

Communication from Public

Name: Franklin Coldwater Canyon Neighbors and Hillsides Against Hadid

Date Submitted: 10/01/2020 09:23 AM

Council File No: 20-1098

Comments for Public Posting: Please see attached public comment in support of Councilmember David Ryu's Motion re: Banning Housing Loss Through Mansionization and Capping the Size of Single Family Homes. The Baseline and Hillside Ordinances were intended to curtail oversized dwellings. Unfortunately, through unintended loopholes in the current law, rogue developers have already rushed massively oversized and inappropriate projects through LADBS to secure 'by-right' permits. These loopholes must be closed. Thank you.

FRANKLIN-COLDWATER CANYON NEIGHBORS

OCTOBER 1, 2020

RE : Subject: Council File 20-1098

: Support for Councilmember David Ryu's Motion re: Banning Housing Loss Through Mansionization and Capping the Size of Single Family Homes

To Honorable Chair Harris-Dawson and Councilmembers:

I write in support of Councilmember David Ryu's Motion to Banning Housing Loss Through Mansionization and Capping the Size of Single Family Homes

I am a member of Franklin-Coldwater Canyon Neighbors and founder of Hillside Against Hadid.org. We are approximately three hundred households who live in or adjacent to Coldwater Canyon and Franklin Canyon Park. Our neighborhood is now under attack by predatory developers who have begun destroying hillsides, decimating wildlife habitats and threatening public safety by building massively out of scale homes.

The Baseline and Hillside Ordinances were intended to curtail such oversized dwellings. Unfortunately, through unintended loopholes, rogue developers have already rushed massively oversized and inappropriate projects through LADBS to secure 'by-right' permits.

By way of one example, Mohamed Hadid, a known criminal mega-mansion developer (recently convicted of numerous misdemeanor violations of LA Building Code at Strada Vecchia, including building without permits and violating stop-work orders and responsible for a torrent of litigation) was summarily given permits to build a 78,000 sq. ft. mega-mansion at 9650 Cedarbrook. This hotel-sized monster house includes a 2000 foot elevated driveway (supported by hundreds of massive concrete columns) and several 30' high so-called retaining walls.

To the right are "before" and "after" images showing the environmental disaster caused by the grading and initial concrete forming work at Hadid's Cedarbrook building site, as of June 2020.



To further appreciate the enormous size and scope of Hadid's Cedarbrook project, please see the following attached exhibits:

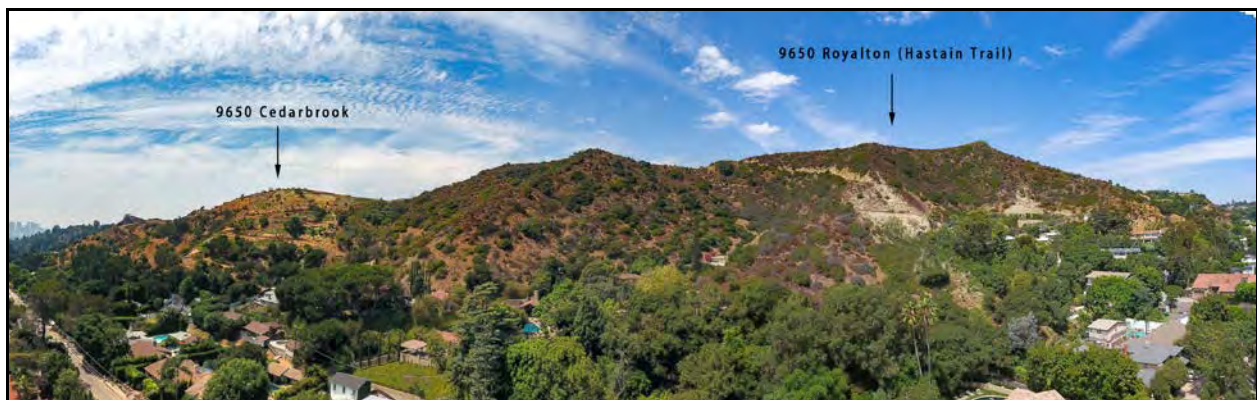
- A : Drone aerial images of the Cedarbrook construction site in context of surrounding neighborhoods and canyon areas (as of August 2020);
- B : Operative Cedarbrook dwelling and grading permits; and
- C : Previously published artist renderings of finished Cedarbrook house.

