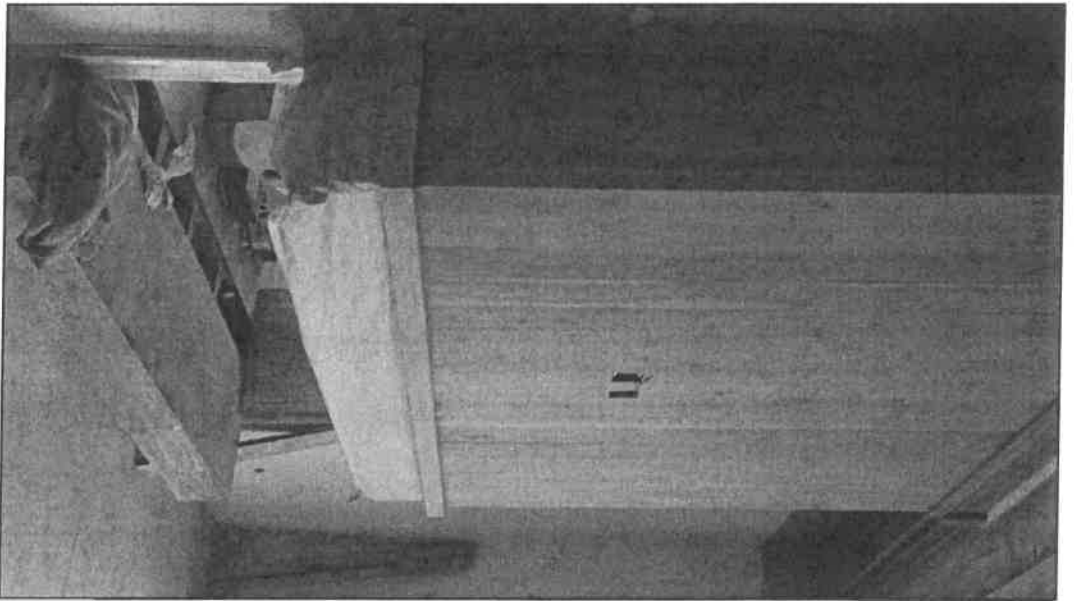


Address: 901 Strada Vecchia Road

Date/Time: 2-2-15 at 1:24pm

Comment: Signs of work in room located on first floor in northwest corner of building. Paneling has been removed from fireplace.

Inspector: Richard Steinbach 2-2-15



Address: 901 Strada Vecchia Road

Date/Time: 12-1-14 at 11:09am

Comment: Room located on first floor in northwest corner of building.

