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BUILDING AND SAFETY  
COMMISSIONERS

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CALIFORNIA



ERIC GARCETTI  
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DEPARTMENT OF  
BUILDING AND SAFETY

201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

March 1, 2017


Jeffrey Franklin  
c/o Tim McOsker  
333 S. Hope Street, Suite 2610  
Los Angeles, California 90071

**10101 WEST ANGELO VIEW DRIVE; DBS-170009-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 **March 1, 2017**. The report, dated February 17, 2017, is enclosed.

Pursuant to L.A.M.C. §12.26 K, the determination made by LADBS may be appealed to the Director of Planning within 15 days of the effective date of the written determination. If you choose to appeal the determination, you must file the appeal at the public counter of the Department of City Planning no later than **March 16, 2017**. Please refer to L.A.M.C. §12.26 K (1) through §12.26 K (3) for specific filing instructions. The appeal fee is \$500.00.

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

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

Enclosure

c: Angelo View Associates, LLC  
Penny Flinn  
Ifa Kashefi, Permit and Engineering Bureau Chief  
Jameson Lee, Senior Structural Engineer

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

**REPORT NO. DBS-170009-DCP**

|   |  |
|---|--|
| Project Address: 10101 West Angelo View Drive | Date of Report: February 17, 2017              |
| Zone: RE15-1-H                                | Effective Date of Determination: March 1, 2017 |
| C.D.: 5 (Paul Koretz)                         | Deadline to Appeal to DCP: March 16, 2017      |
| Planning Area: Bel Air- Beverly Crest         | Appeal Fee: \$ 500.00                          |

**APPEAL:**

Determine that the Department of Building and Safety (LADBS) erred or abused its discretion by approving Building Permit Nos. 14010-10000-03596 (for Single family dwelling), 14030-10000-07119 (for grading work), 14047-10000-01653 (for pool support), and 14020-10000-02928 (for retaining walls) without the initial environmental analysis being updated and recirculated, after the project was revised.

**EXHIBITS:**

Exhibit A: Building Permit Nos. 14010-10000-03596; 14030-10000-07119; 14047-10000-01653; and 14020-10000-02928.

Exhibit B: Proposed Mitigated Negative Declaration (ENV-2014-4540-MND) project description.

Exhibit C: Los Angeles Building Code Section 91.7006.7.5

APPENDIX: Appellant's Appeal package

**BACKGROUND:**

On November 10, 2014, the above referenced Building Permit applications (Exhibit A) were submitted to LADBS for plan checking a proposed 80,000 square foot single family dwelling along with a grading permit application proposing to export 51,050 cubic yards of earth from the project site.

On December 5, 2014, a request for an Environmental Assessment was made to the Department of City Planning (DCP) for a proposed haul route to export 51,050 cubic yards. As a result, a Mitigated Negative Declaration was accepted and published on November 5, 2015 (Exhibit B).

On December 11, 2015, a haul route application was submitted to LADBS to export 51,050 cubic yards of soil and on March 22, 2016, a Public hearing was held before the Board of Building and Safety Commissioners for the proposed haul route. The Board took an action to continue the matter.

On March 31, 2016, the haul route application was withdrawn.

On August 23, 2016, a revised set of plans was submitted to LADBS which reduced the size of the proposed single family dwelling from 80,000 square feet to 34,427 square feet and also reduced the grading export amount from 51,050 cubic yards to 84 cubic yards.

On December 14, 2016, Building Permit Nos. 14010-10000-03596; 14030-10000-07119; 14047-10000-01653; and 14020-10000-02928 were issued.

## **DISCUSSION**

The following is a summary of the land use issue provided by the appellant, along with the corresponding response from LADBS:

### **Issue No. 1:**

The Planning Department, as Lead Agency, must revise and recirculate ENV-2014-4540-MND to address any changes to the project and to mitigate all significant impacts to the environment. The Property owner did not properly analyze the project's environmental impacts.

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

When the project was first submitted to LADBS, a Mitigated Negative Declaration was required from DCP as a result of an Environmental Assessment of the haul route application for 51,050 cubic yards, pursuant to 91.7006.7.5 Item 4 (Exhibit C). Because the proposed single family dwelling square footage was revised which allowed the grading work to be significantly reduced to require an export of less than 1,000 cubic yards of earth, the haul route application was withdrawn and the Mitigated Negative Declaration was no longer required. The project no longer required an environmental analysis to be updated or recirculated.

## **CONCLUSION**

LADBS did not err nor abuse its discretion in the issuance of the Building Permits since they have been issued in compliance with applicable code requirements and the cubic yardage of export was reduced to an amount which no longer requires a haul route hearing nor Mitigated Negative Declaration.

**Frank M. Bush**  
Superintendent of Building  
General Manager

Prepared By:

  
\_\_\_\_\_  
Jameson Lee  
Senior Structural Engineer

10101 W Angelo View Dr



Permit #:

14010 - 10000 - 03596

Plan Check #: B14LA15462

Printed: 12/14/16 04:22 PM

Event Code:

Bldg-New GREEN - MANDATORY

City of Los Angeles - Department of Building and Safety

Issued on: 12/14/2016

1 or 2 Family Dwelling

## APPLICATION FOR BUILDING PERMIT

Last Status: Issued

Regular Plan Check

## AND CERTIFICATE OF OCCUPANCY

Status Date: 12/14/2016

1. TRACT  
TR 22144

BLOCK

LOT(s)

ARE

COUNTY MAP REF #

PARCEL ID N (PIN #)

2. ASSESSOR PARCEL #

3

M B 624-39/41

144B153 172

4357 - 016 - 029

## 3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles

Community Plan Area - Bel Air - Beverly Crest

Hillside Grading Area - YES

LADBS Branch Office - WLA

Census Tract - 2612.00

Hillside Ordinance - YES

Baseline Hillside Ordinance - Yes

District Map - 144B153

Earthquake-Induced Landslide Area - Yes

Council District - 5

Energy Zone - 9

Near Source Zone Distance - 0

Certified Neighborhood Council - Bel Air - Beverly Crest

Fire District - VHFHSZ

Thomas Brothers Map Grid - 592-C5

ZONES(S): RE15-I-H

## 4. DOCUMENTS

ZI - ZI-1480 DCP (Pvt St)/LAFD (Hydrants U BHO - Yes

ORD - ORD-132416

AFF - AF-08-0272370-COC

HLSAREA - Yes

AFF - AF-08-0272371-COC

CPC - CPC-18760

## 5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts

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

Fabricator Req'd - Glued-Laminated Timber

Special Inspect - Concrete &gt; 2.5ksi

Special Inspect - Masonry

Fabricator Req'd - Shop Welds

Special Inspect - Grade Beam/Caisson

Special Inspect - Structural Observation

Fabricator Req'd - Structural Steel

## 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

ANGELO VIEW ASSOCIATES LLC

320 PARK VISTA ST, ANAHEIM CA 92806 --

Tenant:

Applicant: (Relationship: Agent for Owner)

STEVE KAALI -

23622 CALABASAS RD, CALABASAS, CA 91302 -- (818) 795-7697

For Cashier's Use Only

W/O #: 41003596

## 7. EXISTING USE

## PROPOSED USE

(01) Dwelling - Single Family

(07) Garage - Private

## 8. DESCRIPTION OF WORK

NEW 4-STORY SFD W/ ATTACHED GARAGE.