Please also see 360 degree drone footage of the Cedarbrook site in progress as of August 30, 2020 and the resulting decimation of the hillsides and surrounding open space and wildlife habitat.

<https://vimeo.com/453127256>

Apart from the environmental devastation, the construction of this single Hadid project has damaged and blocked narrow canyon streets never intended for hundreds of heavy vehicles and equipment, including an endless brigade of cement trucks. Our homes are bombarded constantly by earth shaking, vibrations, noise and dust. Workers and contractors have sped through stop signs, clogged narrow canyon streets with limited street parking, and created traffic hazards. They have caused an influx of transient traffic, constant noise, and compromised security. The neighborhood has even been compelled to pool its resources, time and money to engage professionals (e.g., architects, engineers, surveyors and land use counsel) to scrutinize the issued permits and analyze its recourse in contemplation of litigation. In short, this massively out-of-scale construction has caused the public health & safety hazards (and neighborhood chaos) to be expected from construction of a hotel-sized property in a residential neighborhood.

But this is just the beginning. Builders like Hadid have already planned to destroy the other hillsides here, including the site at 9650 Royalton which is just a few blocks up Coldwater from Cedarbrook. The Royalton construction project is slated to be another 75,000+ sq. ft. monster house and apart from destroying the entire natural ridgeline (shown below), it would effectively end public access to a considerable portion of the famed Hastain Trail in Franklin Canyon Park enjoyed by thousands of LA residents and park visitors annually.



The current Baseline and Hillside Ordinances generally limit the size of new dwellings by way of a mathematical ratio comparing the size of the intended new dwelling versus the total size of the lot. Hadid was able to skirt the Ordinances and obtain permits for a 78,000 square foot monster house at Cedarbrook (and potentially Royalton) because he owns approximately 100 acres in Franklin Canyon. For someone like Hadid, the ratio limitations are meaningless. This unintended loophole in the Ordinances must be closed.

The Baseline and Hillside Ordinances have been otherwise successful and highly effective and have protected homeowners from overdevelopment, massive construction sites and overburdened haul routes. At the same time, it is narrowly tailored to fully allow homeowners to renovate and builders to construct appropriate homes in scale with the existing homes. We are simply asking for extension of an existing law which is already helping others similarly situated.

Time is of the essence, however. The longer Planning and City Council wait to act, the more likely it is that the remaining undeveloped hillsides of Coldwater Canyon (including the beloved Hastain Trail) will disappear.

Thank you very much for your prompt and thoughtful consideration.

Sincerely,

Steven L. Weinberg
Franklin – Coldwater Canyon Neighbors
Founder of Hillsides Against Hadid.org

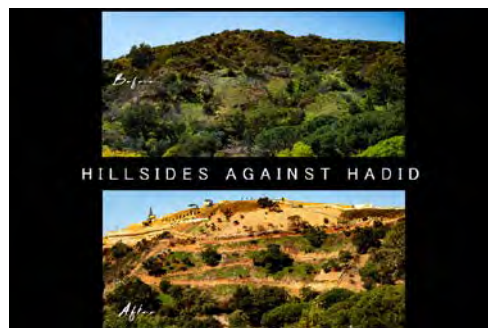


EXHIBIT A











EXHIBIT B

9650 W Cedarbrook Dr



Permit #:

17010 - 40000 - 00872

Plan Check #: B17SP00159

Printed: 03/19/18 10:49 AM

Event Code:

Bldg-New GREEN - MANDATORY

City of Los Angeles - Department of Building and Safety

Issued on: 03/19/2018

1 or 2 Family Dwelling

APPLICATION FOR BUILDING PERMIT

Last Status: Issued

Regular Plan Check

AND CERTIFICATE OF OCCUPANCY

Status Date: 03/19/2018

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
P M 1987		D SW 1/4 SEC 1 T1S R15W	1 39	BK 31-81 SW 1/4 SEC 1 T1S R15W	150B161 99 150B161 119	4387 - 022 - 021 4387 - 025 - 001