Inspector: Richard Steinbach 12-1-14

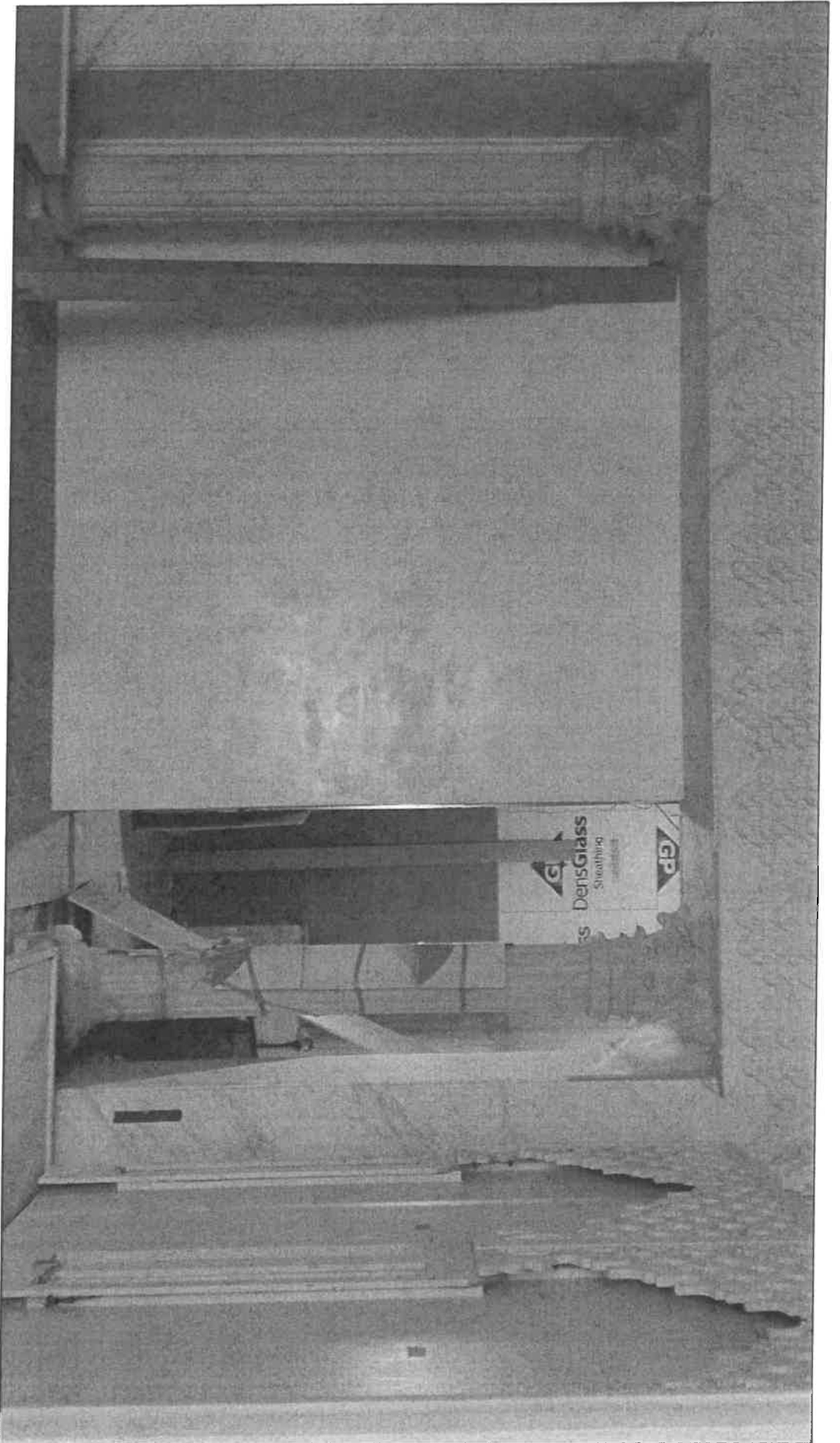


Address: 901 Strada Vecchia Road

Date/Time: 12-16-14 at 11:09am

Comment: New storage room built in garage at southern end of basement level.

Inspector: Richard Steinbach 12-16-14

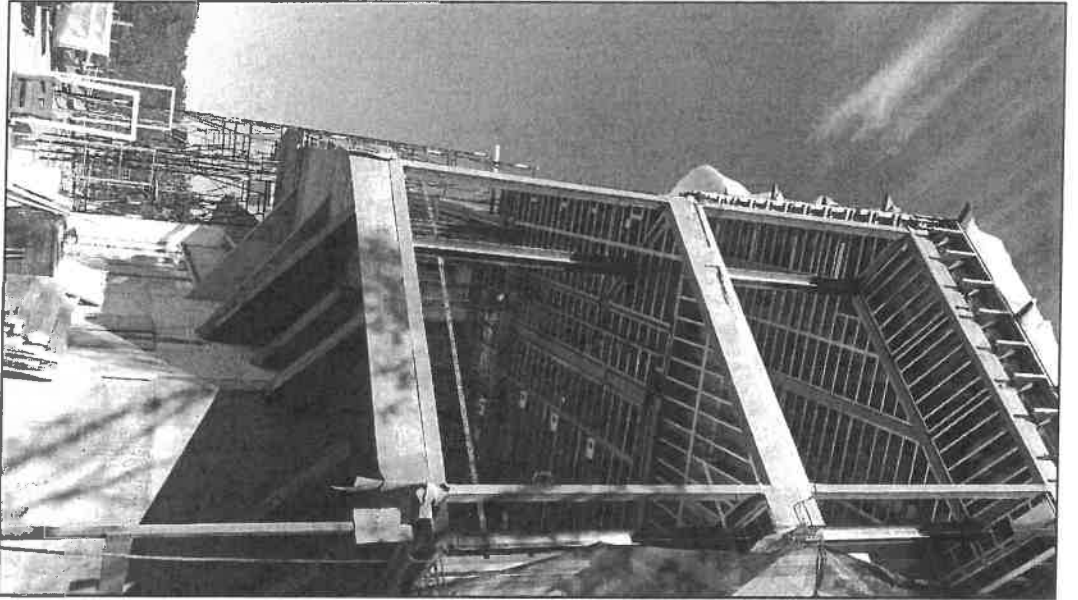


Address: 901 Strada Vecchia Road

Date/Time: 12-1-14 at 11:05am

Comment: Unpermitted/unapproved basement addition at northeast corner of basement level.

