

Attachment "D"

# Agenda Item 7

10701 W. Bellagio Road and 627 N. Carcassonne Road

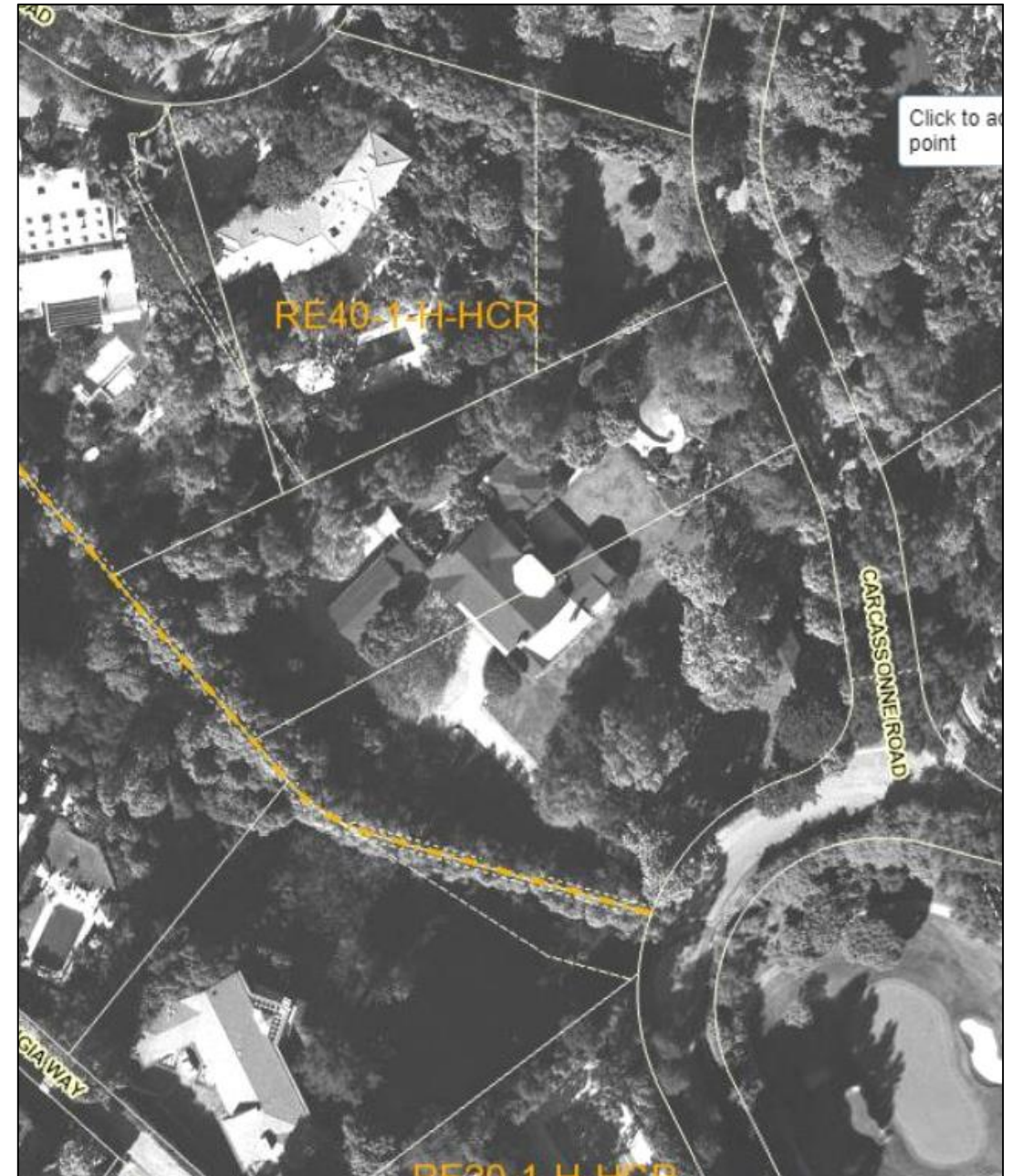
JMBM

Jeffer Mangels  
Butler & Mitchell LLP

jmbm.com


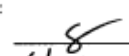
# Timeline & History

- 2001 – Existing Single Family Home.



# Timeline & History

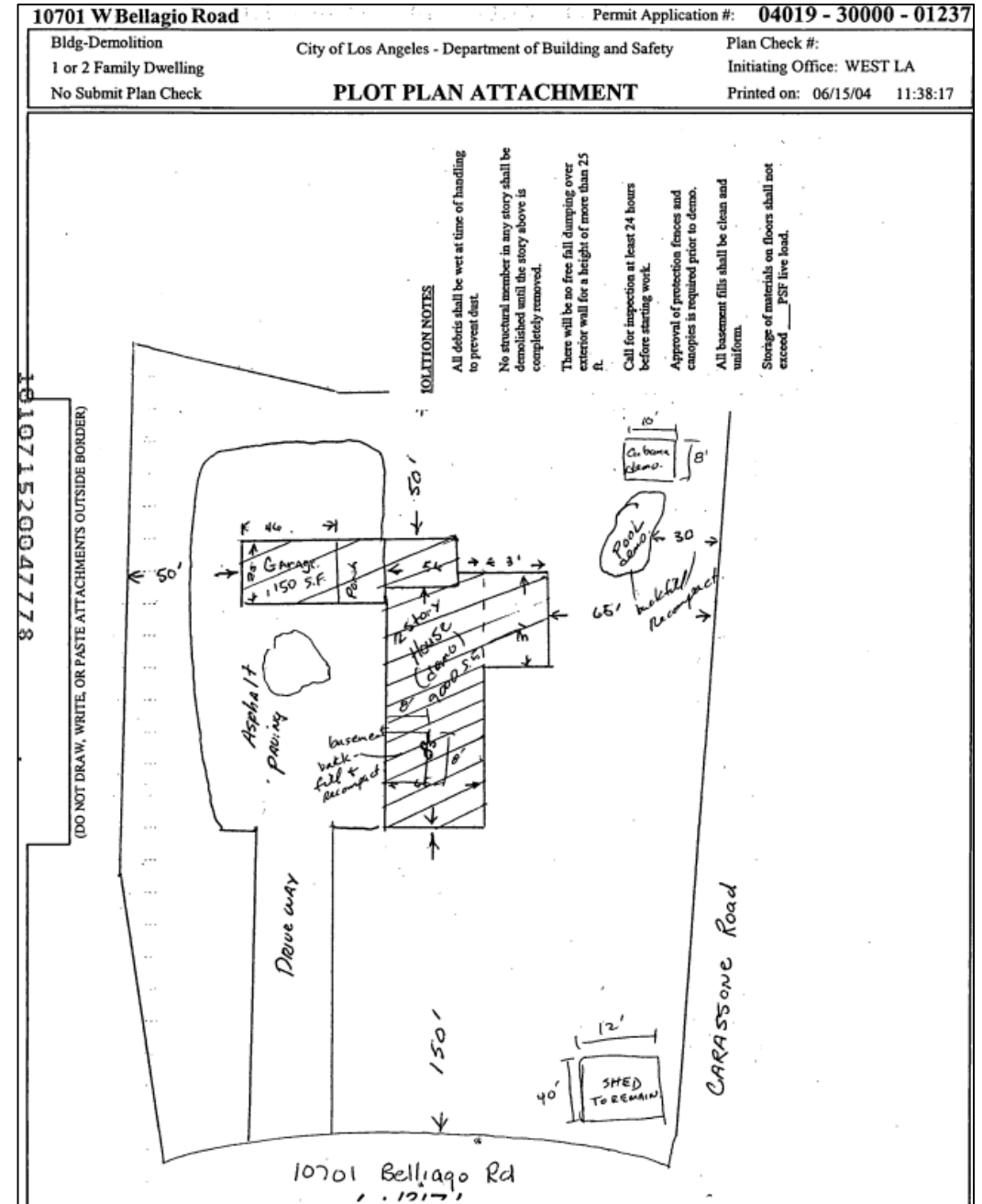
- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit (1/2)

<b>10701 W Bellagio Road</b>			Permit #: <b>04019 - 30000 - 01237</b> Plan Check #: Event Code:	Printed: 06/16/04 09:39 AM	
Bldg-Demolition 1 or 2 Family Dwelling Plan Check at Counter No Submit Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE</b>		Last Status: Ready to Issue Status Date: 06/16/2004	
<b>1. TRACT</b> TR 7656	<b>BLOCK</b> BLK 6	<b>LOT/IN</b> 9	<b>ARB</b> M B 119-70/76	<b>COUNTY MAP REF #</b> 141B149 160	<b>PARCEL ID # (PIN #)</b> 4362 - 003 - 008
<b>3. PARCEL INFORMATION</b> Area Planning Commission - West Los Angeles      Census Tract - 2621.00      Hillside Ordinance - YES LADBS Branch Office - WLA      District Map - 141B149      Earthquake-Induced Landslide Area - YES Council District - 5      Energy Zone - 9      Near Source Zone Distance - 0.0 Certified Neighborhood Council - Bel Air - Beverly Cres      Fire District - MFD      Thomas Brothers Map Grid - 592-A7 Community Plan Area - Bel Air - Beverly Crest      Hillside Grading Area - YES					
<b>4. DOCUMENTS</b> ORD - ORD-132416 ORD - ORD-167564-SA3540 CPC - CPC-1986-829					
<b>5. CHECKLIST ITEMS</b> Sewer Cap - Permit Required					
<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b> Owner(s): Northern Trust Bank Of Ca Tr Joseph N Field 355 Grand Ave STE 2600      LOS ANGELES CA 90071 Tenant: Applicant: (Relationship: Contractor) Mike Farenbaugh -      15260 Roxford St      SYLMAR, CA 91342      (818) 367-7271					
<b>7. EXISTING USE</b> (01) Dwelling - Single Family (07) Garage - Private (23) Recreation Room (22) Storage Building		<b>PROPOSED USE</b> (23) Demolition		<b>8. DESCRIPTION OF WORK</b> Demo of existing 2-story SFD with att. garage (46'X25'), cabana (8 x 10), and storage bldg. (12' x 40'). Hand wrecking. Sewer cap and pedestrian protection fence required. D.P.I. LOG # L 13171.	
<b>9. # Bldgs on Site &amp; Use:</b> 3) SFD/ ATT GARAGE, CABANA, STORAGE BLDG.					
<b>10. APPLICATION PROCESSING INFORMATION</b> BLDG. PC By: Laura Duong OK for Cashier: Cora Johnson			DAS PC By: Coord. OK: 		
<b>Call toll-free (888) LA4BUILD</b> For information and/or inspection requests originating within LA County, Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845) For Cashier's Use Only      W/O #: 41901237 LA Department of Building and Safety					

1071520047778


# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit (2/2)



# Timeline & History


- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
  - 200 c.y. Backfill Pool & Basement

10701 W Bellagio Road				Permit #:	<b>04030 - 30000 - 01970</b>	
				Plan Check #:	Printed: 06/16/04 09:48 AM	
				Event Code:		
Grading 1 or 2 Family Dwelling Plan Check at Counter No Submit Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE</b>			Last Status: Ready to Issue Status Date: 06/16/2004	
<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT(s)</b>	<b>ABB</b>	<b>COUNTY MAP REF #</b>	<b>PARCEL ID # (PIN #)</b>	<b>2. ASSESSOR PARCEL #</b>
TR 7656	BLK 6	9		M B 119-70/76	141B149 160	4362 - 003 - 008
<b>3. PARCEL INFORMATION</b>						
Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Bel Air - Beverly Cres Community Plan Area - Bel Air - Beverly Crest			Census Tract - 2621.00 District Map - 141B149 Energy Zone - 9 Fire District - MFD Hillside Grading Area - YES		Hillside Ordinance - YES Earthquake-Induced Landslide Area - YES Near Source Zone Distance - 0.0 Thomas Brothers Map Grid - 592-A7	
ZONE(S): RE40-1-H /						
<b>4. DOCUMENTS</b>						
ORD - ORD-132416 ORD - ORD-167564-SA3540 CPC - CPC-1986-829						
<b>5. CHECKLIST ITEMS</b>						
<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>						
Owner(s): Northern Trust Bank Of Ca Tr Joseph N Field 355 Grand Ave STE 2600 LOS ANGELES CA 90071						
Tenant: Applicant: (Relationship: Contractor) Mike Farenbaugh - 15260 Roxford St SYLMAR, CA 91342 (818) 367-7271						
<b>7. EXISTING USE</b>		<b>PROPOSED USE</b>		<b>8. DESCRIPTION OF WORK</b>		
		(70) Grading - Hillside		Remove/Backfill/Recompact of swimming pool. Backfill/Recompact of basement of demo-ed SFD. (200 C.Y. BACKFILL)		
<b>9. # Bldgs on Site &amp; Use:</b> SFD WITH ATTACHED GARAGE				For information and/or inspection requests originating within LA County, <b>Call toll-free (888) LA4BUILD</b>		
<b>10. APPLICATION PROCESSING INFORMATION</b>						