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles

Community Plan Area - Bel Air - Beverly Crest

Hillside Grading Area - YES

LADBS Branch Office - LA

Census Tract - 2611.01

Hillside Ordinance - YES

Baseline Hillside Ordinance - Yes

District Map - 150B161

Earthquake-Induced Landslide Area - Yes

Council District - 4

Energy Zone - 9

Near Source Zone Distance - 0

Certified Neighborhood Council - Bel Air - Beverly Crest

Fire District - VHFHSZ

Parcel Map Ex. - PMEX-3169

ZONES(S): RE40-I-H

4. DOCUMENTS

ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-167564-SA790

BHO - Yes

ORD - ORD-128730

HLSAREA - Yes

AFF - AFF-36835

ORD - ORD-129279

CPC - CPC-18760

AFF - AFF-36836

ORD - ORD-132416

CPC - CPC-1986-829-GPC

AFF - AFF-36836

5. CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi

Special Inspect - Grading: Area > 60,000 Sqft

Special Inspect - Structural Wood (periodic)

Special Inspect - Field Welding

Special Inspect - S.M.R. Frame-Steel

Fabricator Req'd - Structural Steel

Special Inspect - Grade Beam/Caisson

Special Inspect - Structural Observation

Storm Water - LID Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

MUNAYYER, MISHEL

287 CRESCENT BAY DR, LAGUNA BEACH CA 92651 --

Tenant:

Applicant: (Relationship: Agent for Owner)

BLYTHE MCKINNEY -

4340 CALETA RD, AGOURA, CA 91301 -- (818) 991-4060

For Cashier's Use Only

W/O #: 71000872

7. EXISTING USE

PROPOSED USE

(01) Dwelling - Single Family

(07) Garage - Private

8. DESCRIPTION OF WORK

NEW 4-STORY S.F.D. OVER BASEMENT

9. # Bldgs on Site & Use: 1 OF 2

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Zaw Han

DAS PC By:

OK for Cashier: Sandi Jimenez

Coord. OK:

Signature:

Date: 03/19/2018

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$1,200,000

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Equine Keeping Checklist

Metes & Bounds Legal

Hillside Referral Form

Owner-Builder Declaration

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

WL MARI 302063855 3/19/2018 10:48:50 AM
 BUILDING PERMIT-RES \$5,208.00
 ELECTRICAL PERMIT RES \$1,354.08
 HTG/REF PMT RES \$677.04
 PLUMBING PERMIT RES \$1,354.08
 BUILDING PLAN CHECK \$0.00
 PLAN MAINTENANCE \$104.16
 EI RESIDENTIAL \$336.00
 DEV SERV CENTER SURCH \$271.00
 SYSTEMS DEVT FEE \$542.00
 CITY PLANNING SURCH \$318.73
 MISCELLANEOUS \$10.00
 PLANNING GEN PLAN MAINT SURCH \$371.85
 SCHOOL DEV RES \$252,675.84
 DWELLING UNIT \$200.00
 RES DEVT TAX \$300.00
 CA BLDG STD COMMISSION SURCHARGE \$48.00
 BUILDING PLAN CHECK \$0.00