Inspector: Richard Steinbach 12-1-14



Address: 901 Strada Vecchia Road

Date/Time: 1-7-15 at 12:55pm

Comment: Unpermitted/unapproved two story addition at southwest corner of building.

Inspector: Richard Steinbach 1-7-15

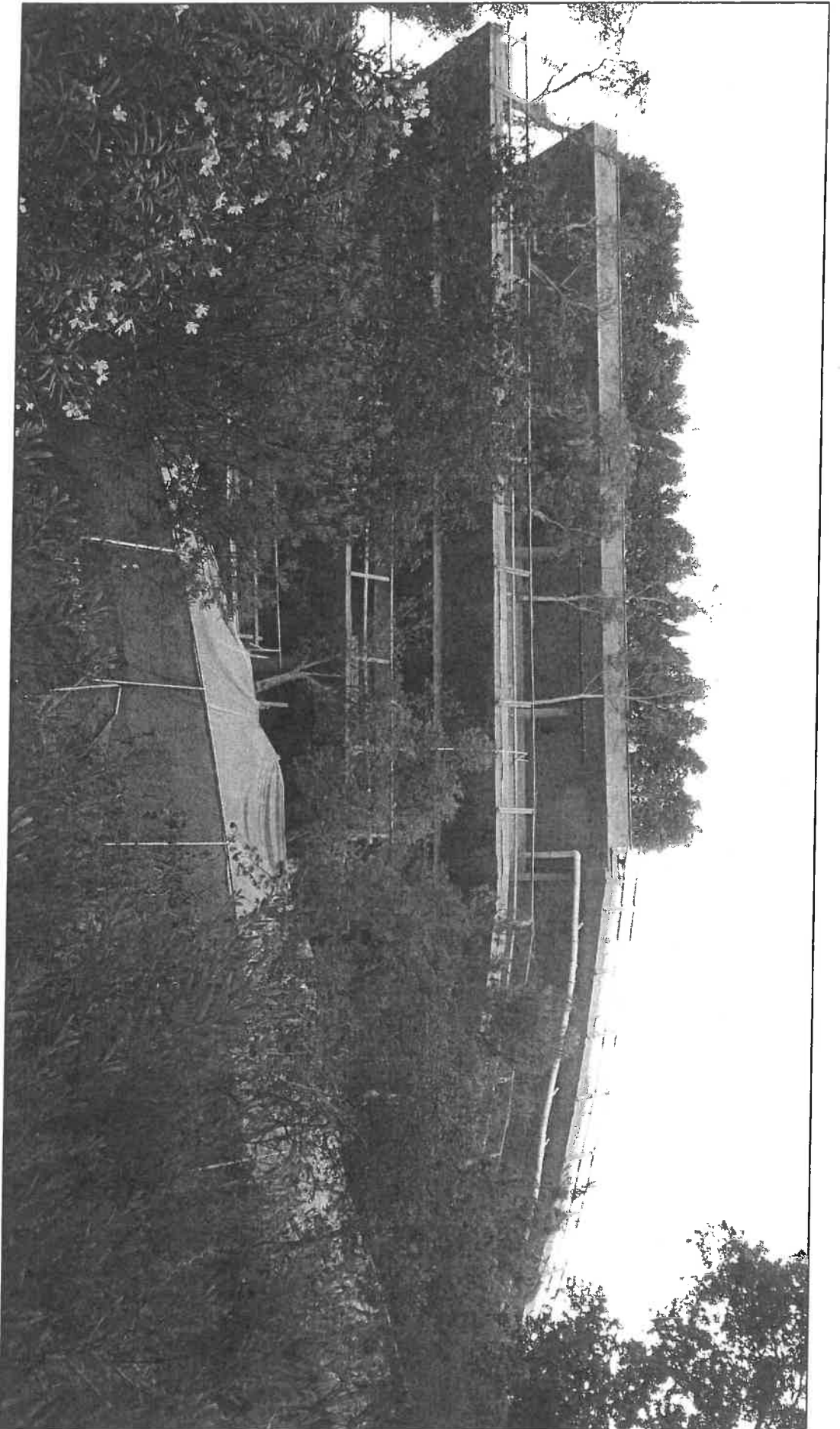


Address: 901 Strada Vecchia Road

Date/Time: 10-1-14 at 9:40am

Comment: View from Rocca Pl. of unpermitted/unapproved concrete decks below the accessory pool deck structure.