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# Timeline & History


- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit new SFD

<b>10701 W Bellagio Road</b>		 Permit #: <b>04010 - 30001 - 03073</b> Plan Check #: B05WL00739 Printed: 08/05/05 04:04 PM Event Code:	
Bldg-New 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT          AND CERTIFICATE OF OCCUPANCY</b> Last Status: Ready to Issue Status Date: 08/05/2005	
<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT(s)</b>	<b>2. ASSESSOR PARCEL #</b>
TR 7656	BLK 6	9	4362 - 003 - 008
<b>3. PARCEL INFORMATION</b>		<b>4. DOCUMENTS</b>	
Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Certified Neighborhood Council - Bel Air - Beverly Cres Community Plan Area - Hollywood		Census Tract - 1943.00 District Map - 150B169 Energy Zone - 9 Fire District - MFD Hillside Grading Area - YES	
Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Near Source Zone Distance - 0.0 Thomas Brothers Map Grid - 592-H4		<b>5. CHECKLIST ITEMS</b>	
Combine Elec - Wrk. per 91.107.2.1.1.1 Combine HVAC - Wrk. per 91.107.2.1.1.1 Combine Plumbg - Wrk. per 91.107.2.1.1.1		<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>	
Owner(s): David W. Murdock		10900 Wilshire Blvd LA, CA 90024	
Tenant: Applicant: (Relationship: Agent for Owner) Blythe McKinney -		4340 Caleta Rd AGOURA, CA 91301 (818) 389-1102	
<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b>	
	(01) Dwelling - Single Family (07) Garage - Private	NEW 1-STORY SFD	
<b>9. # Bldgs on Site &amp; Use:</b> VACANT		For information and/or inspection requests originating within LA County, <b>Call toll-free (888) LA4BUILD</b> Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)	
<b>10. APPLICATION PROCESSING INFORMATION</b>		<b>For Cashier's Use Only</b>	
BLDG. PC By: Randall Kina OK for Cashier: Francisco Rojas		DAS PC By: Coord. OK:	

10819200520475

# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit new SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 850 Cut; 1840 Fill. (1/2)

<b>10701 W Bellagio Road</b>		 Permit #: <b>04030 - 30001 - 02147</b> Plan Check #: B05WL00739 Printed: 08/05/05 03:37 PM Event Code:	
Grading 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR GRADING PERMIT          AND GRADING CERTIFICATE</b> Last Status: Ready to Issue Status Date: 08/05/2005	
<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT(s)</b>	<b>ARB</b>
TR 7656	BLK 6	9	M B 119-70/76
<b>2. ASSESSOR PARCEL #</b>		<b>PARCEL ID # (PIN #)</b>	
4362 - 003 - 008		141B149 160	
<b>3. PARCEL INFORMATION</b>			
Area Planning Commission - West Los Angeles		Census Tract - 2621.00	
LADBS Branch Office - WLA		District Map - 141B149	
Council District - 5		Energy Zone - 9	
Certified Neighborhood Council - Bel Air - Beverly Cres		Fire District - MFD	
Community Plan Area - Bel Air - Beverly Crest		Hillside Grading Area - YES	
Hillside Ordinance - YES			
Earthquake-Induced Landslide Area - Yes			
Near Source Zone Distance - 0.0			
Thomas Brothers Map Grid - 592-A7			
ZONE(S): RE40-1-H /			
<b>4. DOCUMENTS</b>			
ORD - ORD-132416			
ORD - ORD-167564-SA3540			
CPC - CPC-1986-829			
<b>5. CHECKLIST ITEMS</b>			
<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s):			
David W. Murdock	10900 Wilshire Blvd	LA, CA 90024	
Tenant:			
Applicant: (Relationship: Agent for Owner)	Blythe McKinney -	4340 Caleta Rd	AGOURA, CA 91301
		(818) 389-1102	
<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b>	
	(70) Grading - Hillside	site grading for SFD/garage	
<b>9. # Bldgs on Site &amp; Use:</b> VACANT			
<b>10. APPLICATION PROCESSING INFORMATION</b>			
BLDG. PC By: Randall Kina		DAS PC By:	
OK for Cashier: Francisco Rojas		Coord. OK: <i>[Signature]</i>	
Signature: <i>[Signature]</i>		Date: 8/5/05	
<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period			
Permit Valuation: 1,840 cu yd		PC Valuation:	
FINAL TOTAL Grading		1,778.27	
Permit Fee Subtotal Grading		1,525.00	
		0.00	
For information and/or inspection requests originating within LA County, <b>Call toll-free (888) LA4BUILD</b> Outside LA County, call (213) 482-0000. (LA4BUILD - 524-2845) For Cashier's Use Only W/O #: 43002147 LA Department of Building and Safety WL 11 09 078193 08/05/05 03:52PM			
GRADING PERMIT		\$1,525.00	
PLAN MAINTENANCE		\$30.50	
ONE STOP SURCH		\$31.11	
SYSTEMS DEVT FEE		\$93.33	
CITY PLANNING SURCH		\$93.33	

# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit new SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 850 Cut; 1840 Fill. (2/2)

## 10701 W BELLAGIO ROAD 90077

Application / Permit 04030-30001-02147  
Plan Check / Job No. B05WL00739  
Group Building  
Type Grading  
Sub-Type 1 or 2 Family Dwelling  
Primary Use (70) Grading - Hillside  
Work Description site grading for SFD/garage  
Permit Issued Issued on 8/5/2005  
Issuing Office West Los Angeles  
Current Status Permit Finaled on 2/14/2012

### Permit Application Status History

Fees Due	6/9/2005	NORLITO MEDRANO
Submitted	6/9/2005	MAXX SKOULPHONG
Submitted	6/9/2005	APPLICANT
Assigned to Plan Check Engineer	6/9/2005	RANDELL KINA
PC Assigned	6/9/2005	RANDALL KINA
Pre-Insp Completed	6/10/2005	RANDALL KINA
Corrections Issued	6/14/2005	RANDELL KINA
Corrections Issued	6/14/2005	RANDALL KINA
Reviewed by Supervisor	6/14/2005	REBECCA CAWYER
Plan Check Approved	8/4/2005	FRANCISCO ROJAS
Issued	8/5/2005	KERMIT YOUNG
Permit Finaled	2/13/2012	BRIAN OLSON



# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit new SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph



# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD (1/2)

10701 W Bellagio Road



Permit #: **04010 - 50000 - 04669**  
 Plan Check #: B04W1.01588 Printed: 05/18/07 09:09 AM  
 Event Code:

City of Los Angeles - Department of Building and Safety						
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY						
Bldg-New 1 or 2 Family Dwelling Regular Plan Check Plan Check			Last Status: Ready to Issue Status Date: 05/18/2007			
<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT#</b>	<b>ABR</b>	<b>COUNTY MAP REF #</b>	<b>PARCEL ID # (PIN #)</b>	<b>2. ASSESSOR PARCEL #</b>
TR 7656	BLK 6	7	2	M B 119-70/76	141B149 149	4362 - 003 - 006
TR 7656	BLK 6	9		M B 119-70/76	141B149 160	4362 - 003 - 008
<b>3. PARCEL INFORMATION</b>						
Area Planning Commission - West Los Angeles		Census Tract - 2621.00		Hillside Ordinance - YES		
LADBS Branch Office - W1A		District Map - 141B149		Earthquake-Induced Landslide Area - Yes		
Council District - 5		Energy Zone - 9		Near Source Zone Distance - 0		
Certified Neighborhood Council - Bel Air - Beverly Cres		Fire District - VHFESZ		Thomas Brothers Map Grid - 592-A7		
Community Plan Area - Bel Air - Beverly Crest		Hillside Grading Area - YES				
ZONING: RE40-1-H /						
<b>4. DOCUMENTS</b>						
ORD - ORD-132416 AFF - 20071204743-LOT TIE						
ORD - ORD-167564-SA3540						
CPC - CPC-1986-829						
AFF - 04-3241635-LOT TIE						
<b>5. CHECKLIST ITEMS</b>						
Special Inspect - Anchor Bolts		Special Inspect - Masonry		Fabricator Read - Shop Welds		
Special Inspect - Concrete > 2.5ksi		Special Inspect - Structural Observation		Fabricator Read - Structural Steel		
Special Inspect - Field Welding		Fabricator Read - Prefabricated Truss		Storm Water - NOI/SWPPP-1 to < 5 acres		
<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>						
(Owner)						
Murdock, David H Tr David H Murdock Trus 10900 Wilshire Blvd # 1600 LOS ANGELES CA 90024						
(Tenant)						
Applicant (Relinquishing Agent (in Owner))						
Peter Schroeder - 300 W Potrero Rd THOUSAND OAKS, CA (805) 496-1833						
<b>7. EXISTING USE</b>		<b>8. PROPOSED USE</b>		<b>9. DESCRIPTION OF WORK</b>		
(01) Dwelling - Single Family		(01) Dwelling - Single Family		NEW 2-STORY SINGLE FAMILY DWELLING W/ BASEMENT. THIS PERMIT IS PART 1 OF 4 PERMITS		
LA Department of Building and Safety LA 03 08 192332 05/22/07 10:33AM						
<b>10. Bldg as Shown: VACANT</b>						
<b>11. APPLICATION PROCESSING INFORMATION</b>						
BLDG. PC By: Shabeh Akelyan DAS PC By:						
OK for Cashier: Shabeh Akelyan Coord. OK:						
Signature: <i>Shabeh Akelyan</i> Date: 5/18/07						
<b>12. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period						
Permit Valuation: \$4,000,000		PC Valuation:				
FINAL TOTAL Bldg-New 145,258.25 Planning Surcharge \$29.38						
Permit Fee Subtotal Bldg-New 13,552.00 Planning Surcharge Misc Fee 5.00						
Energy Surcharge School District Residential Level 2 119,049.48						
Electrical 3,523.52 Dwelling Unit Construction Tax 200.00						
HVAC 1,761.76 Residential Development Tax 300.00						
Plumbing 3,523.52 Permit Issuance Fee 0.00						
Plan Check Subtotal Bldg-New 0.00						
Off-hour Plan Check 0.00						
Fire Hydrant Refuse-To-Pay 271.04						
E.O. Instrumentation 400.00						
S.S. Surcharge 460.64						
Sewer Cap ID: 1,381.91						
<b>13. ATTACHMENTS</b>						
Plot Plan						

For information and/or inspection requests originating within LA County, call (888) 444-BUILD (444-2825) or visit www.ladbs.org

Outside LA County, call (818) 371-0000 or visit www.ladbs.org

For Cashier's Use Only: W/O # 41004669

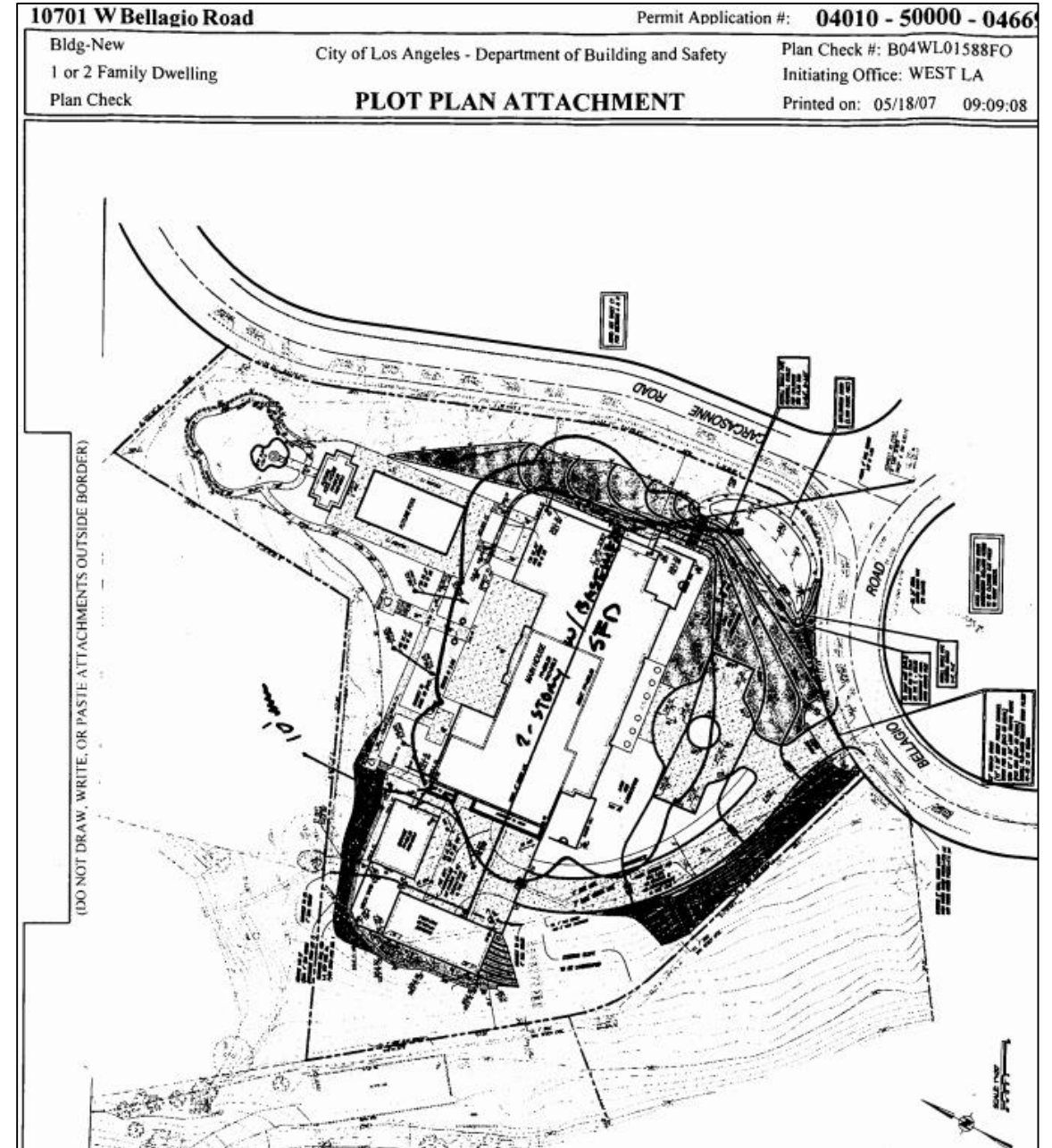
MISCELLANEOUS	\$5.00
SCHOOL DEV RES	\$119,049.48
DWELLING UNIT	\$200.00
RES DEV TAX	\$300.00
PLAN MAINTENANCE	\$271.04
ONE STOP SURCH	\$460.64
SYSTEMS DEVT FEE	\$1,381.91
CITY PLANNING SURCH	\$829.38
<b>Subtotal:</b>	<b>\$145,258.25</b>
Carry Over FROM Tran# 192331	\$11,194.21
<b>Total Due:</b>	<b>\$156,452.46</b>
Carry Over TO Tran# 192332	\$156,452.46