Sub Total: \$263,770.78

Permit #: 170104000000872

Building Card #: 2018WL88351

Receipt #: 0302121160



* P 1 7 0 1 0 4 0 0 0 0 0 8 7 2 F H *

13. STRUCTURE INVENTORY

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

17010 - 40000 - 00872

(P) Basement (ZC): +1 Levels / 1 Levels
 (P) Floor Area (ZC): +78541 Sqft / 78541 Sqft
 (P) Height (BC): +30 Feet / 30 Feet
 (P) Height (ZC): +30 Feet / 30 Feet
 (P) Length: +255 Feet / 255 Feet
 (P) Residential Floor Area: +78541 Sqft / 78541 Sqft
 (P) Stories: +4 Stories / 4 Stories
 (P) Width: +175 Feet / 175 Feet
 (P) Dwelling Unit: +1 Units / 1 Units
 (P) NFPA-13D Fire Sprinklers Thru-out
 (P) Concrete Shearwall
 (P) R3 Occ. Group: +72608 Sqft / 72608 Sqft
 (P) U Occ. Group: +5933 Sqft / 5933 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): +5 Stalls / 5 Sta
 (P) Type IV-H.T. Construction
 (P) Floor Construction - Concrete Slab on Grade
 (P) Foundation - Concrete Grade Beam
 (P) Roof Construction - Wood Frame/Sheathing
 (P) Wall Construction - Concrete

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** Guaranteed Minimum RFA FOR RE40 ZONE = (18%)*(642010) = 115561.8 sq ft Proposed RFA = 78541 SF. Proposed RFA < Guaranteed Minimum RFA FOR RE40 ZONE; ok. Type IV construction allow 65 feet in height per LABC. Lot fronts on Substandard Hillside Street. GPI # 16030-40K-01726. Total RFA= House(59920SF) +Garage(5933SF)+ ALQ(24336 SF)+Garage for ALQ(3018 SF)+Cover Patio for House and ALQ(16382 SF) + Basement for House and ALQ (15018SF) +777=78541 SF.*** To be verified***. Exempted Area= 400 SF(Garage)+250SF(Cover Patio)+100 SF(Area >14').

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) IGNACIO, RODRIGUEZ IR ARCHITECTS	18012 OSBORNE STREET,	NORTHRIDGE, CA 91325	C35166	(818) 488-9435
(E) JOSHUA, F DANZ	569 HAMPSHIRE RD APT 108,	WESTLAKE VILLAGE, CA 91	C84764	
(E) LAU, DAVID HARKWONG	12467 W WASHINGTON BLVD,	LOS ANGELES, CA 90066	C34961	(310) 391-4200
(E) SCHMAHL, LAWRENCE JOSEPH	11209 HOWARD STREET,	WHITTIER, CA 90606	L5748	(562) 908-0570
(O) OWNER-BUILDER			0	

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. 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.

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: JANAYE CALLAGHAN

Sign: 