Inspector: Richard Streinbach 10-1-14

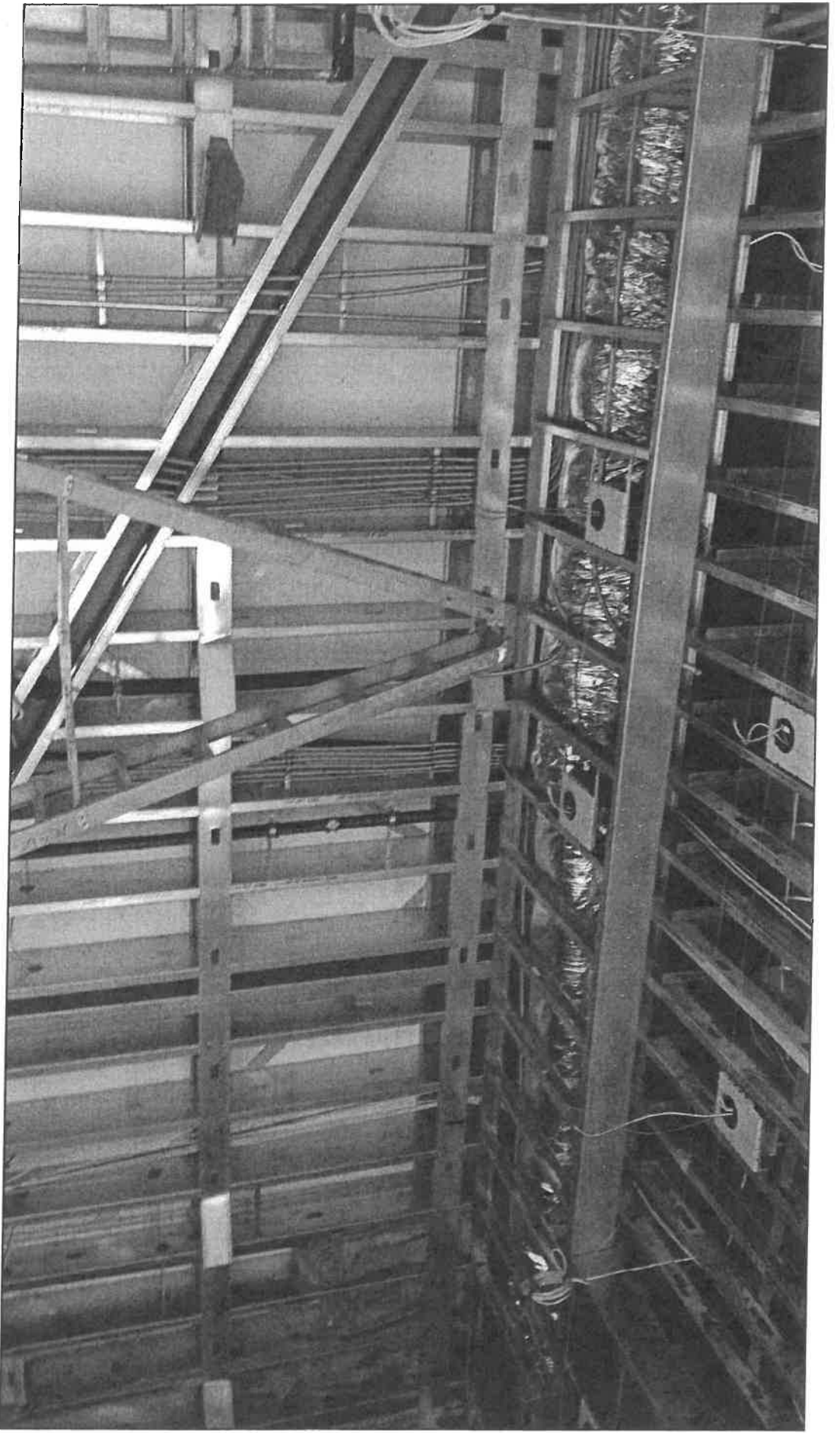


Address: 901 Strada Vecchia Road

Date/Time: 10-1-14 at 9:42am

Comment: View from Rocca Pl. of unpermitted/unapproved concrete decks below the accessory pool deck structure.

Inspector: Richard Steinbach 10-1-14



Address: 901 Strada Vecchia Road

Date/Time: 11-26-14 at 3:02pm

Comment: Signs of work done to kitchen area on south end of the first floor. Ladder in place to work on ceiling.

Inspector: Richard Steinbach 11-26-14



REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

*OPA - Bel Air - Beverly Crest
Categorizing Non-Notice*

*Enroll Abuse BF#: 150040
Inspection Bureau - CD #5 (K...)*

PERMIT APP. #: 11010-10000-00788, 11030-10000-01653, 11020-10000-01575 & 11020-10000-00742 **DATE:** April 20, 2015

JOB ADDRESS: 901 N. Strada Vecchia Road, Los Angeles, CA 90077

Tract: Bel-Air	Block: -
Owner: 901 Strada, LLC	Lot: Pt. Lot 1
Address: 11350 Random Hills Road, Suite 700	Petitioner: Kevin K. McDonnell of Jeffer, Mangels, Butler & Mitchell LLP
City State Zip Phone: Fairfax, VA 22030	City State Zip Phone: Los Angeles CA 90067 310-201-3590

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) **CODE SECTIONS:** 98.0403.1(b)2.
See attachment A.

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

KEVIN K. McDONNELL Kevin K. McDonnell Attorney for Owner
Owner/Petitioner Name (Print) (Signature) Position

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)			Approved	Denied
<input type="checkbox"/> Los Angeles Fire Department	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Public Works Bureau of Engineering	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of City Planning	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of County Health	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other _____	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>

DEPARTMENT ACTION

GRANTED DENIED