07LA 08929

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# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD (2/2)



# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)

10701 W Bellagio Road



Permit #: **04030 - 30000 - 03272**  
 Plan Check #: B04WL01588 Printed: 05/18/07 09:03 AM  
 Event Code:

Grading 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE</b>		Last Status: Ready to Issue Status Date: 05/18/2007	
<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT</b>	<b>ARE</b>	<b>COUNTY MAP REF.</b>	<b>PARCEL ID # (PIN #)</b>
TR 7656	BLK 6	7	2	M B 119-70/76	141B149 149
TR 7656	BLK 6	9		M B 119-70/76	141B149 160
			<b>1. ASSESSOR PARCEL #</b>		
			4362 - 003 - 006		
			4362 - 003 - 008		

<b>1. PARCEL INFORMATION</b>		<b>2. ZONING</b>	
Area Planning Commission - West Los Angeles	Census Tract - 2621.00	Hillside Ordinance - YES	
LADBS Branch Office - WLA	District Map - 141B149	Earthquake-Induced Landslide Area - YES	
Council District - 5	Energy Zone - 9	Near Source Zone Distance - 0.0	
Certified Neighborhood Council - Bel Air - Beverly Crest	Fire District - MFD	Thomas Brothers Map Grid - 592-A7	
Community Plan Area - Bel Air - Beverly Crest	Hillside Grading Area - YES		
ZONING: RE40-1-H /			

<b>1. DOCUMENTS</b>	
ORD - ORD-132416	AFF - 20071204743-LOT TIE
ORD - ORD-167564-SA3540	
CPC - CPC-1986-829	
AFF - 04 3241635 LOT TIE	

<b>1. CHECKLIST ITEMS</b>	
Special Inspect - Grading/Excav. Below 1:1 Plan	
Storm Water - NOI/SWPPP-1 to < 5 acres	
Storm Water - SUSMP	

<b>1. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>	
Owner(s): Murlock, David II Tr David II Murlock Trus 10900 Wilshire Blvd # 1600 LOS ANGELES CA 90024	
Tenant: Applicant (Relationship Agent for Owner): Peter Schroeder - 300 W Potrero Rd THOUSAND OAKS, CA (805) 496-1833	

<b>1. EXISTING USE</b>	<b>PROPOSED USE</b>	<b>1. DESCRIPTION OF WORK</b>
	(70) Grading - Hillside	Site grading for construction of new s.f.d. and detached garages and alq TOTAL CUT= 19430 CY. TOTAL FILL= 19430 CY (grading quantities include Removal and recompaction)

<b>2. # Refer to Site &amp; Use:</b>		For information and/or inspection requests originating within L.A. County, <b>Call toll-free (888) LA4BUILD</b> (524-2845) Outside L.A. County, call (213) 482-0000 or visit www.ladbs.org <b>For Cashier's Use Only</b> W/O #: <b>43003272</b>
<b>1B. APPLICATION PROCESSING INFORMATION</b>		
BL DG, PC By: Shahan Akelyan OK for Cashier: Shahan Akelyan Signature: <i>Shahan Akelyan</i>	DAS PC By: Coord. OK: Date: <i>5/21/07</i>	

<b>11. PROJECT VALUATION &amp; FEE INFORMATION, Final Fee Period</b>		GRADING PERMIT \$3,225.00 GRADING PLAN CHECK \$990.00 PLAN APPROVAL FEE \$495.00 MISCELLANEOUS \$5.00 PLAN MAINTENANCE \$64.50 ONE STOP SURCH \$95.49 SYSTEMS DEVT FEE \$286.47 CITY PLANNING SURCH \$286.47 Subtotal: \$5,447.93 Carry Over FROM Trans 192332 \$156,452.46 Total Due: \$161,900.39 Check: \$161,900.39
Permit Valuation: 19,430 cu yd FINAL TOTAL Grading 5,447.93 Permit Fee Subtotal Grading 3,225.00 Plan Check Subtotal Grading 990.00 Off-hour Plan Check 495.00 Plan Maintenance 64.50 O.S. Surcharge 95.49 Sys. Surcharge 286.47 Planning Surcharge 286.47 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00	PC Valuation: Sewer Cap ID: Total Bond(s) Due: \$42,430	

<b>12. ATTACHMENTS</b>	<b>07LA 08930</b>
Plot Plan	1020525200749120



# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
  - 2008 – Aerial Photograph



# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
  - 2009 – Supplemental Grading Permit - Canceled

10701 W Bellagio Road



Permit #: **04030 - 30002 - 03272**  
Plan Check #: B09LA05133 Printed: 06/03/09 03:48 PM  
Event Code:

Grading 1 or 2 Family Dwelling Plan Check at Counter Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE</b>		Last Status: Ready to Issue Status Date: 06/03/2009		
1. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7656	BLK 6	7	2	M B 119-70/76	141B149 149	4362 - 003 - 006
TR 7656	BLK 6	9		M B 119-70/76	141B149 160	4362 - 003 - 008

<b>3. PARCEL INFORMATION</b>		
Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Bel Air - Beverly Cres Community Plan Area - Bel Air - Beverly Crest	Census Tract - 2621.00 District Map - 141B149 Energy Zone - 9 Fire District - MFD Hillside Grading Area - YES	Hillside Ordinance - YES Earthquake-Induced Landslide Area - YES Near Source Zone Distance - 0.0 Thomas Brothers Map Grid - 592-A7
ZONE(S): RE40-1-H /		

<b>4. DOCUMENTS</b>	
ORD - ORD-132416 ORD - ORD-167564-SA3540 CPC - CPC-1986-829 AFF - 04 3241635 LOT TIE	AFF - 20071204743-LOT TIE

<b>5. CHECKLIST ITEMS</b>	
Special Inspect - Grading/Excav. Below 1:1 Plan Storm Water - NOI/SWPPP-1 to < 5 acres Storm Water - SUSMP	

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>	
Owner(s) Murdock, David H Tr David H Murdock Trus 10900 Wilshire Blvd # 1600 LOS ANGELES CA 90024	
Tenant: Applicant: (Relationship, Agent for Owner) Peter Schroeder - 300 W Potrero Rd THOUSAND OAKS, CA (805) 496-1833	

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b>
	(70) Grading - Hillside	SUPPLEMENTAL TO PCIS# 04030-30000-03272 TO REVISE THE GRADING PLANS TO BACKFILL THE ORIGINALLY EXCAVATED BASEMENT AREA DUE TO CANCELATION OF THE PERMITS FOR S.F.D AND ACCESSORY BUILDING. THE GRADES SHALL MATCH THE EXISTING GRADES PRIOR TO EXCAVATION FOR THE

<b>9. # Blotter on Site &amp; Use:</b>	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231. For Cashier's Use Only 17 234511 06/03/09 03:48 PM 040303272
<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: DAS PC By: OK for Cashier: Shahen Akelyan Coord. OK: Signature: <i>Shahen Akelyan</i> Date: 6-3-09	

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period	
Permit Valuation: 51 cu yd	PC Valuation:
FINAL TOTAL Grading 351.56	
Permit Fee Subtotal Grading 160.00	
Plan Check Subtotal Grading 144.00	
O.S. Surcharge 6.08	
Svs. Surcharge 18.24	
Planning Surcharge 18.24	
Planning Surcharge Misc Fee 5.00	
Permit Issuing Fee 0.00	
Sewer Cap ID: Total Bond(s) Due:	
<b>12. ATTACHMENTS</b>	
Plot Plan <i>6</i>	

GRADING PERMIT	\$160.00
GRADING PLAN CHECK	\$144.00
DNE STOP SURCH	\$6.08
SYSTEMS DEVT FEE	\$18.24
CITY PLANNING SURCH	\$18.24
MISCELLANEOUS	\$5.00
GRADING PLAN CHECK	\$0.00
P040303000203272FN	
Total Due:	\$351.56
Check:	\$351.56
2009LA38226	

\* P 0 4 0 3 0 3 0 0 0 2 0 3 2 7 2 F N \*

# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
  - 2009 – Supplemental Grading Permit – Canceled
- 2009 – Grading, Temp. Stockpile (5000 c.y.)

10701 W Bellagio Road



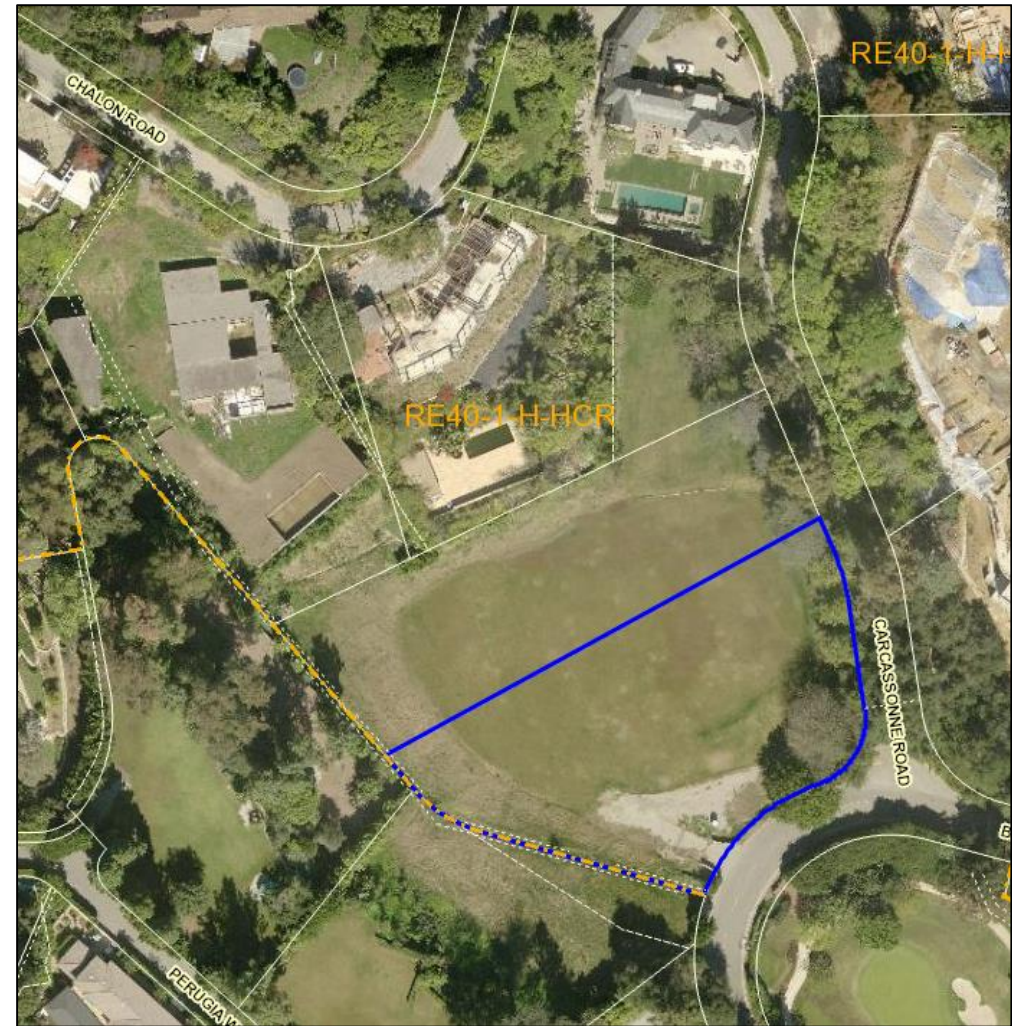
Permit #: **09030 - 10000 - 04612**  
 Plan Check #: X09LA15790 Printed: 09/29/09 02:21 PM  
 Event Code:

City of Los Angeles - Department of Building and Safety						Last Status: Ready to Issue	
APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE						Status Date: 09/29/2009	
Grading 1 or 2 Family Dwelling Express Permit No Plan Check							
1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #	
TR 7656	BLK 6	9		M B 119-70/76	141B149 160	4362 - 003 - 008	
3. PARCEL INFORMATION							
Area Planning Commission - West Los Angeles		Census Tract - 2621.00		Hillside Ordinance - YES			
LADBS Branch Office - WLA		District Map - 141B149		Earthquake-Induced Landslide Area - Yes			
Council District - 5		Energy Zone - 9		Near Source Zone Distance - .2			
Certified Neighborhood Council - Bel Air - Beverly Cres		Fire District - VHFHSZ		Thomas Brothers Map Grid - 592-A7			
Community Plan Area - Bel Air - Beverly Crest		Hillside Grading Area - YES					
ZONE(S): RE40-1-H /							
4. DOCUMENTS							
ORD - ORD-132416 ORD - ORD-167564-SA3540 CPC - CPC-1986-829-GPC							
5. CHECKLIST ITEMS							
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION							
Owner(s) Castle And Cooke Bellagio Properties Llc 10900 Wilshire Blvd STE 1600 LOS ANGELES CA 90024							
Tenant							
7. EXISTING USE		PROPOSED USE		8. DESCRIPTION OF WORK			
		(70) Grading - Hillside		Proposed to temporary stockpile 5000 cubic yards of soil onsite per approved modification, no. 19089, dated 9/17/09.			
9. * Bidder on Site & Use:							
10. APPLICATION PROCESSING INFORMATION							
BLDG. PC By:		DAS PC By:					
OK for Cashier: Fred Wong		Coord. OK:					
Signature: <i>[Signature]</i>		Date: 9/27/09					
11. PROJECT VALUATION & FEE INFORMATION							
Permit Valuation:		5,000 cu yd		PC Valuation:			
FINAL TOTAL Grading		2,279.30		Permit Fee Subtotal Grading		1,975.00	
O.S. Surcharge		39.90		Svs. Surcharge		119.70	
Planning Surcharge		119.70		Planning Surcharge Misc Fee		5.00	
Permit Issuing Fee		20.00					
For inspection requests call toll-free (888) 441-1111 or (213) 473-3231 Outside LA County, call (213) 473-0000 or request inspections at <a href="http://www.ladbs.org">www.ladbs.org</a> To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.							
For Cashier's Use ONLY STOP SURCH W/O #: 93004612 SYSTEMS DEVT FEE \$119.70 CITY PLANNING SURCH \$119.70 MISCELLANEOUS \$5.00 GRADING PLAN CHECK \$20.00 P090301000004612FN Total Due: \$2,279.30 Check: \$2,197.00 Check: \$82.30							
2009LA42427							



# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
  - 2009 – Supplemental Grading Permit – Canceled
- 2009 – Grading, Temp. Stockpile (5000 c.y.)
  - 2011 – Aerial Photograph





# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
  - 2009 – Supplemental Grading Permit – Canceled
- 2009 – Grading, Temp. Stockpile (5000 c.y.)
  - 2014 – Aerial Photograph



# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
  - 2009 – Supplemental Grading Permit – Canceled
- 2009 – Grading, Temp. Stockpile (5000 c.y.)
- 2015 – Building Permit Issued – New SFD

10701 W Bellagio Road



Permit #: 14010 - 30000 - 03038  
Plan Check #: B14WL04079  
Event Code:

Printed: 04/17/15 12:48 PM

Bldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>		Issued on: 04/17/2015 Last Status: Issued Status Date: 04/17/2015	
<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT#</b>	<b>ARB</b>	<b>COUNTY MAP REF#</b>	<b>PARCEL ID # (PIN#)</b>
TR 7656	BLK 6	7	2	M B 119-70/76	141B149 149
TR 7656	BLK 6	9		M B 119-70/76	141B149 160
TR 7656	BLK 6	10	2	M B 119-70/76	141B149 317
<b>2. PARCEL INFORMATION</b>					
Area Planning Commission - West Los Angeles		Community Plan Area - Bel Air - Beverly Crest		Hillside Grading Area - YES	
LADBS Branch Office - WLA		Census Tract - 2621.00		Hillside Ordinance - YES	
Baseline Hillside Ordinance - Yes		District Map - 141B149		Earthquake-Induced Landslide Area - Yes	
Council District - 5		Energy Zone - 9		Lot Size - IRR	
Certified Neighborhood Council - Bel Air - Beverly Crest		Fire District - VHFHSZ		Lot Type - Reverse Corner	
<b>3. ZONING</b> : RE40-1-H					
<b>4. DOCUMENTS</b>					
Z1 - Z1-2438 Equine Keeping in the City of Lc CPC - CPC-18760			AFF - 20150147339 - DRAINAGE EASEMENT		
ORD - ORD-132416			CPC - CPC-1986-829-GPC		
ORD - ORD-167564-SA3540			BHO - Yes		
HLSAREA - Yes			AFF - 20150147338 - DRAINAGE EASEMENT		
<b>5. CHECKLIST ITEMS</b>					
Special Inspect - Anchor Bolts		Special Inspect - Structural Observation		Std. Work Descr - Seismic Gas Shut Off Valve	
Special Inspect - Concrete > 2.5ksi		Fabricator Reqd - Shop Welds		Combine Plumbg - Wk. per 91.107.2.1.1.1	
Special Inspect - Field Welding		Fabricator Reqd - Structural Steel		Combine HVAC - Wk. per 91.107.2.1.1.1	
<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>					
Owner(s): CASTLE AND COOKE BELLAGIO PROPERTIES LLC					
10900 WILSHIRE BLVD STE 1600, LOS ANGELES CA 90024 --					
Tenant:					
Applicant: (Relationship: Agent for Owner)					
ANDREW ODOM -					
10960 WILSHIRE BLVD. #1510, LOS ANGELES, CA. 90024 -- (310) 405-5352					
<b>7. EXISTING USE</b>					
PROPOSED USE					
(01) Dwelling - Single Family					
(07) Garage - Private					
<b>8. DESCRIPTION OF WORKS</b>					
NEW TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE.					
<b>9. # Release Site &amp; Use:</b> VACANT					
<b>10. APPLICATION PROCESSING INFORMATION</b>					
BLDG. PC By: Kamran Ghotbi Ravandi			DAS PC By:		
OK for Cashier: Kamran Ghotbi Ravandi			Coord. OK:		
Signature: _____			Date: 04/17/2015		
<b>11. PROJECT VALUATION</b>					
Permit Valuation: \$2,640,000		PC Valuation:			
Sewer Cap ID:		Total Bond(s) Due:			
<b>12. ATTACHMENTS</b>					
Equine Keeping Checklist		Plot Plan			
Owner-Builder Declaration					
For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.					



WL 0008 302029621 4/17/2015 12:47:37 PM	
BUILDING PERMIT-RES	\$10,132.80
ELECTRICAL PERMIT RES	\$2,634.53
HTG/REF PMT RES	\$1,317.26
PLUMBING PERMIT RES	\$2,634.53
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$202.66
RI RESIDENTIAL	\$343.20
ONE STOP SURCH	\$345.30
SYSTEMS DEVT FEE	\$1,035.90
CITY PLANNING SURCH	\$620.13
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$516.77
SCHOOL DEV RES	\$75,922.56
DWELLING UNIT	\$200.00
RES DEVT TAX	\$300.00
CA BLDG STD COMMISSION SURCHARGE	\$106.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$96,321.64  
Permit #: 140103000003038  
Building Card #: 2015WL64221  
Receipt #: 0302045213

# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
  - 2009 – Supplemental Grading Permit – Canceled
- 2009 – Grading, Temp. Stockpile (5000 c.y.)
- 2015 – Building Permit Issued – New SFD
- 2015 – Grading Permit Issued
  - Cut: 3,789 c.y.; Export: 991 c.y.; Fill: 2,789 c.y.
  - Submitted 10/31/2014; Finaled 6/21/2019.

10701 W Bellagio Road

City of Los Angeles - Department of Building and Safety

Permit #: 14030 - 30000 - 06886  
Plan Check #: B14WL04900  
Event Code: Printed: 04/17/15 12:33 PM

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: 04/17/2015  
Last Status: Issued  
Status Date: 04/17/2015

TRACT	BLOCK	LOT#	ARE	COUNTY MAP REF#	PARCEL ID# (FIRB)	ASSESSOR PARCEL#
TR 7656	BLK 6	7	2	M B 119-7076	141B149 149	4362 - 003 - 039
TR 7656	BLK 6	9		M B 119-7076	141B149 160	4362 - 003 - 039
TR 7656	BLK 6	10	2	M B 119-7076	141B149 317	4362 - 003 - 039

**1. PARCEL INFORMATION**  
Area Planning Commission - West Los Angeles  
LADBS Branch Office - WLA  
Baseline Hillside Ordinance - Yes  
Council District - 5  
Certified Neighborhood Council - Bel Air - Beverly Crest

Community Plan Area - Bel Air - Beverly Crest  
Census Tract - 2621.00  
District Map - 141B149  
Energy Zone - 9  
Fire District - VHFHSZ

Hillside Grading Area - YES  
Hillside Ordinance - YES  
Earthquake-induced Landslide Area - Yes  
Near Source Zone Distance - 2  
Thomas Brothers Map Grid - 592-A7

**2. ZONING** RE40-1-H


**3. DOCUMENTS**  
Z1 - 20-2478 Easine Keeping in the City of Ls CPC - CPC-18760  
ORD - ORD-132416 CPC - CPC-1986-829-GPC  
ORD - ORD-167564-SA3540 BHO - Yes  
HLSAREA - Yes  
AFF - 20150147339 - DRAINAGE EASEMENT  
AFF - 20150147338 - DRAINAGE EASEMENT

**4. CHECKLIST ITEMS**

**5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**  
Owner(s):  
10701 BELLAGIO ROAD LLC  
8981 SUNSET BLVD UNIT 303, WEST HOLLYWOOD CA 90069 --  
Tenant:  
Applicant (Relationship Agent for Owner):  
JASON SOMERS -  
-- (310) 344-8474

**6. EXISTING USE**  
PROPOSED USE  
(70) Grading - Hillside

**7. DESCRIPTION OF WORK**  
Grading for new single family dwelling, accessory living quarter, and site retaining walls.

**8. APPLICATION PROCESSING INFORMATION**  
BLDG. PC By: Kamras Ghoshl Ravandi  
OK for Cashier: Choi Yaa  
Signature:  Date: 04/17/2015  
DAS PC By:   
Coord. OK:   
Permit Valuation: 3,789 cu yd  
PC Valuation:   
Sewer Cap ID:   
Total Bond(s) Due: \$100,538

**9. ATTACHMENTS**  
Owner-Builder Declaration  
Plan Plan

For inspection requests, call toll-free (888) LA4BUILD (534-2845). Outside LA County, call (213) 482-0900 or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

**10. FEE SCHEDULE**

Item	Amount
GRADING PERMIT	\$1,825.00
GRADING PLAN CHECK	\$0.00
GRADING PLAN CHECK	\$0.00
ONE STOP SURCH	\$36.50
SYSTEMS DEVT FEE	\$109.50
CITY PLANNING SURCH	\$109.50
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$91.25
GRADING PLAN CHECK	\$0.00
<b>Sub Total:</b>	<b>\$2,181.75</b>


Permit #: 140303000006886  
Building Card #: 2015WL64217  
Receipt #: 0302045208

WL 000# 302029618 4/17/2015 12:33:23 PM

\* P 1 4 0 3 0 3 0 0 0 0 6 8 8 6 F N \*

# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
- 2009 – Grading, Temp. Stockpile (5000 c.y.)
- 2015 – Building Permit Issued – New SFD
- 2015 – Grading Permit Issued
- Aug. 2015 – Lot Line Adjustment Approved (1/4)
  - Approval Letter

<b>DEPARTMENT OF CITY PLANNING</b>  CITY PLANNING COMMISSION DAVID H. J. AMBROSE PRESIDENT RENEE DAKE WILSON VICE-PRESIDENT ROBERT L. AHN CAROLINE CHOE RICHARD KATZ JOHN W. MACK DANA M. PERLMAN MARTA SEGURA  JAMES K. WILLIAMS COMMISSION EXECUTIVE ASSISTANT II (213) 978-1300	<b>CITY OF LOS ANGELES CALIFORNIA</b>   <b>ERIC GARCETTI</b> MAYOR	<b>EXECUTIVE OFFICES</b> 200 N. SPRING STREET, ROOM 525 LOS ANGELES, CA 90012-4801  MICHAEL J. LOGRANDE DIRECTOR (213) 978-1273 LISA M. WEBBER, ACP DEPUTY DIRECTOR (213) 978-1274 JAN ZATORSKI DEPUTY DIRECTOR (213) 978-1273  FAX: (213) 978-1275  INFORMATION <a href="http://planning.lacity.org">http://planning.lacity.org</a>
--	---	---

August 19, 2015

10701 Bellagio Road, LLC (O)  
8981 Sunset Bl. #303  
West Hollywood, CA 90069

Chris Parker (R)  
Pacific Crest Consultants  
23622 Calabasas Road, Ste. 100  
Calabasas, CA 91302

Thomas DuMary (R)  
10960 Wilshire Bl. #1510  
Los Angeles, CA 90024

Re: Parcel Map Exemption No. AA-2014-2980-PMEX  
Zone: RE40-1-H  
Council District No. 5  
District Map No. 141 B 149


The Advisory Agency has found the adjustment of the common lot line(s) between the parcels on the map dated October 1<sup>st</sup> 2014 at 627 N. Carcassonne Road & 10701 West Bellagio Road to be exempt from a parcel map, (Municipal Code Section 17.50-B.3(c)).