LA JEAN 103097591 12/14/2016 4:22:03 PM

BUILDING PERMIT-RES \$27,140.46

ELECTRICAL PERMIT RES \$7,056.52

HTG/REF PMT RES \$3,528.26

PLUMBING PERMIT RES \$7,056.52

BUILDING PLAN CHECK \$0.00

BUILDING PLAN CHECK \$0.00

PLAN MAINTENANCE \$300.00

EI RESIDENTIAL \$989.69

DEV SERV CENTER SURCH \$1,382.14

SYSTEMS DEVT FEE \$2,764.29

CITY PLANNING SURCH \$1,646.43

MISCELLANEOUS \$10.00

PLANNING GEN PLAN MAINT SURCH \$1,372.02

SCHOOL DEV RES \$101,179.68

DWELLING UNIT \$200.00

RES DEVT TAX \$300.00

CA BLDG STD COMMISSION SURCHARGE \$305.00

BUILDING PLAN CHECK \$0.00

Sub Total: \$155,231.01

Permit #: 140101000003596

Building Ca:

Receipt #: 1

EXHIBIT A



\* P 1 4 0 1 0 1 0 0 0 0 0 3 5 9 6 F N \*

1051221201624319



**13. STRUCTURE INVENTORY**

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

14010 - 10000 - 03596

(P) Basement (ZC): 0 Levels / 0 Levels  
 (P) Floor Area (ZC): +27782 Sqft / 27782 Sqft  
 (P) Height (ZC): +30 Feet / 30 Feet  
 (P) Length: +324.5 Feet / 324.5 Feet  
 (P) Residential Floor Area: +34427 Sqft / 34427 Sqft  
 (P) Stories: +4 Stories / 4 Stories  
 (P) Width: +330.2 Feet / 330.2 Feet  
 (P) Dwelling Unit: +1 Units / 1 Units  
 (P) NFPA-13D Fire Sprinklers Thru-out  
 (P) Concrete Shearwall

(P) Wood (Plywood, OSB, etc.) Shearwall  
 (P) R3 Occ. Group: +28948 Sqft / 28948 Sqft  
 (P) U Occ. Group: +7235 Sqft / 7235 Sqft  
 (P) Parking Req'd for Bldg (Auto+Bicycle): +5 Stalls / 5 Sta  
 (P) Type V-B Construction  
 (P) Floor Construction - Concrete Slab on Grade  
 (P) Foundation - Concrete Caisson  
 (P) Foundation - Concrete Grade Beam  
 (P) Foundation - Continuous Footing  
 (P) Foundation - Spread (Pad) Footing

(P) Wall Construction - Concrete  
 (P) Wall Construction - Wood Stud

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* [1] Removed one clearance for City Planning for Haul Route - No longer required (John Francia 12/14/2016).

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

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

|                             |                                  |                         |        |  |
|-----------------------------|----------------------------------|-------------------------|--------|--|
| (A) BARSUM, SOHAIL          | 4607 LAKEVIEW CANYON ROAD # 190, | WESTLAKE VILLAGE, CA 91 | C12478 |  |
| (E) LIEURANCE, MARTIN ELLIS | 31129 VIA COLINAS 707,           | WESTLAKE VILLAGE, CA 91 | C54323 |  |
| (E) MILLS, GARRETT WARD     | 1276 E COLORADO BLVD STE 201,    | PASADENA, CA 91106      | S5271  |  |
| (E) PECK, CHRISTOPHER MOUNT | 25 SOUTH EL MOLINO AVE,          | PASADENA, CA 911012023  | C58162 |  |
| (G) BYRNE, GREGORY S.       | 3449 RUTHWOOD DRIVE,             | CALABASAS, CA 91302     | EG1933 |  |

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

**17. OWNER-BUILDER DECLARATION**

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

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

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

**20. FINAL DECLARATION**

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and

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

Print Name: PENNY FLINN

Sign: 

Date: 12/14/2016

☐ Owner

☒ Authorized Agent



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF  
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 14010-10000-03596

Project Address: 10101 Angelo View Drive

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- M 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- M 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- M 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- M 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- M 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- M 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- M 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- M 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.
- M 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.csib.ca.gov for more information about licensed contractors.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and to the Internet, converted to this new format of code related and administrative information bulletins including MOD and NGA that were previously issued will allow flexibility and timely distribution of information to the public.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION  
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 14010-10000-03596

Project Address: 10101 Angelo View Drive

☒ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 10101 Angelo View Dr.

☒ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

☒ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: ANGELO VIEW ASSOCIATES LLC