Michael Johnson Con John 4/20/15
Reviewed by: (Staff) (print) Sign Date

Michael Tharpe Michael Tharpe 4/22/15
Action taken by: (Supervisor) (print) Sign Date

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

CONDITIONS OF APPROVAL (Continued on Page 2):

For Cashiers Use Only
LA Department of Building and Safety
(PROCESS ONLY WHEN FEES ARE VERIFIED)
LA 0031 10300900 4/20/2015 4:22:39 PM

BOARD APPLIC FEE	\$159.00
SYSTEMS DEV SURCH	\$10.14
ONE STOP SURCH	\$3.38
Sub Total:	\$182.52

Receipt #: 0103428309

APPENDIX

FEES

Appeal Processing Fee.. (No. of Items) = 2 X \$130 + \$39/addl = 169.00

Inspection Fee (No of Insp.) = X \$ 84.00 = 0.00

Research Fee ... (Total Hours Worked) = 0 X \$104.00 = 0.00

Subtotal = 169.00

Surcharge (One Stop) X 2% = 3.38

Surcharge (Systems Development) X 6% = 10.14

Total Fees = 182.52

Fees verified by: 182.51

Print and Sign Michael Johnson / Con John

CONDITIONS OF APPROVAL (Continued from Page 1)

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)

- 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
- 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) _____ (Two Officers' Signatures Required for Corporations)
(Please Sign)

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

Dated this _____ day of _____ 20____

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

State of _____ County of _____ on _____

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

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

WITNESS my hand and official seal. _____ Signature

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)	2 X	\$ 215.00	= 215.00
Inspection Fee (No of Insp.)	X	\$84.00	= 0.00
Research Fee (Total Hours Worked)	2 X	\$104.00	= 208.00
Subtotal			= 499.32
Surcharge (One Stop)	X	2%	= 9.99
Surcharge (Systems Development)	X	6%	= 29.95
Total Fees			= 539.26
Fees verified by:	538.92		
Print and Sign	COEA JOHNSON/ [Signature]		