**HOWEVER, ALL REQUIRED DOCUMENTS (SEE ATTACHED) MUST BE RECORDED TO LEGALLY ADJUST THE LOT LINE, AND COPIES RETURNED TO 200 NORTH SPRING STREET, ROOM 721, LOS ANGELES, CA 90012.**

The approval does not relieve the owners from other applicable sections of the Municipal Code, nor from the responsibility for the correct legal descriptions on all documents. Further, the Advisory Agency finds that the adjustment of the common lot line(s), is exempt from the provisions of the California Environmental Quality Act (CEQA) per City CEQA Guidelines.

The above action becomes effective upon the mailing of this letter, unless an appeal has been submitted in person on Form CP-7769 before 5:00 p.m. by September 3<sup>rd</sup>, 2015.

MICHAEL J. LOGRANDE  
Advisory Agency

  
Jose Carlos Romero-Navarro  
Deputy Advisory Agency

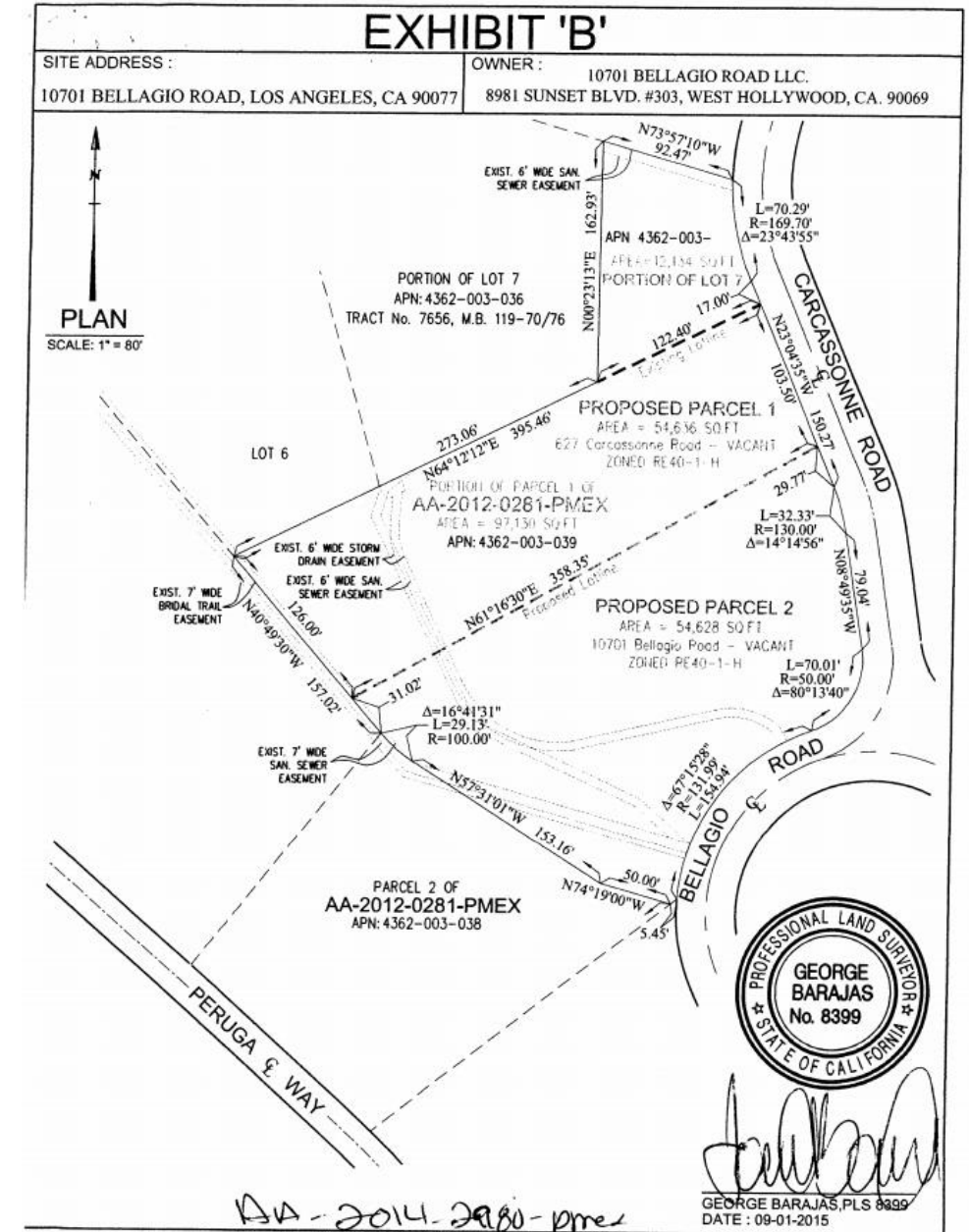
JCR:SJZ

Attachment - Required Documents and Procedures

CP-1842 (12/03/98)

# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
- 2009 – Grading, Temp. Stockpile (5000 c.y.)
- 2015 – Building Permit Issued – New SFD
- 2015 – Grading Permit Issued
- Aug. 2015 – Lot Line Adjustment Approved (2/4)
  - Map on Recorded Certificate of Compliance





# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
- 2009 – Grading, Temp. Stockpile (5000 c.y.)
- 2015 – Building Permit Issued – New SFD
- 2015 – Grading Permit Issued
- Aug. 2015 – Lot Line Adjustment Approved (3/4)
  - Letter of Opposition from Neighborhood Council, but no appeal filed.



May 19, 2015

Ms. Susan J. Zermeno  
City of Los Angeles Planning Department  
Office of Zoning Administration  
200 North Spring Street, Room 700  
Los Angeles, CA 90012

Sent Via E-mail:  
[Susan.Zermeno@lacity.org](mailto:Susan.Zermeno@lacity.org)

Re: 10701 W. Bellagio Road  
AA 2014-2980-PMEX

Dear Ms. Zermeno,

Please be advised that the Bel Air Beverly Crest Neighborhood Council (BABCNC), based on the recommendation of its Planning & Land Use Committee, **voted at its November 19, 2014 meeting to recommend that the Los Angeles Planning Department deny the applicant's request for a lot line adjustment in the case so noted above.**

We wish this position of the Bel Air Beverly Crest Neighborhood Council be entered in the official file for this case.

Should you have any questions regarding this position please do not hesitate to contact us.

Respectfully,

Mr. Travis Longcore, Ph.D.,  
President  
Bel Air Beverly Crest Neighborhood Council

Michael A. Kemp, AIA  
Chair – Planning & Land Use Committee  
Bel Air Beverly Crest Neighborhood Council

cc. Mr. Shawn Bayless, Director Planning and Land Use, CD-5, Councilman Koretz  
Mr. Noah Muhlstein, Planning Deputy, CD-5, Councilman Koretz  
BABCNC Board  
BABCNC Planning & Land Use Committee Members

#### OFFICERS

President  
Travis Longcore, Ph.D.  
Vice President  
Nickie Miller  
Treasurer  
Alan Fine  
Secretary  
Robin Greenberg

#### COMMITTEES

Executive  
Bylaws, Rules and Elections  
Planning and Land Use  
Outreach and Education  
Public Safety/Disaster Preparedness  
Traffic Committee



#### STAKEHOLDER GROUPS

Bel Air Crest Master Association  
Bel Air Ridge Association  
Benedict Canyon Association  
Cusano Estates Association  
Faith-Based Institutions  
Holmby Hills Homeowners Association  
Laurel Canyon Association

Residents of Beverly Glen  
Rossmore Valley Association  
Santa Monica Mountains Conservancy  
Save Our Strip  
Members at Large  
Private Schools  
Public Schools

# Timeline & History

- 2001 – Existing Single Family Home.
- 2004 – Demolition & Grading Permit
- 2005 – Building Permit - New SFD.
- 2005 – Grading Permit (1,840 c.y.)
  - 2006 – Aerial Photograph
- 2007 – Building Permit – New SFD
- 2007 – Grading Permit (19,430 c.y.)
- 2009 – Grading, Temp. Stockpile (5000 c.y.)
- 2015 – Building Permit Issued – New SFD
- 2015 – Grading Permit Issued
- Aug. 2015 – Lot Line Adjustment Approved (4/4)
  - Lot line adjustment application form. (CP-1840.1)



Findings / Specialized Requirements:

**Parcel Map Exemption (PMEX) – LOT LINE ADJUSTMENT**

**RELATED CODE SECTION:** Municipal Code Section 17.50 B.3(c) authorizes Lot Line Adjustments subject to specified conditions.

**SPECIALIZED REQUIREMENTS:** Lot Line Adjustments are ministerial actions; therefore the following items are required in lieu of those specified in the Master Filing Instructions (CP-7810).

- Master Land Use Permit Application (CP-7771):** Provide one completed application signed and notarized by all recorded owners of the properties involved.
- Lot Line Adjustment Map:** Provide five (5) copies of a Lot Line Adjustment map with each parcel numbered 1, 2, etc., and complying with the following specifications:
  - Scale:** Drawn to an Engineer's scale (1 inch = 40 feet; 1 inch = 60 feet, etc.) and rendered on 8 1/2" x 11" paper; unusually large or irregular parcels may be submitted on paper not to exceed 11" x 17". (Consult the LA County Recorder for up-to-date requirements and fees; documents which contain any pages not 8 1/2" x 11" in size will incur additional recording fees.)
  - North Arrow:** North shall be shown and oriented towards the top of the map.
  - Use:** If the parcel is Vacant, label it as such. If the parcel is developed show all building locations, identify their use, number of stories, parking spaces or structures and driveways. If applicable, show accessory structures (e.g. pools, tennis courts, walkways), and show distances of all structures to the new parcel boundaries.
  - Dimensions:** Dimensions shall be provided for the original and proposed boundaries of each parcel. Label the boundary lines to be adjusted as "Existing" and "Proposed", with existing lines drawn in GREEN and proposed in RED.
  - Rights-of-Way:** Show and designate the name of all adjoining public streets, private streets, alleys and walkways.
  - Summary Information:** The Lot Line Adjustment Map shall include the following information:
    - the area of each parcel in square feet before and after the adjustment;
    - the zoning of each parcel;
    - the property address of each parcel;
    - the name, address and telephone number of each parcel owner and that of the surveyor or engineer.
- Legal Description:** The applicant and surveyor are responsible for the correct legal descriptions of all parcels involved. Provide five (5) copies of proposed legal descriptions on 8 1/2" x 11 paper reviewed and stamped by a licensed surveyor or by a civil engineer (provided the civil engineer was registered before January 1, 1982 (license # 33,965)).
  - Proposed legal descriptions must not expand beyond the boundaries of the existing parcels as established by the City Engineer, Land Records Section.
  - Describe each parcel (1, 2, etc.) after the lot line is adjusted and the area(s) to be conveyed all on separate pages.

CP-1840.1 pmex [revised 3/18/2015]Page 1 of 2



## Parcel Map Exemption (PMEX) – LOT LINE ADJUSTMENT

**RELATED CODE SECTION:** Municipal Code Section 17.50 B.3(c) authorizes Lot Line Adjustments subject to specified conditions.

**SPECIALIZED REQUIREMENTS:** Lot Line Adjustments are ministerial actions; therefore the following items are required in lieu of those specified in the Master Filing Instructions (CP-7810).

1. **Master Land Use Permit Application (CP-7771):** Provide one completed application signed and notarized by all recorded owners of the properties involved.
2. **Lot Line Adjustment Map:** Provide five (5) copies of a Lot Line Adjustment map with each parcel numbered 1, 2, etc., and complying with the following specifications:
  - a. **Scale:** Drawn to an Engineer's scale (1 inch = 40 feet; 1 inch = 60 feet, etc.) and rendered on 8 1/2" x 11" paper; unusually large or irregular parcels may be submitted on paper not to exceed 11" x 17". (Consult the LA County Recorder for up-to-date requirements and fees; documents which contain any pages not 8 1/2" x 11" in size will incur additional recording fees.)
  - b. **North Arrow:** North shall be shown and oriented towards the top of the map.
  - c. **Use:** If the parcel is Vacant, label it as such. If the parcel is developed show all building locations, identify their use, number of stories, parking spaces or structures and driveways. If applicable, show accessory structures (e.g. pools, tennis courts, walkways), and show distances of all structures to the new parcel boundaries.
  - d. **Dimensions:** Dimensions shall be provided for the original and proposed boundaries of each parcel. Label the boundary lines to be adjusted as "Existing" and "Proposed", with existing lines drawn in GREEN and proposed in RED.
  - e. **Rights-of-Way:** Show and designate the name of all adjoining public streets, private streets, alleys and walkways.
  - f. **Summary Information:** The Lot Line Adjustment Map shall include the following information:
    - i. the area of each parcel in square feet before and after the adjustment;
    - ii. the zoning of each parcel;
    - iii. the property address of each parcel;
    - iv. the name, address and telephone number of each parcel owner and that of the surveyor or engineer.
3. **Legal Description:** The applicant and surveyor are responsible for the correct legal descriptions of all parcels involved. Provide five (5) copies of proposed legal descriptions on 8 1/2" x 11 paper reviewed and stamped by a licensed surveyor or by a civil engineer (provided the civil engineer was registered before January 1, 1982 (license # 33,965)).
  - a. Proposed legal descriptions must not expand beyond the boundaries of the existing parcels as established by the City Engineer, Land Records Section.
  - b. Describe each parcel (1, 2, etc.) after the lot line is adjusted and the area(s) to be conveyed all on separate pages.

c. Legal descriptions must coincide with the submitted map.