Signature of property owner

Michael H. Scott

Date: 12/1/16

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

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10101 W Angelo View Dr

Permit Application #: 14010 - 10000 - 03596

Bldg-New

1 or 2 Family Dwelling

Plan Check

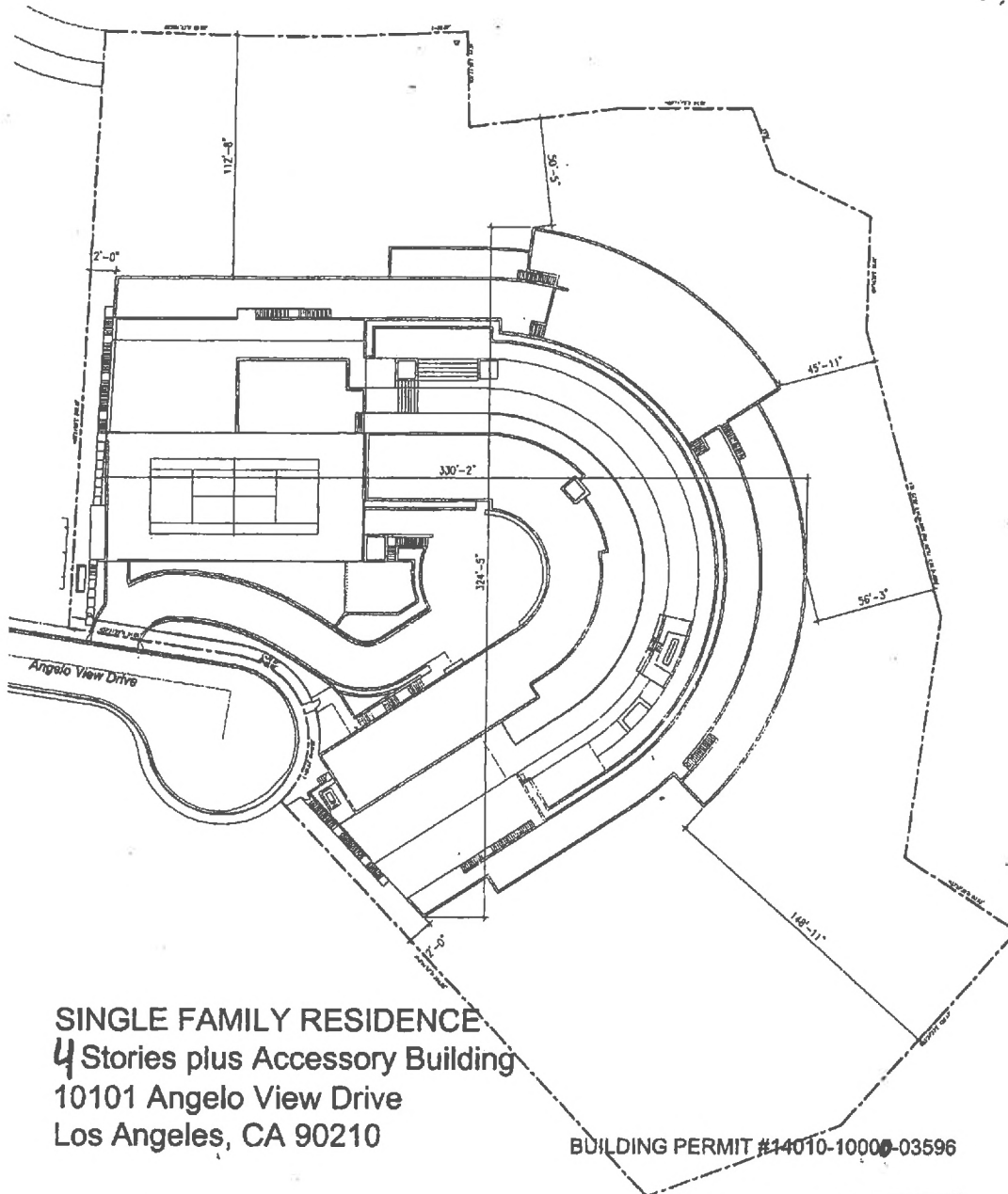
City of Los Angeles - Department of Building and Safety

Plan Check #: B14LA15462FO

Initiating Office: METRO

Printed on: 12/14/16 14:52:21

# PLOT PLAN ATTACHMENT



SINGLE FAMILY RESIDENCE  
4 Stories plus Accessory Building  
10101 Angelo View Drive  
Los Angeles, CA 90210

BUILDING PERMIT #14010-10000-03596

READY TO ISSUE  
BY JOE VO  
DEC 14 2016  
Signature *[Signature]*

10101 W Angelo View Dr



Permit #:  
Plan Check #: B14LA15462  
Event Code:

14020 - 10000 - 02928

Printed: 12/14/16 04:21 PM

Nonbldg-New  
1, or 2 Family Dwelling  
Regular Plan Check  
Plan Check

City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR BUILDING PERMIT  
AND CERTIFICATE OF OCCUPANCY**

Issued on: 12/14/2016  
Last Status: Issued  
Status Date: 12/14/2016

| 1. TRACT | BLOCK | LOT(s) | ARE | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|----------|-------|--------|-----|------------------|---------------------|----------------------|
| TR 22144 |       | 3      |     | M B 624-39/41    | 144B153 172         | 4357 - 016 - 029     |

**3. 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 - 2612.00  
District Map - 144B153  
Energy Zone - 9  
Fire District - VHFHSZ

Hillside Grading Area - YES  
Hillside Ordinance - YES  
Earthquake-Induced Landslide Area - Yes  
Near Source Zone Distance - 0  
Thomas Brothers Map Grid - 592-C5

ZONES(S): RE15-1-H

**4. DOCUMENTS**

ZI - ZI-1480 DCP (Pvt SI)/LAFD (Hydrants U BHO - Yes  
ORD - ORD-132416 AFF - AF-08-0272370-COC  
HLSAREA - Yes AFF - AF-08-0272371-COC  
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):  
ANGELO VIEW ASSOCIATES LLC  
320 PARK VISTA ST, ANAHEIM CA 92806 --  
Tenant:

Applicant: (Relationship: Agent for Owner)

STEVE KAALI -  
23622 CALABASAS RD, CALABASAS, CA 91302 - (818) 795-7697

For Cashier's Use Only

W/O #: 42002928

**7. EXISTING USE****PROPOSED USE**

(23) Retaining Wall

**8. DESCRIPTION OF WORK**

2 RETAINING WALLS W/ VARYING HEIGHTS - 10' MAX. WALL 1 = 80'. WALL 2 = 297'. TOTAL LENGTH +377'

9. # Bldgs on Site &amp; Use: 2 OF 4

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Joe Vo  
OK for Cashier: Joseph Pallares

DAS PC By:  
Coord. OK:

Signature:

Date: 12/14/2016

**11. PROJECT VALUATION**

Final Fee Period

Permit Valuation: \$501

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

**12. ATTACHMENTS**

Owner-Builder Declaration  
Plot Plan

LA JEAN 103097591 12/14/2016 4:21:35 PM  
BUILDING PERMIT-RES \$130.00  
BUILDING PLAN CHECK \$58.50  
BUILDING PLAN CHECK \$237.25  
BUILDING PLAN CHECK \$416.00  
PLAN MAINTENANCE \$10.00  
EI RESIDENTIAL \$0.50  
DEV SERV CENTER SURCH \$25.57  
SYSTEMS DEVT FEE \$51.14  
CITY PLANNING SURCH \$51.11  
MISCELLANEOUS \$10.00  
PLANNING GEN PLAN MAINT SURCH \$42.59  
CA BLDG STD COMMISSION SURCHARGE \$1.00  
BUILDING PLAN CHECK \$0.00