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

Sub Total:	\$539.92	
	\$291.00	
	\$17.95	
	\$5.82	
	\$208.00	
	\$12.48	
	\$4.16	

LA Department of Building and Safety
 LA 0031 10000-00768 901 4/20/2015 4:24:47 PM

ATTACHMENT "A"

901 N. Strada Vecchia Road

April 20, 2015

REQUEST:

To determine the Department of Building and Safety ("DBS") erred and/or abused its discretion in its determination to issue Order to Comply No. JN07152014.2, dated April 8, 2015, and Order to Comply No. BO040615-954, Issue Date April 8, 2015. In the alternative, a request for an extension of time to comply with Order to Comply No. JN07152014.2, dated April 8, 2015, and Order to Comply No. BO040615-954, Issue Date April 8, 2015.

JUSTIFICATION:

901 Strada, LLC ("Owner") owns the site located at 901 Strada Vecchia Road, Los Angeles, 90077 ("Project Site"). On April 5, 2012, the Los Angeles Department of Building and Safety ("LADBS") issued Building Permit Numbers 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742, and 11047-10000-00339 (the "Permits") for the construction of a single family home with accessory retaining walls, swimming pool, detached deck, and related grading work (the "Project").

The Owner has spent at least a million dollars in good faith reliance on the Permits and inspections. From approximately April 13, 2012 to July 10, 2014, at least 58 grading inspections were performed at the Project Site and from approximately January 16, 2013 to June 25, 2014, at least 98 inspections were performed on the single family home building alone.

Those inspections notwithstanding, DBS issued Stop Work Order No. JN07152014.1, dated July 15, 2014 (the "2014 Order") ordering work stopped and to return to plan check to verify as built conditions are in conformance with the approved plans. The Owner has complied with the 2014 Order and has been in frequent contact with DBS attempting to rectify issues associated with the 2014 Order. Now, DBS alleges unauthorized work has been performed on the Project Site since the 2014 Order was issued. This allegation is in error. The Owner performed limited work to the building and performed certain site work to minimize the potential for damage due to rain storms forecasted (and which occurred) since the 2014 Order was issued, all with the express authorization from DBS.

The Owner has every intention of continuing to work with DBS to address all issues of concern in plan check and to perform any corrective work at the Project Site as necessary. Therefore, the Owner requests that it be granted a reasonable extension of time to comply with all issues raised in the above referenced Orders to Comply.

We reserve the right to supplement this filing with any additional information and evidence which may be presented before and during the public hearing before the Board of Building and Safety Commissioners.

2015 APR 20 PM 4: 29

RECEIVED

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 GARGETTI
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: April 08, 2015

First Corporate Solutions, Inc.
C/O David Silverburg
914 S Street
Sacramento, Ca. 95811

ORDER NO: BO040615-954
APN: 4370022014

ORDER TO COMPLY
STOP WORK

Violation Address: 901 N. Strada Vecchia Road

Compliance Date: April 22, 2015

An inspection of the site referenced above on April 6, 2015 revealed that retaining walls of unapproved materials have been constructed along west side of drive and on the westerly descending slopes below the structure at the violation address above. The afore mentioned conditions affects the protection of life and limb in addition to the safety and stability of adjacent properties and must be corrected in conformance with the Los Angeles Municipal Code, (LAMC), as described herein.

This Order to Comply incorporates by reference Order to Comply number **BO1219014-954** dated **December 18, 2014** and is an addendum thereto except as modified below with respect to compliance dates.

Therefore you are hereby ordered to comply with the following requirements of the Los Angeles Municipal Code (LAMC) and other laws on or before April 22, 2015

1) You are ordered to **STOP WORK** on all further construction of unapproved gravity type retaining walls, grading and stock piling of materials as of **April 8, 2015**. **91.104.2.4 L.A.M.C.**

2) Submit three (3) copies of a Geological/Soils report by a registered geotechnical engineer and engineering geologist to the Grading Division for review and approval to address unauthorized vertical cuts created to construct entire basement story addition under house and pool deck and to remove all unapproved gravity type retaining walls off the slopes and restore the slopes. Once reports have been approved, submit plans, obtain all required permits and complete work as recommended in the approved geotechnical reports, approved plans and in accordance with the Los Angeles Municipal Code.