4. **Lot Cut and District Map Information:** Provide one copy of the following for each subject parcel; this information is available from the City Engineer, Land Records Section, located at 201 N Figueroa Street:
  - a. Lot cut information print out
  - b. Land Records map

### 5. Related Documents:

- a. **Building Permits and Certificates of Occupancy:** Provide two (2) sets of all Building Permits and Certificates of Occupancy for each property involved. This information is available at the Department of Building and Safety Records Center located at 201 N Figueroa Street, 1<sup>st</sup> floor or at 6262 Van Nuys Boulevard, Suite 251.
- b. **Deeds:** Provide one copy of the latest Recorded Deed for each property involved.
- c. **Title Reports:** Provide one copy of a title report (no older than one year) for each property involved. If there is a Deed of Trust on any of the parcels one of the following is also required, a letter from the lender stating either:
  - i. their acknowledgement of the adjustment; or
  - ii. that the deed of trust legal descriptions will reflect the adjusted boundaries; or
  - iii. that a revised deed of trust or reconveyance reflecting the new legal descriptions will be required for final approval.

6. **Building and Safety Review:** One of the five required maps must be reviewed and stamped by Building and Safety (LADBS), Grading Division prior to filing with City Planning. A fee will be required by LADBS and a copy of the fee receipt must be submitted with your application.

7. **Vicinity Map:** Provide one copy of a vicinity map showing the surrounding area with the project site highlighted. For reference purposes, the vicinity map should at least include the nearest Collector Street.
8. **ZIMAS Printout:** Provide one copy of the ZIMAS Map and the associated Parcel profile Report for all properties involved. ZIMAS maps can be accessed at <http://zimas.lacity.org>.


**FILING PROCEDURES:** When all of the above requirements are met, the materials may be filed either at the Downtown Public Counter – 201 N Figueroa St., 4<sup>th</sup> floor; or at the Valley Public Counter – 6262 Van Nuys Blvd., Suite 251.

1. **Filing fee:** Fees must be paid at the time of filing the Parcel Map Exemption per Article 9, Section 19.02 of the LAMC.
2. **Appointment System:** The public counters provide case filing services by appointment. It is highly recommended that appointments be made in advance of filing by going to City Planning's website: <http://planning.lacity.org> then clicking "Development Services Centers" and then "Make Appointment".



# Timeline & History

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- 2017 – Permits rechecked for lot line adjustment.

10701 W Bellagio Road				Permit #:	14030 - 30001 - 06886
				Plan Check #: B15W/L05137	Printed: 02/01/17 09:48 AM
				Event Code:	

Grading 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE</b>		Issued on: 02/01/2017 Last Status: Issued Status Date: 02/01/2017
---	--	--	--	---

L. TRACT	BLOCK	LOT#	ABR	COUNTY MAP REF#	PARCEL ID#	ASSessor's PARCEL#
TR 7656	BLK 6	9		M B 119-70/76	141B149 160	4362 - 003 - 039

<b>4. PARCEL INFORMATION</b> Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes Council District - 5 Certified Neighborhood Council - Bel Air - Beverly Crest		Community Plan Area - Bel Air - Beverly Crest Census Tract - 2621.00 District Map - 141B149 Energy Zone - 9 Fire District - VHFHSZ	Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Near Source Zone Distance - J Thomas Brothers Map Grid - 592-A7
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zones: RE40-1-H

<b>1. DOCUMENTS</b> ZI - ZI-2438 Easement Keeping in the City of L.A. CPC - CPC-18760 ORD - ORD-132416 ORD - ORD-167564-SAJ340 HILSAREA - Yes		AFF - 20150147339 - DRAINAGE EASEMENT CPC - CPC-1986-829-GPC BHO - Yes AFF - 20150147338 - DRAINAGE EASEMENT
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<b>5. CHECKLIST ITEMS</b>	
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<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b> Owner(s): 10701 BELLAGIO ROAD LLC 8981 SUNSET BLVD UNIT 303, WEST HOLLYWOOD CA 90069 -- Tenant:  Applicant: (Relationship: Agent for Owner) JASON SOMERS - - (310) 366-8474	For Cashier's Use Only W/O #: 43006886
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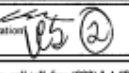
<b>7. EXISTING USE</b> (70) Grading - Hillside	<b>PROPOSED USE</b> (70) Grading - Hillside
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<b>8. DESCRIPTION OF WORK</b> Supplemental ref to pgs # 14030-30000-06886, to recheck grading for lot line adjustment
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<b>9. SUBMITTALS &amp; DUE</b>
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<b>10. APPLICATION PROCESSING INFORMATION</b> BLDG. PC By: Kanan Ghorbi Ravandi OK for Cashier: Kanan Ghorbi Ravandi Signature:  Date: 02/01/2017		DAS PC By: Coord. OK:
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<b>11. PROJECT VALUATION</b> Final Fee Period	
Permit Valuation: 50 cu yd	PC Valuation: 0 cu yd
Sewer Cap ID:	Total Bond(s) Due:

<b>12. ATTACHMENTS</b> Owner-Builder Declaration Plat Plan	
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For inspection requests, call toll-free (888) LA-BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

	
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\* P 1 4 0 3 0 3 0 0 0 1 0 6 8 8 6 F A \*

VN LAUR 203096179 2/1/2017 9:47:28 AM	
GRADING PERMIT	\$160.00
GRADING PLAN CHECK	\$0.00
GRADING PLAN CHECK	\$0.00
DEV SERV CENTER SURCH	\$5.61
SYSTEMS DEVT FEE	\$11.22
CITY PLANNING SURCH	\$11.22
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$9.35
GRADING PLAN CHECK	\$27.00
<b>Sub Total:</b>	<b>\$234.40</b>

Permit #: 140303000106886  
 Building Card #: 2017VN34259  
 Receipt #: 0203386578

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- 2015 (Aug.) – Lot Line Adjustment Approved
- 2017 – Permits rechecked for lot line adjustment.
- 2018 (July) – Final Inspections Requested.
  - Final inspections requested.



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- 2017 – Permits rechecked for lot line adjustment.
- 2018 (July) – Final Inspections Requested.
  - 2018 (Sept) - Bel Air Association makes complaint to LADBS. LADBS investigates and finds no error.

Shawn Bayliss <shawn@belairassociation.org>Mon, Sep 10, 2018 at 11:14 AM

https://mail.google.com/mail/u/0/?ik=8eb5f40297&view=pt&search=all&permthid=thread-f%3A1610973296293862406&siml=msg-f%3A1610973296...1/10

12/20/2018City of Los Angeles Mail - B&S Appeal

To: Jason Healey <jason.healey@lacity.org>  
Cc: BAA Info <info@belairassociation.org>

Mr. Healy-

Below are our thoughts of a few aspects of the 10701 Bellagio project. Please let me know the department's thoughts, as we may want to file an official appeal to the various building permits prior to Co/O being issued.

Grading

There appears to have been a tremendous amount of grading and raising of the site/pad after 2011. Photos show a large amount of earth moving and stock piling taking place September 2014, which I believe was prior to their 2015 Grading Permit ( 14030-30000-06886)

When comparing the 2006 Cassarrel Maps, and previous Topo Plans of prior permits, the pad appears to have been raised 8-13 feet along the entirety of Bellagio and much of Carcassonne. The flat pad portion seen in the 2011 street view appears to have been raised 1-3 feet.

Square Footage

The 10701 (and possibly 627 Carcassonne) property has nearly maxed-out its FAR. However, the change in grade may trigger a new allowable FAR total which may or may not affect the currently permitted structures.

Export

Several grading permits having been issued for this project. It is unclear how these various permits were reconciled to avoid receiving a haul route.

In 2015 (14030-30000-06886) there were 991 cu yds of Export for the entire project.

In 2016 (16030-20000-05687) an additional permit for a pool required 215 cu yd of Export.

Total 1204 cu yds of Export.

In 2017 a lot-line adjustment caused supplementals to be filed, claiming 993 cu yds import for 10701 Bellagio, and 980 cu yds of Export for 627 Carcassonne.

Later a grading permit was pulled for 249 cu yds of Export for a pool.

How did a project that was originally claiming to Export 991 cu yds of total dirt, (which included both single-family homes ), become a balanced site with a lot-line adjustment? Additionally, pool permits added another 464 cu yds of export.

Height

The height of the home itself appears to be very high. Considering the apparent raising of the pad, and the home is easily over-height. Most notably along Bellagio and Carcassonne.

The lowest point of the home is also in question, as the new driveway on Carcassonne shows a po

Kitchens

The plans show three kitchens for this single-family home. A family, catering, and outdoor kitchen. The code allows for one kitchen, with additional kitchens needing to get a Planning Variance.

Number of retaining walls.

Along the second driveway on Carcassonne, there appears to be a retaining wall that is creating the elevated pad. This would add to either the height of the home, or the number of retaining walls.

Media Room

The plans show the media room as having a 3 ft difference between the finished floor of the main level, and the bottom of its level. There appears to be a larger difference than that. This difference would cause an adjustment to grading numbers and height.

Pool permit with additional 249 cu yds.

Shawn Bayliss

Executive Director


The Bel-Air Association

100 Bel Air Road






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- 2018 (July) – Final Inspections Requested.
- 2019 (May) – Bel Air Association Files Appeal.

121 Appeal



**LA DBS**  
DEPARTMENT OF BUILDING AND SAFETY

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

PERMIT 15020-3000-0336 APP. #: 14030-3000-0336 JOB ADDRESS: 10701 Bellagio Road	14610-3000-03038 14610-3000-03040	DATE: May 1st 2019	<b>For City Dept. Use Only</b> Building Zoning Grading Shoring Mech. Elec. Plumb. Green D.A. Misc.
Tract: 7656	Block: 6 Lot: 7, 9, 10		
Owner: 10701 Bellagio RD LLC. Address: 8981 Sunset #303 City: W. Hollywood CA 90069	Petitioner: Bel-Air Association. Address: 100 Bel-Air RD. City: Los Angeles State Zip Phone CA 90077 310-474-3887		
REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) To Revoke Permits. See Attached. DEP Appeal		CODE SECTIONS:	
JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY) See Attached.			
Shawn Bayless (Print)  Executive Director. (Signature) (Position)			
<b>FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE</b>			
Concurrents 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"/>
<b>DEPARTMENT ACTION</b> <input type="checkbox"/> GRANTED <input type="checkbox"/> DENIED		Reviewed by: (Staff) (Print)  Sign _____ Date 05/01/2019	
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):		In Impact For Cashiers Use Only 2019 PROCESS ONLY WHEN FEES ARE VERIFIED	
(DEPARTMENT USE ONLY) <b>FEES</b> Appeal Processing Fee.. (No. of Items) = 1 X \$130 + \$39/addl = 130.00 Inspection Fee .. (No of Insp.) = 1 X \$ 84.00 = 84.00 Research Fee .. (Total Hours Worked) = 2 X \$104.00 = 208.00 Subtotal = 322.00 Development Services Center Surcharge X 3% = 10.14 Systems Development Surcharge..... X 6% = 20.38 Total Fees = 362.42 Fees verified by: _____		BOUNDED APPEAL LEE DISTINGUISH BOUNDED DEV SERV CLIPPER BOUNDED BOUNDED LEE DEV SERV BOUNDED DEV SERV CLIPPER BOUNDED	
Print and Sign  Date 05/01/2019			


Build Mod 00 (Rev.05-22-2017)

Page 1 of 2

[www.ladbs.org](http://www.ladbs.org)

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- 2017 – Permits rechecked for lot line adjustment.
- 2018 (July) – Final Inspections Requested.
- 2019 (May) – Bel Air Association Files Appeal.
- 2020 (July) – LADBS Denies the appeal.

<small>BOARD OF BUILDING AND SAFETY COMMISSIONERS</small>  <small>VAN AMBATIELOS PRESIDENT</small>  <small>JAVIER NUNEZ VICE PRESIDENT</small>  <small>JOSELYN GEAGA-ROSENTHAL GEORGE HOVA GUIMIAN ELVIN W. MOON</small>	<b>CITY OF LOS ANGELES</b> <small>CALIFORNIA</small>  <small>ERIC GARCETTI MAYOR</small>	<small>DEPARTMENT OF BUILDING AND SAFETY 201 NORTH FIGUEROA STREET LOS ANGELES, CA 90012</small>  <small>OSAMA YOUNAN, P.E. GENERAL MANAGER SUPERINTENDENT OF BUILDING</small>
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June 23, 2020


Bel-Air Association  
100 Bel-Air Road  
Los Angeles, CA 90077

**10701 WEST BELLAGIO ROAD; DBS-200035-DCP**

You are hereby notified that the Los Angeles Department of Building and Safety ("LADBS") has rendered a written determination in response to your appeal concerning the above-referenced matter. The Department's determination is effective **June 26, 2020**. The report, is enclosed.