Sub Total: \$1,033.66

Permit #: 140201000002928  
Building Card #: 2016LA74340  
Receipt #: 0103670390



\* P 1 4 0 2 0 1 0 0 0 0 2 9 2 8 F N \*

1051221201624310

**13. STRUCTURE INVENTORY**

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

14020 - 10000 - 02928

**14. APPLICATION COMMENTS:**

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

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

|                             |                                  |                         |        |  |
|-----------------------------|----------------------------------|-------------------------|--------|--|
| (A) BARSUM, SOHAIL          | 4607 LAKEVIEW CANYON ROAD # 190, | WESTLAKE VILLAGE, CA 91 | C12478 |  |
| (E) LIEURANCE, MARTIN ELLIS | 31129 VIA COLINAS 707,           | WESTLAKE VILLAGE, CA 91 | CS4323 |  |
| (E) MILLS, GARRETT WARD     | 1276 E COLORADO BLVD STE 201,    | PASADENA, CA 91106      | S5271  |  |
| (E) PECK, CHRISTOPHER MOUNT | 25 SOUTH EL MOLINO AVE,          | PASADENA, CA 911012023  | CS8162 |  |
| (G) BYRNE, GREGORY S.       | 5449 RUTHWOOD DRIVE,             | CALABASAS, CA 91302     | EG1933 |  |

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

**17. OWNER-BUILDER DECLARATION**

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

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

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


**20. FINAL DECLARATION**

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

By signing below, I certify that:

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

Print Name: PENNY FLINN

Sign: 

Date: 12/14/2016

☐ Owner☒ Authorized Agent





OWNER'S ACKNOWLEDGMENT AND VERIFICATION  
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 14020-10000-02928

Project Address: 10101 W. Angelo View Drive

10 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:

11 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: ANGELO VIEW ASSOCIATES LLC

Michael H. Scott

Signature of property owner

Date: 12/3/16

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the Internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

1051221201624319



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF  
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 14020-10000-02928

Project Address: 10101 Angelo View Drive

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- M 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- M 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- H 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- L 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- L 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- L 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- L 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- L 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.
- L 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or [www.cslb.ca.gov](http://www.cslb.ca.gov) for more information about licensed contractors.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the interest, convenience to this new format of made related and administrative information including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

10101 W Angelo View Dr

Permit Application #: 14020 - 10000 - 02928

Nonbldg-New

City of Los Angeles - Department of Building and Safety

Plan Check #: B14LA15462FO

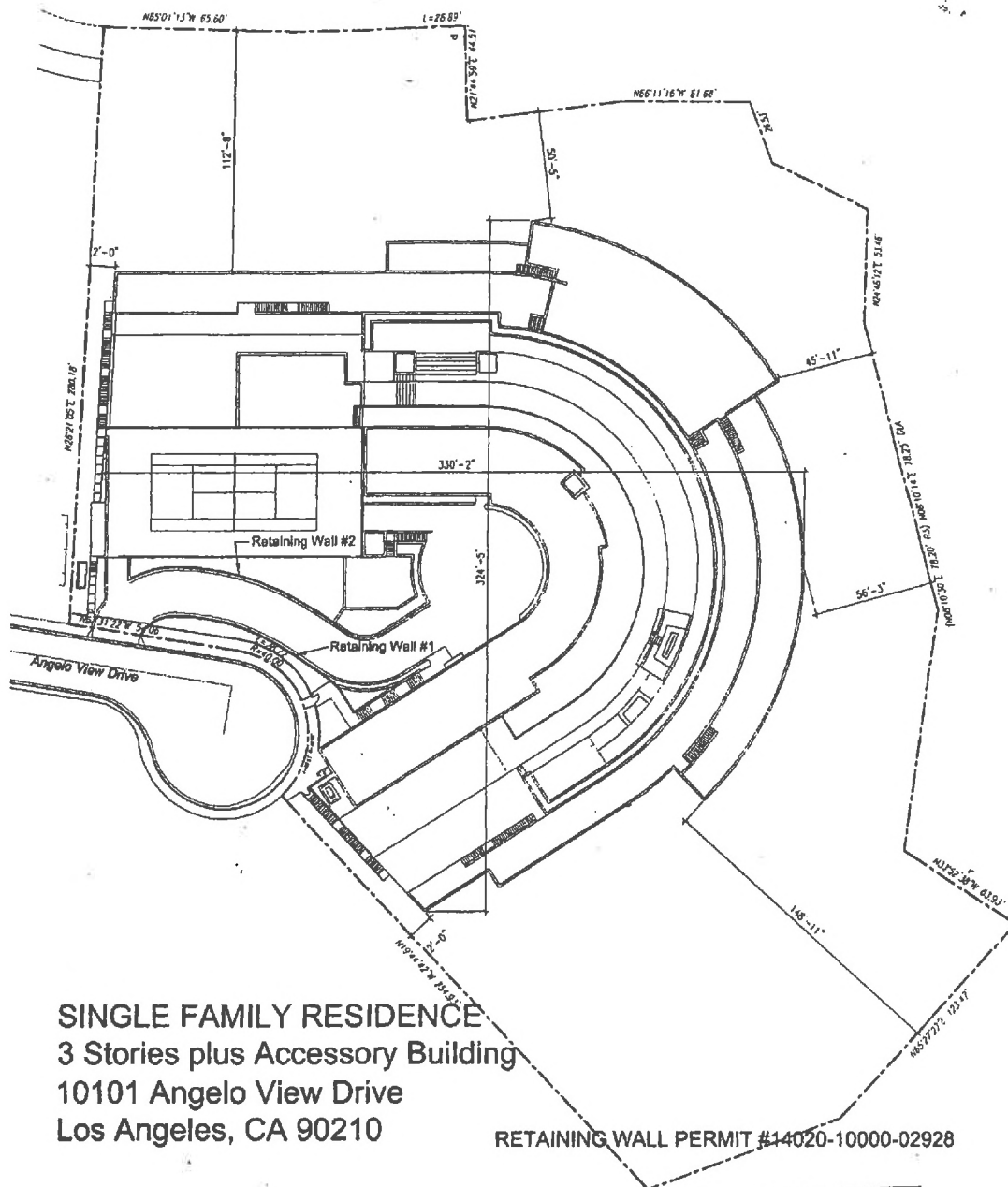
1 or 2 Family Dwelling


Initiating Office: METRO

Plan Check

# PLOT PLAN ATTACHMENT

Printed on: 12/14/16 14:55:51



READY TO ISSUE  
BY JOE VO  
DEC 14 2016  
Signature 

10101 W Angelo View Dr



Permit #:

14030 - 10000 - 07119

Plan Check #: B14LA15462

Printed: 01/18/17 04:26 PM

Event Code:

|  |  |   |
|--|--|---|
| Grading <b>GREEN - MANDATORY</b><br>1 or 2 Family Dwelling<br>Regular Plan Check<br>Plan Check | City of Los Angeles - Department of Building and Safety<br><b>APPLICATION FOR GRADING PERMIT<br/>AND GRADING CERTIFICATE</b> | Issued on: 12/14/2016<br>Last Status: Issued<br>Status Date: 12/14/2016 |
|--|--|---|

|                             |                   |                    |                             |  |  |   |
|-----------------------------|-------------------|--------------------|-----------------------------|--|--|---|
| <b>1. TRACT</b><br>TR 22144 | <b>BLOCK</b><br>3 | <b>LOT(s)</b><br>3 | <b>ARB</b><br>M B 624-39/41 | <b>COUNTY MAP REF #</b><br>144B153 172 | <b>PARCEL ID # (PIN #)</b><br>4357 - 016 - 029 | <b>2. ASSESSOR PARCEL #</b><br>4357 - 016 - 029 |
|-----------------------------|-------------------|--------------------|-----------------------------|--|--|---|

|   |  |  |
|---|--|--|
| <b>3. PARCEL INFORMATION</b><br>Area Planning Commission - West Los Angeles<br>LADBS Branch Office - WLA<br>Baseline Hillside Ordinance - Yes<br>Council District - 5<br>Certified Neighborhood Council - Bel Air - Beverly Crest | Community Plan Area - Bel Air - Beverly Crest<br>Census Tract - 2612.00<br>District Map - 144B153<br>Energy Zone - 9<br>Fire District - VHFHSZ | Hillside Grading Area - YES<br>Hillside Ordinance - YES<br>Earthquake-Induced Landslide Area - Yes<br>Near Source Zone Distance - 0<br>Thomas Brothers Map Grid - 592-C5 |
|---|--|--|

ZONES(S): RE15-1-H

**4. DOCUMENTS**

ZI - ZI-1480 DCP (Pvt St)/LAFD (Hydra BHO - Yes  
ORD - ORD-132416 AFF - AF-08-0272370-COC  
HLSAREA - Yes AFF - AF-08-0272371-COC  
CPC - CPC-18760

**5. CHECKLIST ITEMS**

Special Inspect - Grading/Excav. Below 1:1 Pl

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
ANGELO VIEW ASSOCIATES LLC 320 PARK VISTA ST ANAHEIM CA 92806

Tenant:

Applicant: (Relationship: Agent for Owner)  
STEVE KAALI - 23622 CALABASAS RD CALABASAS, CA 91302 (818) 795-7697

**7. EXISTING USE****PROPOSED USE**

(70) Grading - Hillside

**8. DESCRIPTION OF WORK**

GRADING FOR A (N) SFD 14,594 CY

9. # Bldgs on Site &amp; Use: 3 OF 4

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Joe Vo DAS PC By:  
OK for Cashier: Joseph Pallares Coord. OK:  
Signature: 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](http://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 #: 43007119

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: 14,594 cu yd PC Valuation:

|                                   |          |
|-----------------------------------|----------|
| FINAL TOTAL Grading               | 4,430.14 |
| Permit Fee Subtotal Grading       | 3,547.50 |
| Plan Check Subtotal Grading       | 0.00     |
| Off-hour Plan Check               | 0.00     |
| Oak Tree Preinspection            | 65.00    |
| Plan Maintenance                  | 70.95    |
| D.S.C. Surcharge                  | 110.50   |
| Sys. Surcharge                    | 221.01   |
| Planning Surcharge                | 221.01   |
| Planning Surcharge Misc Fee       | 10.00    |
| Planning Gen Plan Maint Surcharge | 184.17   |
| Green Building                    |          |
| Permit Issuing Fee                | 0.00     |

Sewer Cap ID: Total Bond(s) Due: \$36,602.00

**12. ATTACHMENTS**

Owner-Builder Declaration  
Plot Plan

Payment Date: 12/14/16  
Receipt No: 0103670383  
Amount: \$4,430.14  
Method: Combo

2016LA74339



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

(P) Cut: 14594 Cuyd  
(P) Export: 84 Cuyd  
(P) Fill: 14510 Cuyd  
(P) Import: 0 Cuyd  
(P) Max Slope for Cut: +1 Horiz / 2 Vert  
(P) Max Slope for Fill: +1 Horiz / 2 Vert  
(P) Retaining Wall Not Required

## 14. APPLICATION COMMENTS:

TOTAL NON-EXEMPT GRADING EARTH WORK IS 1332 CY. BHO ALLOWS 1600 CY.

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

## 15. BUILDING RELOCATED FROM:

| 16. CONTRACTOR, ARCHITECT & ENGINEER NAME | ADDRESS                        | CLASS                 | LICENSE # | PHONE # |
|---|--------------------------------|-----------------------|-----------|---------|
| (A) BARSUM, SOHAIL                        | 4607 LAKEVIEW CANYON ROAD # 19 | WESTLAKE VILLAGE, CA  | C12478    |         |
| (E) LIEURANCE, MARTIN ELLIS               | 31129 VIA COLINAS 707,         | WESTLAKE VILLAGE, CA  | C54323    |         |
| (E) MILLS, GARRETT WARD                   | 1276 E COLORADO BLVD STE 201,  | PASADENA, CA 91106    | S5271     |         |
| (G) PECK, CHRISTOPHER MOUNT               | 25 SOUTH EL MOLINO AVE,        | PASADENA, CA 91101202 | C58162    |         |
| (G) BYRNE, GREGORY S.                     | 5449 RUTHWOOD DRIVE,           | CALABASAS, CA 91302   | EG1933    |         |

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

## 17. OWNER-BUILDER DECLARATION

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

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

OR

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

## 18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: \_\_\_\_\_

Policy Number: \_\_\_\_\_

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

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

## 19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

## 20. FINAL DECLARATION

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

## By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and

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

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ Owner ☐ Authorized Agent



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

City of Los Angeles - Department of Building and Safety

# APPLICATION FOR POOL, SPA, & SOLAR HEATER

Last Status: PC Approved  
AND CERTIFICATE OF OCCUPANCY

Status Date: 12/14/2016

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|----------|-------|--------|-----|------------------|---------------------|----------------------|
| TR 22144 |       | 3      |     | M B 624-39/41    | 144B153 172         | 4357 - 016 - 029     |