91.7006.1, 91.7006.3.2, 91.106.1.1, 91.106.1.2 L.A.M.C.

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Page 1 of 3

3) Obtain the services of a registered land surveyor to stake all property corners, provide reference points at site and prepare a survey map of the property to verify that grading activity does not encroach on adjacent properties. Survey shall also contain reference points on site that clearly identifies property lines.

91.108.8 L.A.M.C.

4) Do not resume work until permits have been obtained and approval from the department has been obtained thru an inspection that has been performed and granted by the authorized representative of the department.

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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.

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BUILDING & SAFETY
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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.).

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

Inspector: Brian Olson
Grading Division
11620 Wilshire Blvd Suite 1100
Los Angeles, Ca. 90025



Date: 4/8/2015

Received _____ Date _____

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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

April 8, 2015

First Corporate Solutions, Inc.
C/O David Silverburg
914 S Street
Sacramento, Ca. 95811

ORDER# JN07152014.2
APN# 4370022014

**ORDER TO COMPLY
SUPPLEMENTAL**

VIOLATION ADDRESS: 901 Strada Vecchia Rd.

COMPLIANCE DATE: April 22, 2015

This order is supplemental and in addition to Order to Comply# JN07152014.1 that was issued on July 15, 2014 to stop all work in conjunction with the "Notice of Intent to Revoke" letter that was issued on July 14, 2014.

On September 10, 2014 permit numbers 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742 and 11047-10000-00339 were all revoked.

Section 1

An inspection of this site on April 6, 2015 reveals that the following has been done in violation of the Stop all Work Order# JN07152014.1, including but not limited to:

1. An approximate 50' x 20' concrete slab placed at driveway
2. Conduit and electrical wiring completed in kitchen area.
3. Heating and Air ducting completed in kitchen area.
4. Ceiling and soffits in kitchen area.
5. Portion of ceiling finished in basement level at bottom of stairs.
6. Door installed on basement floor leading to room created in North corner of building.
7. Steel stud partitions in garage creating office and storage space.
8. Finish cabinets installed in second floor family room at northwest corner of building.

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Section 2

In addition to the violation of the Stop Work order, the following unapproved, unpermitted construction was observed on April 6, 2015, including but not limited to:

1. Two levels of approximate 20' x 200' irregular shaped concrete decks were added below the Accessory Pool Deck Structure.
2. The Accessory Pool Deck Structure is connected to the main Dwelling which creates an over height building.
3. Entire story has been created below basement level.
4. Two approximate 10' high x 40 linear feet and 10' high x 30 linear feet of retaining walls at the north east side of property connected to the building.
5. Approximate 12' high x 40' linear foot retaining wall attached to the building at southwest corner of the building which blocks access to the required covered parking.
6. Approximate 75' x 125' irregular shaped basement addition at east of building under the motor court for an unauthorized theater.
7. Approximate 8' x 25' two story addition added to first and second floor at southwest corner of building.
8. Approximate 23' x 14' basement addition to northeast corner of basement.
9. Stairway at entry extended to roof level.
10. Stairway adjacent to elevator shaft extended to roof level.

Section 3

A review of the approved plans and an inspection of the site on April 6, 2015 also revealed multiple changes to the floor plan including but not limited to:

1. Stairwell adjacent to elevator shaft is not configured per approved plans.
2. Stairwell adjacent to entry of building is not configured per approved plans.
3. At basement level in Moroccan room, partition wall added to divide space into two rooms and an opening has been created at vestibule area.
4. Two exterior openings with doors at Moroccan room have been created.
5. Partition walls are removed at mechanical room - 2
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12. The height of each floor of the main structure has been increased beyond the scope of approved plans.

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Therefore, you are hereby ordered to comply with the following requirements of the Los Angeles Municipal Code (LAMC) and other laws on or before April 22, 2015.