Pursuant to L.A.M.C. §12.26 K, the determination made by LADBS may be appealed to the Director of Planning within 15 days of the effective date of the written determination. If you choose to appeal the determination, you must file the appeal at the public counter of the Department of City Planning no later than **July 11, 2020**. Please refer to L.A.M.C. §12.26 K (1) through §12.26 K (3) for specific filing instructions. The appeal fee is \$500.00.

If you have any additional questions, you may contact me at (213) 482-9586.

  
DINA ELKINAWY, P.E.  
STRUCTURAL ENGINEERING ASSOCIATE III  
Government & Community Relations/ Code Studies

Enclosure

c: Felix Figueroa, Building Civil Engineer  
Victor Cuevas, Assistant Deputy Superintendent of Building

LADBS G-5 (Rev 08/05/2014)      AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

## DISCUSSION

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

- **Issue No. 1:**

Page 3  
10701 West Bellagio Road  
REPORT NO. DBS-200035-DCP

The appellant claims the home is over-height due to a raised building pad

- **LADBS Response to Issue No.1:**

Pursuant to LAMC §12.03 Grade, Hillside Area is defined as:

*For the purpose of measuring height in an R1, RS, RE, or RA zoned Lot in the Hillside Area, pursuant to Section 12.21 C.10 of this Code, Hillside Area Grade shall be defined as the Elevation of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective Elevation of Grade for purposes of measuring Height of a Building or Structure.*

The project properly relied on the associated survey dated September 5, 2014, as contained in the approved plans for permits EXHIBITS B through J, for the purposes of measuring height. To the extent that previous topographical surveys differ from the survey dated September 5, 2014 and unpermitted grading may have occurred on the site in the past, prior to the approval of parcel map exemption no. AA-2014-2980-PMEX (EXHIBIT K), the finished surface of the ground was established per a parcel map action per LAMC § 12.03 definition of the Hillside Area Grade therefore this does not affect the status of the existing project as being properly permitted and approved.

- **Issue No. 2:**

Project exceeds allowable floor area ratio (FAR) due to their reliance on inaccurate topographic surveys.

- **LADBS Response to Issue No. 2:**

To clarify the appellant's request the project is subject to the Baseline Hillside Ordinance (EXHIBIT M) which limits the total residential floor area (RFA) of the site. The site is not subject to the floor area ratio (FAR) limitations.

Pursuant to LAMC § 12.21 C.10(b)(1) as part of an application for a building permit the applicant shall submit a Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped and signed by a registered civil engineer or licensed land surveyor, to verify the total area of the portions of a property within each slope band identified in LAMC Table 12.21C.10. LAMC §12.21 C.10(b)(1) indicates the Director of Planning, or his/her designee shall approve the calculated maximum allowable RFA for the lot using the Slope Analysis Map prior to application for a building permit from LADBS. LADBS relies on DCP's approval and confirms that the proposed RFA is less than the maximum allowable RFA approved by DCP prior to issuing the building permit.

LADBS reviewed the maximum allowable RFA approved by DCP and confirmed that the proposed RFA is less than the maximum allowable RFA prior to issuing the permits for the project.

Therefore, since LAMC §12.21 C.10(b)(1) (Exhibit J) requires DCP to approve the allowable RFA and LADBS confirmed the proposed RFA is less than the allowable RFA, as approved by DCP, LADBS did not err or abuse its discretion in its determination to issue the permits shown on Exhibits B.

- **Issue No. 3:**

Page 4  
10701 West Bellagio Road  
REPORT NO. DBS-200035-DCP

The appellant claims the home exceeds the allowable height limit based on raised grade due to the projects reliance on inaccurate topographic surveys and the project exceeds the allowable height of a building based on the roof pitch.

- **LADBS Response to Issue No. 3:**

Pursuant to LAMC §12.21 C.10(d) no portion of a Building or Structure shall be erected or enlarged which exceeds the envelope height limits as outlined in Table 12.21 C.10-4. The table further states when the roof of the uppermost Story or Structure or portion thereof has a Slope of 25% or greater, the maximum height for said portion of Building or Structure thereof shall be 36 feet in the RE40 zone. Furthermore, when the roof of the uppermost Story or Structure or portion thereof has a Slope of less than 25%, the maximum height for said portion of Building or Structure thereof shall be 30feet in the RE40 zone.

Pursuant to LAMC §12.21 C.10(d)(1)(i) the envelope height (otherwise known as vertical height or "plumb line" height) shall be the vertical distance from the Grade of the site to a projected plane at the roof Structure or parapet wall located directly above and parallel to the Grade.

Per response to issue no. 1 the Hillside Area Grade was properly established pursuant to parcel map exemption no. AA-2014-2980-PMEX (EXHIBIT K) therefore the height measurement was properly referenced in the approved permits (EXHIBITS B and J) and in compliance with LAMC §12.21 C.10(d)(1)(i). In addition, the proposed maximum height for the portion of the building with a sloped roof of greater than 25% is 34'-5" and the portions of the building with a slope of less than 25% do not exceed 30 feet.

- **Issue No. 4:**

The appellant claims the department erred in issuing permits for a single family dwelling which contains three kitchens which requires a Planning action.

- **LADBS Response to Issue No. 4:**

Pursuant to LAMC §12.03 a dwelling unit is defined as a group of two or more room, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes.

Pursuant to LAMC §12.03 a one-family dwelling is defined as a detached dwelling containing only one dwelling unit.

Pursuant to LAMC §12.07.01 the RE40 zone allows for a one-family dwelling.

Pursuant to LAMC 12.21 A.1(b) a flexible unit exists whenever a layout within any dwelling unit or guest room is designed with multiple hallway entrances, multiple toilet and bath facilities or bar sink installations, so that it can be easily divided into or used for separate apartments or guest rooms.

The original approved plans under building permit no. 14010-30000-03038 (EXHIBIT B) indicated a kitchen, catering kitchen and outdoor kitchen located in three separate areas of the home. The floor plan was later revised under supplemental building permit no. 14010-300001-03038 (EXHIBIT J) to include a kitchen with an adjacent 'catering' kitchen and a separate outdoor kitchen. LADBS has historically



considered two adjacent kitchens as being in conformance with the spirit and intent of the Planning and Zoning Code. An example of this occurs in cases where a family requires a regular kitchen and an adjacent kosher kitchen.

In this case LADBS has reviewed the layout and determined that the indoor kitchen and outdoor kitchen is consistent with the permitted use of the zone, definition of a one family dwelling and that a flexible unit condition does not exist.

- **Issue No. 5:**

The appellant claims that the home is surrounded by walls, gates, and shrubs/hedges that exceed the allowable fence height limits in the required front and side yard setbacks.

- **LADBS Response to Issue No. 5:**

Pursuant to LAMC §12.22 C.20(f) a fences and walls in the R zones located in the required front yard shall not exceed three and one-half feet in height above the natural ground level adjacent to the feature. A fence or wall not more than six feet in height may be located and maintained with the required side yard, rear yard or other open space of any lot in the R zone which is located within the boundary of a "hillside area", as defined in Section 91.7003.

The property requires a front yard setback of five feet along the easterly portion of the property fronting on Carcassonne Road, a rear yard setback of 25 feet along the westerly property line, a 19'-2" northerly side yard and a 27'-9" southerly side yard along Bellagio Road.

The approved plans do not indicate a fence wall or hedge in excess of the height limits specified in LAMC §12.22 C.20(f).

- **Issue No. 6**

Retaining walls exceed the maximum height and number of walls permitted by LAMC.

- **LADBS Response to Issue No. 6**

Pursuant to LAMC §12.21 C.8 retaining walls in a designated Hillside Area on the Bureau of Engineering Basic Grid Map No. A-13372 shall be limited to a maximum of one retaining wall with a maximum of height of 12 feet or two retaining walls where a) the minimum horizontal distance between the two walls is three feet, b) neither of the two walls exceed a height of 10 feet measured from the top of each wall to the lower side of the adjacent ground elevation at each wall, and c) in no case shall the height of a wall located in a required yard exceed the height allowed by Section 12.22 C20(f) of this code.

The project initially proposed one retaining wall under building permit no. 15020-30000-00336 (EXHIBIT C) but later the project was revised due to the parcel map action (EXHIBIT K). Supplemental building permit no. 15020-30001-00336 (EXHIBIT G) was issued to revise the retaining wall layout to two retaining walls on the 10701 W. Bellagio Road site. The retaining wall heights do not exceed allowable height of 10 feet from adjacent ground level at each wall.


Pursuant to City Planning and LADBS joint memorandum dated December 14, 2005, retaining walls that do not require building permits per LAMC 91.101.5 do not have to comply to the requirements of ordinance number 176,445. Two of the retaining walls in question are exempt from permits therefore they were not counted as retaining walls. The retaining walls are therefore in compliance with LAMC §12.21 C.8.

## **CONCLUSION**

LADBS did not err or abuse its discretion in issuing Building Permit Numbers 14010-30000-03038, 09030-10000-04612, 14030-30000-06886, 16030-20000-05687, 15020-30001-00336, 15020-30000-00336 and 16047-20000-01381.

Osama Younan, P.E.  
General Manager

Prepared By:

  
Felix Figueroa  
Building Civil Engineer

# Code Enforcement Records

**627 N CARCASSONNE ROAD**

<b>+</b>	Parcel Profile Report:	1
<b>+</b>	Permit Information found:	1
<b>-</b>	Code Enforcement Information: No Code Enforcement Information was found for this Address	0
<b>+</b>	Certificate of Occupancy Information:	1
<b>+</b>	Retrofit Program Information:	2

Back

**10701 W BELLARIO ROAD**

<b>+</b>	Parcel Profile Report:	1
<b>+</b>	Permit Information found:	2
<b>-</b>	Code Enforcement Information: No Code Enforcement Information was found for this Address	0
<b>+</b>	Certificate of Occupancy Information:	6
<b>+</b>	Retrofit Program Information:	2

Back



# Permit Records

10701 W BELLAGIO ROAD 90077

Application/Permit #	PC/Job #	Type	Status	Work Description
14010-30001-03038	B15WL05137	Bldg-Addition	Issued 2/1/2017	Supplemental ref to pcis # 14010-30000-03038 to check due to lot line adjustment, and revise architectural and structural plans resulting in new floor area.
04010-10003-04669	B07LA04699	Bldg-Alter/Repair	Reviewed by Supervisor 6/5/2007	SUPPLEMENTAL TO PCIS# 04010-50000-04669 TO CHECK THE DIFFERED ROOF TRUSSES AT S.F.D. *** THIS IS PART 1 OF 3 PERMITS
04010-10003-04670	B07LA04698	Bldg-Alter/Repair	Reviewed by Supervisor 6/5/2007	SUPPLEMENTAL TO PCIS# 04010-50000-04669 TO CHECK THE DIFFERED ROOF TRUSSES AT ACCESSORY LIVING QUARTERS WITH ATTACHED GARAGE *** THIS IS PART 2 OF 3 PERMITS
06010-10001-05372	B07LA04698	Bldg-Alter/Repair	Reviewed by Supervisor 6/5/2007	SUPPLEMENTAL TO PCIS# 06010-10000-05372 TO CHECK THE DIFFERED ROOF TRUSSES AT DETACHED GARAGE *** THIS IS PART 3 OF 3 PERMITS
14010-20002-03038	B16VN16424	Bldg-Alter/Repair	Reviewed by Supervisor 12/20/2016	SUPPLEMENT TO PERMIT # 14010-30000-03038 TO REVISE ARCHITECTURAL AND STRUCTURAL PLANS. ( PLAN CHECK ONLY, SEE COMMENT)
14010-20003-03038	B17VN02808	Bldg-Alter/Repair	Issued 3/9/2017	SUPPLEMENTAL TO PERMIT # 14010-30000-03038 TO REVISE ARCHITECTURAL AND STRUCTURAL PLANS AND UPDATE THE STRUCTURAL INVENTORY.
15016-30000-21437	B15WL05137	Bldg-Alter/Repair	PC Approved 1/31/2017	Alter/repair to proton of s.f.d. to create new ALQ
04019-30000-01237	--	Bldg-Demolition	Permit Finaled 10/30/2008	Demo of existing 2-story SFD with att. garage (46'X25') , cabana (8 x 10 ) , and storage bldg. (12' x 40') Hand wrecking. Sewer cap and pedestrian protection fence required. D.R.I. LOG # L 13171.
04010-30001-04670	B04WL01933	Bldg-New	Reviewed by Supervisor 12/15/2004	SUPP TO PCIS 04010-50000-04670 TO CHECK LATERAL DESIGN & FLOOR SYSTEM DESIGN WHICH WAS NOT SUBMITTED ORIGINALLY AND RE-CHECK THE PLAN DUE TO INCREASING OF THE 2ND FLOOR 600 SF AND REVISING THE PLAN.. ****PART 2 OF 2****