**3. PARCEL INFORMATION**

|  |   |   |
|--|---|---|
| Area Planning Commission - West Los Angeles              | Community Plan Area - Bel Air - Beverly Crest | Hillside Grading Area - YES             |
| LADBS Branch Office - WLA                                | Census Tract - 2612.00                        | Hillside Ordinance - YES                |
| Baseline Hillside Ordinance - Yes                        | District Map - 144B153                        | Earthquake-Induced Landslide Area - Yes |
| Council District - 5                                     | Energy Zone - 9                               | Near Source Zone Distance - 0           |
| Certified Neighborhood Council - Bel Air - Beverly Crest | Fire District - VHFHSZ                        | Thomas Brothers Map Grid - 592-C5       |

ZONES(S): RE15-1-H

**4. DOCUMENTS**

ZI - ZI-1480 DCP (Pvt St)/LAFD (Hydr BHO - Yes  
ORD - ORD-132416 AFF - AF-08-0272370-COC  
HLSAREA - Yes AFF - AF-08-0272371-COC  
CPC - CPC-18760

**5. CHECKLIST ITEMS**

|  |                              |  |
|--|------------------------------|--|
| Special Inspect - Grade Beam/Caisson     | Additional Work - Electrical | Std. Work Descr - Seismic Gas Shut Off Valve |
| Special Inspect - Gunite                 | Additional Work - Plumbing   |  |
| Special Inspect - Structural Observation | Pool Type - Private Pool     |  |

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
ANGELO VIEW ASSOCIATES LLC 320 PARK VISTA ST ANAHEIM CA 92806

Tenant:

Applicant (Relationship: Agent for Owner)  
STEVE KAALI - 23622 CALABASAS RD CALABASAS, CA 91302 (818) 795-7697

**7. EXISTING USE****PROPOSED USE**

(20) Pool/Spa - Private

**8. DESCRIPTION OF WORK**

STRUCTURAL REVIEW FOR POOL SUPPORT ONLY.

9. # Bldgs on Site &amp; Use: 4 OF 4

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Joe Vo DAS PC By:  
OK for Cashier: Coord. OK:  
Signature: 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](http://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 #: 44701653

**11. PROJECT VALUATION & FEE INFORMATION**

Final Fee Period

| Permit Valuation: \$501         |        | PC Valuation:                  |       |
|---------------------------------|--------|--------------------------------|-------|
| FINAL TOTAL Swimming-Pool/S     | 469.14 | CA Bldg Std Commission Surchar | 1.00  |
| Permit Fee Subtotal Swimming-Po | 130.00 | Permit Issuing Fee             | 0.00  |
| Mechanical                      | 97.50  | Noise Inspection               | 65.00 |
| Plan Check Subtotal Swimming-Po | 58.50  |                                |       |
| Off-hour Plan Check             | 29.25  |                                |       |
| Plan Maintenance                | 10.00  |                                |       |
| Fire Hydrant Refuse-To-Pay      |        |                                |       |
| E.Q. Instrumentation            | 0.50   |                                |       |
| D.S.C. Surcharge                | 11.73  |                                |       |
| Sys. Surcharge                  | 23.45  |                                |       |
| Planning Surcharge              | 17.57  |                                |       |
| Planning Surcharge Misc Fee     | 10.00  |                                |       |
| Planning Gen Plan Maint Surchar | 14.64  |                                |       |
| Sewer Cap ID:                   |        | Total Bond(s) Due:             |       |

**12. ATTACHMENTS**

Plot Plan



\* P 1 4 0 4 7 1 0 0 0 0 1 6 5 3 F N \*



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

14047 - 10000 - 01653

- (P) Concrete Construction
- (P) Guniting Construction
- (P) Pool Depth - Maximum: Feet
- (P) Pool Length: Feet
- (P) Pool Width: Feet

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

**15. BUILDING RELOCATED FROM:**

**16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

**ADDRESS**

**CLASS**

**LICENSE #**

**PHONE #**

BF: 150005

part 2 of 7

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

**LEAD CITY AGENCY**

City of Los Angeles

**COUNCIL DISTRICT**

CD 5 - PAUL KORETZ

**PROJECT TITLE**

ENV-2014-4540-MND

**CASE NO.****PROJECT LOCATION**

10101, 10103 AND 10107 W. ANGELO VIEW DRIVE

**PROJECT DESCRIPTION**

Angelo View Associates, LLC, the Project Applicant, proposes the development of a single-family residence (the Project) on three separate lots comprising approximately 3.66-acres located at 10101, 10103, and 10107 Angelo View Drive, in the lower Benedict Canyon area of the Bel Air-Beverly Crest Community Plan area of the City of Los Angeles (the Project Site). The Project is zoned RE15-1-H and designated for Very Low II Residential land uses. The Project is currently requesting several lot ties for the creation of a single lot. The Project would include the development of a three-story single-family residence above one basement level, which includes three adjacent and distinct basement areas at approximately the same elevation as dictated by the slope. The proposed single-family residence would comprise approximately 66,878 square feet based on the Municipal Code and 40,822 square feet based on the Baseline Hillside Ordinance. The proposed single-family residence, including any necessary building/retaining walls, would reach a maximum height of 30 feet. The basement areas would be used for parking, vehicle storage, general storage, and maintenance facilities. The Project would provide parking for a total of 28 vehicles within one of the basement areas and within three outdoor spaces and a three-car garage on the drive court. The Project would also feature a private car collection gallery for up to eight vehicles within one of the basement areas. In addition, the Project would include swimming pools, deck areas, and sport courts. The Project would also include several landscaped areas and gardens. Upon completion of the Project, approximately 57,645 square feet (1.32 acres) of existing, natural undisturbed vegetation would be retained within the Project Site. A total of eight protected trees would be removed pending a tree removal permit issued by the City of Los Angeles Department of Public Works. To provide for the Project, an existing single-family residence comprising approximately 2,498 square feet of floor area within one of the three lots would be removed. The cumulative quantity of grading per dwelling unit does not exceed the maximum grading quantity allowed pursuant to the Baseline Hillside Ordinance. As proposed, the Project would require the approval of a haul route to permit the export of approximately 51,050 cubic yards of soil. Overall, the Project would result in a net increase in floor area of approximately 64,380 square feet based on the Municipal Code.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

Michael H. Scott, Angelo View Associates, LLC  
320 N. Park Vista  
Anaheim, CA 92806

**FINDING:**

The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE II)

**SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.**

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

2015 DEC 11 AM 10:12

RECEIVED

EXHIBIT B

**91.7006.7.5. Special Hillside Conditions. (Renumbered by Ord. No. 182,850, Eff. 1/3/14.)** No permit requiring the import or export of more than 1,000 cubic yards (764 m<sup>3</sup>) shall be issued for areas designated "hillside" except as specified in this section. A fee of \$529.00 for the first 1,000 cubic yards and \$100.00 additional for each 1,000 cubic yards or portion of 1,000 cubic yards, in addition to the permit fee shall be paid for processing an application for grading under the provisions of this section.