- I. **Stop all Work. Section 91.104.2.4 of the L.A.M.C.**
- II. **Submit plans and obtain all necessary permits and approvals for any and all unauthorized, unapproved construction as listed above. Sections R106, R106.1.1, R106.3.1, R106.3.2, 12.21.A.1.a of the L.A.M.C.**
- III. **Comply with Order to Comply # BO040615-954, issued on April 8, 2015 by the Grading Division. Section R103.3 of the L.A.M.C.**
- IV. **Expose all work that has been covered without the required inspections and approvals. Section R104.2.2 L.A.M.C.**
- V. **Call for all required inspections. Sections R108.5, R108.6 and R108.9 of the L.A.M.C.**
- VI. **If no permits or approvals are obtained for the unauthorized, unapproved construction as mentioned in this order, then demolish and remove all unauthorized, unapproved construction and restore the site to its approved state. Sections R104.2.1, 98.0403.1, 91.8105, 106.4.4.3 and 12.21.A1.a of the L.A.M.C.**

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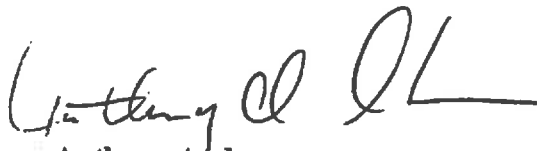
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Anthony Anderson
Building Mechanical Inspector
11620 W. Wilshire Bl. #1100
Los Angeles, CA 90025
310-914-3862



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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

April 8, 2015

901 Strada Vecchia LLC
C/O James Zelloe
910 King St.
Alexandria, VA 22314

ORDER# JN07152014.2
APN# 4370022014

**ORDER TO COMPLY
SUPPLEMENTAL**

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COMPLIANCE DATE: April 22, 2015

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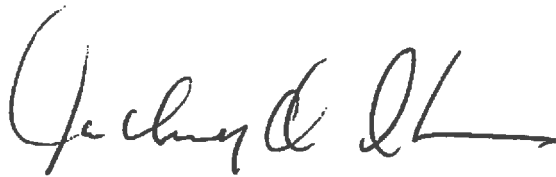
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Los Angeles, CA 90025
310-914-3862



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LOS ANGELES, CA 90012

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

FRANK BUSH
EXECUTIVE OFFICER

INSPECTION BUREAU

ISSUE DATE: April 08, 2015

901 STRADA, LLC
C/O James T. Zelloe
11350 Random Hills Rd., Suite 700.
Fairfax, VA 22030

ORDER NO: BO040615-954
APN: 4370022014

ORDER TO COMPLY
STOP WORK

Violation Address: 901 N. Strada Vecchia Road

Compliance Date: April 22, 2015

An inspection of the site referenced above on April 6, 2015 revealed that retaining walls of unapproved materials have been constructed along west side of drive and on the westerly descending slopes below the structure at the violation address above. The afore mentioned conditions affects the protection of life and limb in addition to the safety and stability of adjacent properties and must be corrected in conformance with the Los Angeles Municipal Code, (LAMC), as described herein.

This Order to Comply incorporates by reference Order to Comply number BO1219014-954 dated December 18, 2014 and is an addendum thereto except as modified below with respect to compliance dates.

Therefore you are hereby ordered to comply with the following requirements of the Los Angeles Municipal Code (LAMC) and other laws on or before April 22, 2015

- 1) You are ordered to STOP WORK on all further construction of unapproved gravity type retaining walls, grading and stock piling of materials as of April 8, 2015. 91.104.2.4 L.A.M.C.
- 2) Submit three (3) copies of a Geological/Soils report by a registered geotechnical engineer and engineering geologist to the Grading Division for review and approval to address unauthorized vertical cuts created to construct entire basement story addition under house and pool deck and to remove all unapproved gravity type retaining walls off the slopes and restore the slopes. Once reports have been approved, submit plans, obtain all required permits and complete work as recommended in the approved geotechnical reports, approved plans and in accordance with the Los Angeles Municipal Code. 91.7006.1, 91.7006.3.2, 91.106.1.1, 91.106.1.2 L.A.M.C.

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Page 1 of 3

3) Obtain the services of a registered land surveyor to stake all property corners, provide reference points at site and prepare a survey map of the property to verify that grading activity does not encroach on adjacent properties. Survey shall also contain reference points on site that clearly identifies property lines.

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BUILDING & SAFETY
COMMISSION

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

Inspector: Brian Olson
Grading Division
11620 Wilshire Blvd Suite 1100
Los Angeles, Ca. 90025

Brian Olson

Date: 4/8/2015

Received _____ Date _____

COMMISSION
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