14030-30000-07714	B14WL05548	Grading	Application Submittal 12/8/2014	gpi for new house with attached garage, new accessory living quarters with basement, and retaining walls
14030-30000-05815	B14WL04080	Grading	Application Submittal 9/17/2014	GPI, notification, and posting for new house with attached garage, accessory living quarters with garage,and new pool house
14030-30000-06887	B14WL04901	Grading	Application Submittal 10/31/2014	posting only for grading for s.f.d. & site 3979 cy
14030-10002-06886	B16LA00496	Grading	PC Approved 1/31/2017	SUPPLEMENTAL TO PERMIT 14030-30000-06886 TO REVISE GRADING DUE TO LOT LINE ADJUSTMENT
14030-30001-06886	B15WL05137	Grading	Permit Finaled 3/30/2017	supplemental ref to pcis # 14030-30000-06886, to recheck grading for lot line adjustment
16030-20000-05323	B16VN09865	Grading	Application Submittal 7/21/2016	GPI FOR SWIMMING POOL/ SPA
16030-20000-05687	B16VN10717	Grading	Issued 11/21/2016	GRADING EXCAVATION FOR NEW POOL AND SPA.
16030-30001-05687	B20WL01073	Grading	Issued 3/4/2020	Supplemental to permit # 16030-20000-05687 to correct permit records. Grading quantity for the swimming pool and spa was already captured under permit # 14030-30001-06886. (No new net grading quantity under this permit)
16044-20000-13232	M16VN02987	HVAC	Reviewed by Supervisor 12/13/2016	NEW HVAC.
04020-30000-03843	B04WL01588	Nonbldg-New	PC Approved 5/18/2007	omitted

04010-50000-04669	B04WL01588	Bldg-New	Issued 5/22/2007	NEW 2-STORY SINGLE FAMILY DWELLING W/ BASEMENT. THIS PERMIT IS PART 1 OF 4 PERMITS
04010-50000-04670	B04WL01588	Bldg-New	Issued 5/22/2007	NEW 2- STORY GARAGE WITH ACCESSORY LIVING QUARTERS **THIS IS PART 2 OF 4 PERMITS
04010-30001-04669	B04WL01933	Bldg-New	Reviewed Supervisor 12/15/2004	SUPP TO PCIS 04010-50000-04669 TO COLLECT ADDITIONAL FEES TO CHECK THE MISSING INFORMATION FROM THE ORIG'L PLAN CHECK (FLOOR SYSTEM DESIGN, TRUSS DESIGN, ETC...). ****PART 1 OF 2****
04010-10002-04670	B06LA12947	Bldg-New	Application Withdrawn 6/21/2007	void
04010-30001-03073	B05WL00739	Bldg-New	Permit Expired 10/8/2007	NEW 1-STORY SFD
04010-30002-04669	B06WL04401	Bldg-New	Verifications in Progress 4/12/2007	SUPPLEMENTAL TO PCIS# 04010-50000-04669 TO RE CHECK THE PLANS DUE TO MAJOR ARCHITECTURAL AND STRUCTURAL REVISIONS AND EXPIRATION OF ORIGINAL PLAN CHECK AND RE- CHECK PER CURRENT CODES.*** SEE ORIGINAL PERMIT APPLICATION FOR PERMIT ISSUANCE
05010-30000-02886	B05WL00739	Bldg-New	Issued 8/5/2005	PROPOSED CARPORT PER L.A. STD ***PART 2 OF 2****
06010-10000-05372	B06LA12947	Bldg-New	Issued 5/22/2007	NEW 3 CAR GARAGE****THIS IS PART 3 OF 4 PERMITS
14010-30000-03039	B14WL04079	Bldg-New	Application Withdrawn 3/31/2020	New accessory living quarters and garage **2 OF 3**
14010-30000-03038	B14WL04079	Bldg-New	Issued 4/17/2015	NEW TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE.
14010-30000-03040	B14WL04079	Bldg-New	Issued 4/17/2015	NEW ACCESSORY LIVING QUARTER WITH ATTACHED GARAGE.
04041-30000-25239	--	Electrical	Permit Finaled 11/12/2009	200 AMP TEMP. POWER POLE.
06041-20000-24924	E06VN01206	Electrical	Corrections Issued 2/15/2007	Single family house.
14041-30000-24569	X14WL04644	Electrical	Permit Expired 10/17/2016	repair damage wiring, electrical installation w/votage less than 600 volts
16041-20001-24483	E18VN02091	Electrical	PC Approved 7/31/2018	07-18-2018 Changes to an approved set of plan. Changes include: specified utility fault current changed from 100kA to 30kA, infratech heaters removed, steamer relocated, relocated AC units, additional 2 AC panels, removed Pool panel, and all feeders changed to Aluminum. All Changes has been clouded. Plan check only, electrical permit issued under building permit 14010-30000-03038.
16041-20000-24483	E16VN01962	Electrical	PC Info Complete 11/29/2016	NEW SFD. PC FOR POWER ONLY. 1200 AMP SERVICE. Plan check only Permit paid under Building permit #14010-30000-03038
16041-10000-24204	E16LA02685	Electrical	Application Submittal 7/11/2016	NEW SFD. PC FOR POWER ONLY. PERMIT FEES COLLECTED FROM BUILDING PERMIT.
16043-20000-04677	M16VN02562	Fire Sprinkler	Permit Finaled 8/21/2018	NEW FIRE SPRINKLER SYSTEM FOR A 2 STORY SINGLE FAMILY DWELLING PER NFPA 13D. 2 INCH DOMESTIC WATER METER, NO BACKFLOW PREVENTER.
04030-10001-03272	B06WL04401	Grading	Verifications in Progress 4/12/2007	SUPPLEMENTAL TO PCIS# 04030-30000-03272 TO RECHECK THE PLANS DUE TO EXPIRATION AND MAJOR REVISIONS.***SEE ORIGINAL PERMIT APPLICATION FOR PERMIT ISSUANCE*** REMOVAL AND RECOMPACTION= 19954 CY CUT= 4100 CY, FILL=3700 CY EXPORT= 400 CY
04030-30001-02147	B05WL00739	Grading	Permit Finaled 2/14/2012	site grading for SFD/garage
04030-30002-03272	B09LA05133	Grading	Permit Finaled 2/14/2012	SUPPLEMENTAL TO PCIS# 04030-30000-03272 TO REVISE THE GRADING PLANS TO BACKFILL THE ORIGINALLY EXCAVATED BASEMENT AREA DUE TO CANCELATION OF THE PERMITS FOR S.F.D AND ACCESSORY BUILDING. THE GRADES SHALL MATCH THE EXISTING GRADES PRIOR TO EXCAVATION FOR THE BASEMENT
04030-10000-02384	G04LA00124	Grading	Submitted 7/21/2004	GRADING FOR SINGLE FAMILY RESIDENCE WHICH INCLUDES 5,925 C.Y. CUTS AND 4,791 C.Y. FILLS FOR BUILDING PADS.
04030-30000-03272	B04WL01588	Grading	Permit Finaled 2/14/2012	Site grading for construction of new s.f.d. and detached garages and alq TOTAL CUT= 19430 CY, TOTAL FILL= 19430 CY (grading quantities include Removal and recompaction)
04030-30000-01970	--	Grading	Permit Expired 4/16/2007	Remove/Backfill/Recompact of swimming pool. Backfill/Recompact of basement of demo-ed SFD. (200 C.Y. BACKFILL)
09030-10000-04612	X09LA15790	Grading	Issued 9/29/2009	Proposed to temporary stockpile 5000 cubic yards of soil onsite per approved modification, no. 19089, dated 9/17/09.
14030-30000-06886	B14WL04900	Grading	Permit Finaled 6/21/2019	Grading for new single family dwelling, accessory living quarter, and site retaining walls.

# Permit Records

04020-30001-03843	B04WL01669	Nonbldg-New	Reviewed by Supervisor 10/28/2004	SUPPLEMENTAL TO PCIS 04020-30000-03843 TO COLLECT ADDITIONAL FEES TO CHECK RET. WALLS SINCE THE CALCULATIONS WERE MISSING. SEE PCIS# 04020-30000-03843 FOR PERMIT ISSUANCE
15020-10002-00336	B16LA00496	Nonbldg-New	PC Approved 1/31/2017	SUPPLEMENTAL TO PERMIT 15020-30000-00336 TO REVISE RETAINING WALL
15020-30001-00336	B15WL05137	Nonbldg-New	Issued 2/1/2017	supplemental ref to pcis # 15020-30000-00336 to check for lot line adjustment
15020-30000-00336	B15WL00719	Nonbldg-New	Issued 4/17/2015	NEW SITE RETAINING WALL.

15020-30000-01962	B15WL03785	Nonbldg-New	Reviewed by Supervisor 8/3/2015	Temporary shoring for basement garage
06042-20000-26441	M06VN02162	Plumbing	Application Submittal 11/21/2006	PLUMBING FOR LARGE SFD
14042-30000-17474	X14WL04643	Plumbing	Permit Expired 10/17/2016	replacing lawn sprinklers, sewer repair
16042-20000-24959	M16VN02986	Plumbing	Reviewed by Supervisor 1/19/2017	POTABLE WATER, WASTE/VENT, GAS AND STORM DRAINAGE FOR 2 STORY GUEST HOUSE
16042-20000-24961	M16VN02988	Plumbing	Reviewed by Supervisor 12/15/2016	POTABLE WATER AND LOW PRESSURE GAS FOR A SINGLE FAMILY DWELLING
16047-20000-01381	B16VN10717	Swimming-Pool/Spa	Issued 11/21/2016	BUILD 14' X 60' POOL W/ 7' X 14' SPA AND POOL COVER PER LA CITY STANDARD PLAN #268

## 10701 W BELLAGIO ROAD TEMP 90077

Application/Permit #	PC/Job #	Type	Status	Work Description
09041-30000-08624	X09WL02517	Electrical	Permit Finaled 1/27/2012	100 AMP TEM POWER POLE
15041-30000-12126	X15WL02285	Electrical	Issued 4/22/2015	200 AMP UNDERGROND TEMPORARY POWER POLE.

14030-30000-07714	B14WL05548	Grading	Application Submittal 12/8/2014	gpi for new house with attached garage, new accessory living quarters with basement, and retaining walls
14030-30000-05815	B14WL04080	Grading	Application Submittal 9/17/2014	GPI, notification, and posting for new house with attached garage, accessory living quarters with garage,and new pool house
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16030-20000-05687	B16VN10717	Grading	Issued 11/21/2016	GRADING EXCAVATION FOR NEW POOL AND SPA.
16030-30001-05687	B20WL01073	Grading	Issued 3/4/2020	Supplemental to permit # 16030-20000-05687 to correct permit records. Grading quantity for the swimming pool and spa was already captured under permit # 14030-30001-06886. (No new net grading quantity under this permit)
16044-20000-13232	M16VN02987	HVAC	Reviewed by Supervisor 12/13/2016	NEW HVAC.
04020-30000-03843	B04WL01588	Nonbldg-New	PC Approved 5/18/2007	omitted
04020-30001-03843	B04WL01669	Nonbldg-New	Reviewed by Supervisor 10/28/2004	SUPPLEMENTAL TO PCIS 04020-30000-03843 TO COLLECT ADDITIONAL FEES TO CHECK RET. WALLS SINCE THE CALCULATIONS WERE MISSING. SEE PCIS# 04020-30000-03843 FOR PERMIT ISSUANCE
15020-10002-00336	B16LA00496	Nonbldg-New	PC Approved 1/31/2017	SUPPLEMENTAL TO PERMIT 15020-30000-00336 TO REVISE RETAINING WALL
15020-30001-00336	B15WL05137	Nonbldg-New	Issued 2/1/2017	supplemental ref to pcis # 15020-30000-00336 to check for lot line adjustment
15020-30000-00336	B15WL00719	Nonbldg-New	Issued 4/17/2015	NEW SITE RETAINING WALL.

15020-30000-01962	B15WL03785	Nonbldg-New	Reviewed by Supervisor 8/3/2015	Temporary shoring for basement garage
06042-20000-26441	M06VN02162	Plumbing	Application Submittal 11/21/2006	PLUMBING FOR LARGE SFD
14042-30000-17474	X14WL04643	Plumbing	Permit Expired 10/17/2016	replacing lawn sprinklers, sewer repair
16042-20000-24959	M16VN02986	Plumbing	Reviewed by Supervisor 1/19/2017	POTABLE WATER, WASTE/VENT, GAS AND STORM DRAINAGE FOR 2 STORY GUEST HOUSE
16042-20000-24961	M16VN02988	Plumbing	Reviewed by Supervisor 12/15/2016	POTABLE WATER AND LOW PRESSURE GAS FOR A SINGLE FAMILY DWELLING
16047-20000-01381	B16VN10717	Swimming-Pool/Spa	Issued 11/21/2016	BUILD 14' X 60' POOL W/ 7' X 14' SPA AND POOL COVER PER LA CITY STANDARD PLAN #268

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# False and Deceptive Claims in BAA Appeal

- False Claim 1: LADBS's determination makes it legal to perform unpermitted grading and/or import export of dirt.
  - Fact: Code enforcement violations must be corrected and addressed when a code enforcement order issued.
- False Claim 2: LADBS's determination lets builders raise grade using a lot line adjustment.
  - Fact: Lot line adjustments do not permit any raising of grade, and projects subject to lot line adjustments are still required to comply with BHO.
- False Claim 3: LADBS's determination changes the City's interpretation of the Municipal Code.
  - Fact: This determination is consistent with prior practices, and does not change anything in the code or the BHO.