1. The applicant shall submit a proposed method of hauling, which shall include the location of borrow and/or dispersal sites within the hillside area, the truck staging areas, the portion of the haul route within the hillside area and extending to or from a major or secondary highway, the maximum gross weight of haul vehicles when loaded and other information as may be required by the Departments of Building and Safety, Transportation and Public Works. In addition, the applicant shall submit a copy of the soil/geological report approval letter when reports are required pursuant to Section 7006.2, a vicinity map, and a list of affected property owners to be notified of the public hearing pursuant to Item 4. **(Amended by Ord. No. 179,324, Eff. 12/10/07, Oper. 1/1/08.)**

2. The Department shall immediately forward a copy of the hauling proposal to the Department of Public Works which shall review same to determine the effect of the proposed hauling operation on the structural integrity of the public streets, on public safety due to street alignment, width and grade, and on public health and welfare due to noise and vibration as it may affect private property situated on or adjacent to the haul route within the hillside area.

The Department of Public Works shall collect a fee and may require a bond as specified in Article 2 of Chapter VI of the Los Angeles Municipal Code. The Department of Public Works may, within 21 days after receipt of the proposal, recommend conditions to be imposed on the hauling operations to protect the public health, safety and welfare in the respects hereinabove specified.

3. The Department shall also immediately forward a copy of the hauling proposal to the Department of Transportation which shall review same to determine the effect thereof on vehicular and pedestrian traffic in the affected area. The Department of Transportation may, within 21 days after receipt of the proposal, recommend any traffic control measures deemed necessary to protect the public health, safety and welfare.

4. **(Amended by Ord. No. 179,324, Eff. 12/10/07, Oper. 1/1/08.)** The Department shall within 45 days after receipt of the proposed method of hauling, schedule a public hearing before the board provided that any environmental document required pursuant to the provisions of the California Environmental Quality Act has been completed and that the soils/geology report for the project, if required pursuant to Section 91.7006.2, has been reviewed and approved by the Department's Grading Division.

The Department shall give notice of the time, place and purpose of the hearing as follows:

a. by publishing a notice in at least one publication of general circulation in the City, designated for that purpose by the City Clerk, not less than ten days prior to the date of the hearing; and

b. by mailing a written notice at least ten days prior to the date of the hearing to the owner or owners of the property involved, and to the owners of all properties within 300 feet (91 440 mm) of the exterior boundaries of the site for which the grading permit has been requested using, for the purpose of notification, the last known name and address of owners as are shown on the records of the City Engineer or the records of the County Assessor; and **(Amended by Ord. No. 181,595, Eff. 4/10/11.)**

c. by the applicant posting notice of the public hearing in a conspicuous place and in clear public view on the property involved at least five days prior to the date of the public hearing.

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.

6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within ten days to the City Council by filing an appeal with the City Clerk. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final. **(Amended by Ord. No. 179,324, Eff. 12/10/07, Oper. 1/1/08.)**

7. The provisions of this section shall not apply to applications for permits which apply to export or import operations which have been approved in accordance with Section 17.13 of the Los Angeles Municipal Code.

CPA - Bel Air - Beverly Crest  
DBS-170009-0CP  
CD 5



# REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

|  |   |   |                          |
|--|---|---|--------------------------|
| <b>PERMIT APP. #:</b> 14010-10000-03699;14020-10000-07119;14047-10000-01853;14020-10000-02928                  |   | <b>DATE:</b> 01/3/2017  |                          |
| <b>JOB ADDRESS:</b> 10101 Angelo View Drive  |   |   |                          |
| <b>Tract:</b> TR22144  |   | <b>Block:</b> None (per Zimas)<br><b>Lot:</b> 3,4,5                   |                          |
| <b>Owner:</b> Michael Scott  |   | <b>Petitioner:</b> Tim McKosher on behalf of Jeffrey Franklin         |                          |
| <b>Address:</b>  |   | <b>Address:</b> 333 S. Hope Street Suite 2610                         |                          |
| <b>City</b>  | <b>State</b>  | <b>Zip</b>  | <b>Phone</b>             |
| <b>City</b> Los Angeles, CA  |   | <b>State</b> <b>Zip</b> <b>Phone</b>                                  |                          |
| <b>REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)</b>  |   | <b>CODE SECTIONS:</b> 12.26K  |                          |
| Permits listed above are invalid and must be revoked   |   |   |                          |
| <b>JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)</b>  |   |   |                          |
| 1. Permits issued under Plan Check No. B.M.C.A. 1402 are invalid because Plan Check No. B.M.C.A. 1402 expired. |   |   |                          |
| 2. City did not revise and recirculate MND after substantial evidence of significant impacts was presented.    |   |   |                          |
| Owner/Petitioner Name (Print): _____   |   | Signature: _____<br>Position: _____                                   |                          |
| <b>FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE</b>  |   |   |                          |
| 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"/> |
| <b>DEPARTMENT ACTION</b>   |   | 1.19.17   |                          |
| <input type="checkbox"/> GRANTED <input checked="" type="checkbox"/> DENIED                                    | Reviewed by: (Staff) (print) _____<br>Signature: _____<br>Action taken by: (Supervisor) (print) _____<br>Signature: _____ | Date: _____   |                          |
| NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES  |   |   |                          |
| <b>CONDITIONS OF APPROVAL (Continued on Page 2):</b>   |   | <b>For Cashiers Use Only</b><br>(PROCESS ONLY WHEN FEES ARE VERIFIED) |                          |
| <b>FEES</b>  |   |   |                          |
| Appeal Processing Fee... (No. of Items) = 1 X \$130 + \$39/addl = 130.00                                       |   |   |                          |
| Inspection Fee... (No of Insp.) = X \$ 84.00 = 0.00  |   |   |                          |
| Research Fee... (Total Hours Worked) = 2 X \$104.00 = 208.00   |   |   |                          |
| Subtotal = 338.00  |   |   |                          |
| Surcharge (One Stop) = X 3% = 10.14  |   |   |                          |
| Surcharge (Systems Development) = X 6% = 20.28   |   |   |                          |
| Total Fees = 368.42  |   |   |                          |
| Fees verified by: _____  |   |   |                          |
| Print and Sign: _____  |   |   |                          |



**APPEALS OF LADBS ACTIONS RELATED TO ERROR OR ABUSE OF DISCRETION  
CONCERNING DETERMINATIONS, ORDERS OR ACTIONS PURSUANT TO 98.8403**  
(Any appeals concerning zoning or land use issues must be filed separately as a 12.26 K appeal)

Project Address: 10101 Angelo View Drive

I request:

*That my appeal be heard before the Board of Building and Safety Commissioners at a public hearing to determine that LADBS erred or abused its discretion for the following reasons:*

Issue #1: The Planning Department, as Lead Agency, must revise and recirculate ENV-2014-4540 MND to address any changes to the project and to mitigate all significant impacts to the environment.

Issue #2: Such other issues raised by the enclosed letter and any other issues raised once plans and other public records and materials are made available by the City.

Issue #3: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*I further understand that the attached document (appeal package) contains all information for the appeal AND if further information is to be added, additional fees and the rescheduling of my public hearing date may result.*

Signature: 

Date: 1/4/2017



# Glaser Weil

December 23, 2016

VIA E-MAIL AND FIRST CLASS MAIL

Frank Bush  
General Manager  
Los Angeles Department of Building and Safety  
201 N. Figueroa Street  
Los Angeles, CA 90012  
Frank.Bush@lacity.org

Re: Appeal of Permits—10101 W. Angelo View Drive

Mr. Bush,

This office represents Jeffrey Franklin, the owner of the property located directly downslope from the above-referenced property. This letter serves as a formal appeal, pursuant to Los Angeles Municipal Code (LAMC) 98.0403.2(a) "Appeals to the Department under Power Granted in Section 98.0403.1", of the following permits issued by the Department of Building and Safety (the "Department"):

- Permit #14010-10000-03596;
- Permit #14030-10000-07119;
- Permit #14047-10000-01653; and
- Permit #14020-10000-02928 (collectively referred to herein as the "Building Permits").

## 1. Background

Over the past two (2) years, the owner of the property located at 10101 Angelo View Drive has made several attempts to build an enormous hotel-style party house on the site, which is located in a sensitive hillside area in Bel Air-Beverly Crest. In 2015, shortly after the property owner submitted applications for the giant structure, the City Council enacted an Interim Control Ordinance (ICO) which included the Bel-Air-Beverly Crest area. The Council's intent was to curtail the proliferation of out of scale construction that constitute a threat to public welfare, including degradation of neighborhood character. Despite the ICO, the property owner continued on with the proposed project and was met with significant community opposition. Subsequently,

333 S. Hope Street  
Suite 2610  
Los Angeles, CA 90071  
310.553.3000 TEL  
213.620.5754 FAX

Timothy B. McOsker

**Direct Dial**  
310.556.7870

**Direct Fax**  
310.843.2670

**Email**  
tmcosker@glaserweil.com

Councilmember Koretz publically demanded this property owner to prepare an EIR to analyze all of the project's impacts on the environment. The property owner initially agreed to the EIR, but then reneged, and hastily prepared a Mitigated Negative Declaration ENV-2014-4540-MND (MND). During the comment period and Building and Safety Commission discussion, the MND was found to be woefully inadequate as it left several significant impacts unmitigated.

Ultimately, the property owner withdrew the application for the proposed project. During a Building and Safety Commission hearing, Raymond Chan, the former General Manager of the Department, stated on the record that the property owner would not be granted an extension of plan check which was to expire sometime in May 2016. (Commission Meeting, March 22, 2016).

## 2. Grounds for Appeal

The Building Permits are invalid because they were issued under Plan Check No. B14LA15462, which should not have been extended, but in any event expired on November 10, 2016.

### a. Plan Check No. B14LA15462

As described above, Mr. Chan publically stated that the project's plan check period would not be extended. The large contingent of concerned neighbors relied on Mr. Chan's assertion. However, in May 2016, the Department granted an extension of time for the plan check period to November 10, 2016.<sup>1</sup> Although we do not concede that the extension was appropriate under the circumstances, the property owner still had only until November 10, 2016 to obtain building permits under Plan Check No. B14LA15462. The Building Permits at issue here are dated December 14, 2016, over a month after Plan Check No. B14LA15462 expired. Therefore, the Building Permits were issued in error, are invalid, and must be immediately revoked.

### b. ENV-2014-4540-MND

In addition to above, the Building Permits must be revoked because the property owner did not properly analyze the project's environmental impacts. The property owner's first attempt to build an out of scale party house was stalled because the MND prepared for the project was found to be inadequate. Over the course of two public hearings held in front of the Building and Safety Commission, several community members, including Mr. Franklin, submitted evidence that the MND prepared for the project did not fully analyze all of the project's impacts. For example, evidence was submitted into the record that an active wildlife corridor

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<sup>1</sup> Administrative Approvals issued by the Department available at <http://ladbsdoc.lacity.org/idispublic/>.

exists on the property, along with protected trees and other species. Instead of revising the project and adding appropriate mitigation measures to reduce the impacts of the project, the property owner chose to withdraw the application. In hindsight, this was an obvious attempt to deceive the community and circumvent the applicable law.

Several months later, the property owner slightly revised the plans in order to avoid the public hearing process on the haul route and re-submitted plans under the same plan check number. Even though the dimensions (324.5 length X 330.2 width) of the structure and floor area are almost identical to the first project, the MND was not updated to address the significant impacts of the project to the environment and the surrounding community. The original MND was not adopted because evidence presented after its publication showed that several significant impacts were left unmitigated. Therefore, the MND should be revised and recirculated pursuant to California Environment Quality Act Guideline (CEQA) 15073.5, before any further action can be taken on this project. No permits should issue until the decision makers comply with CEQA.

### 3. Conclusion

For all of the above reasons, we respectfully request that the Building Permits be revoked. The plan check period expired and, as a result, all the referenced permits are invalid. Furthermore, we request that the Department of Planning require the property owner to revise and re-circulate the environmental analysis to the community before any permits are issued for structures on this site. This appeal is written without waiver of and expressly reserving any additional arguments or evidence as may be presented under further scrutiny.

We appreciate your immediate attention to this matter. Please feel free to contact us with any questions.

Sincerely,



TIMOTHY B. MCOSKER  
of GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO LLP

TBM:cp

cc: Councilmember Paul Koretz, CD 5  
Michelle Levy, Department of Planning