Date: 03/19/2018

☐ Owner☒ Authorized Agent

Bldg-New

City of Los Angeles - Department of Building and Safety

Plan Check #: B17SP00159

1 or 2 Family Dwelling

Initiating Office: SANPEDRO

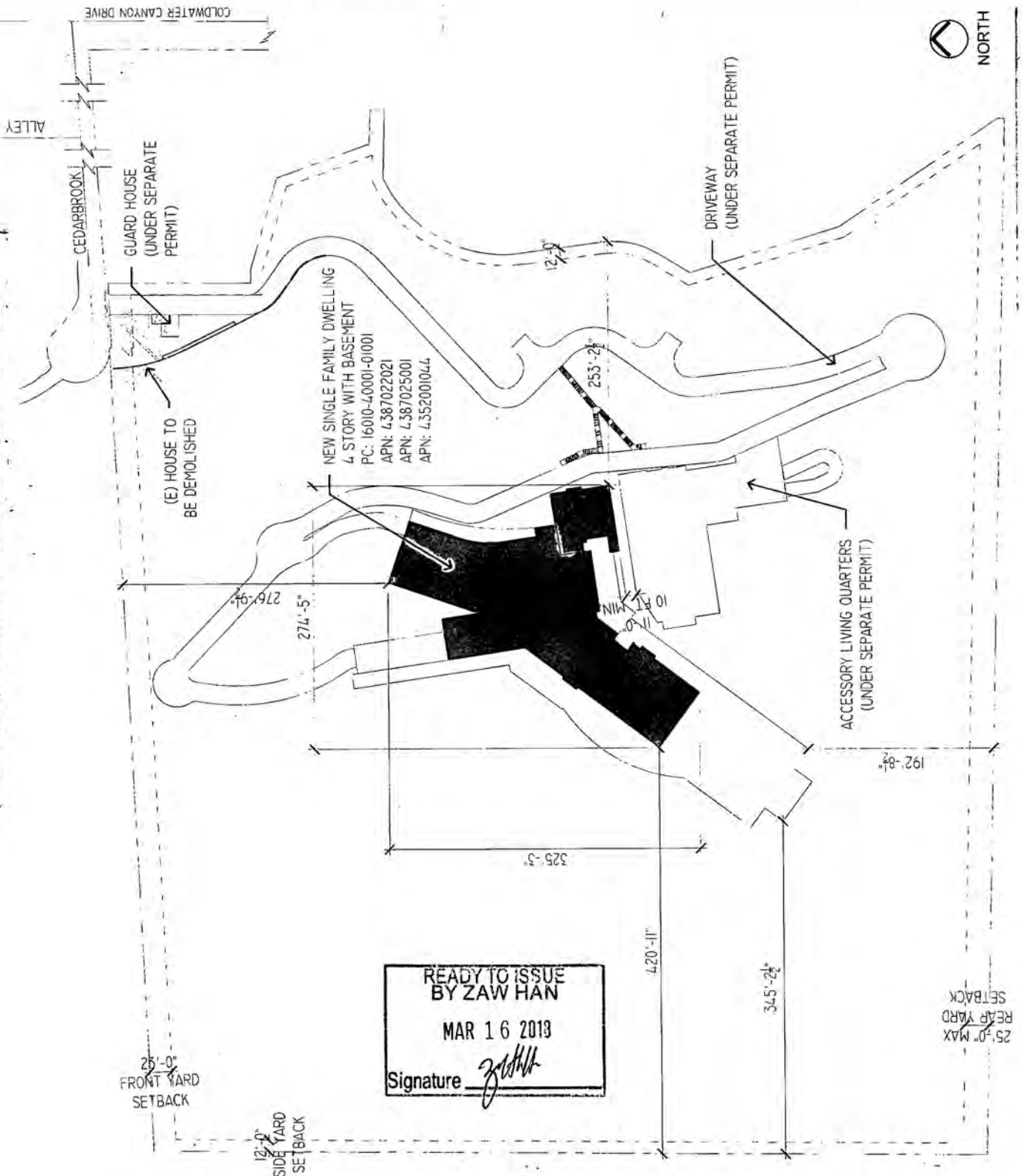
Plan Check

Printed on: 03/15/18 14:55:28

PLOT PLAN ATTACHMENT

1050404201853968

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

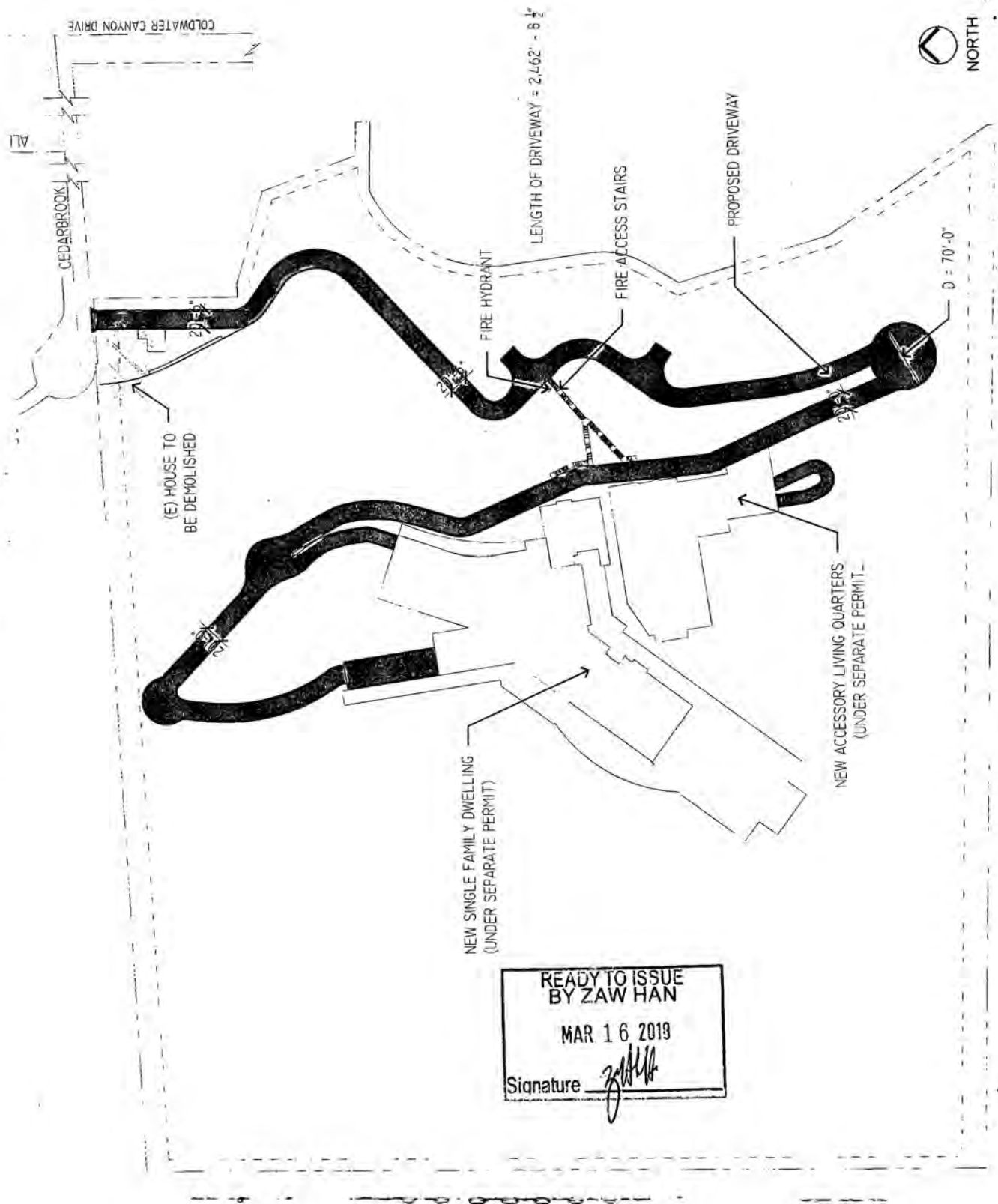


READY TO ISSUE
BY ZAW HAN
MAR 16 2013
Signature *[Signature]*

Bldg-New
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B17SP00159
Initiating Office: SANPEDRO
Printed on: 03/15/18 15:24:14

PLOT PLAN ATTACHMENT

READY TO ISSUE
BY ZAW HAN
MAR 16 2019
Signature *Zaw Han*

1050404201853968

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

9650 W Cedarbrook Dr



Permit #:

17030 - 40000 - 01425

Plan Check #: B17SP00159

Printed: 03/19/18 10:47 AM

Event Code:

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: 03/19/2018 Last Status: Issued Status Date: 03/19/2018
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TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
P M 1987		D SW 1/4 SEC 1 T1S R15W	1 39	BK 31-81 SW 1/4 SEC 1 T1S R15W	150B161 99 150B161 119	4387 - 022 - 021 4387 - 025 - 001

3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - LA Baseline Hillside Ordinance - Yes Council District - 4 Certified Neighborhood Council - Bel Air - Beverly Crest	Community Plan Area - Bel Air - Beverly Crest Census Tract - 2611.01 District Map - 150B161 Energy Zone - 9 Fire District - VHFHSZ	Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Landslide Area - Yes Near Source Zone Distance - 0 Parcel Map Ex. - PMEX-3169
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ZONES(S): RE40-1-H

4. DOCUMENTS ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-167564-SA790 ORD - ORD-128730 ORD - ORD-129279 OKD - ORD-132416	HLSAREA - Yes CPC - CPC-18760 CPC - CPC-1986-829-GPC	BHO - Yes AFF - AFF-36835 AFF - AFF-36836 AFF - AFF-36836
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5. CHECKLIST ITEMS Special Inspect - Grading: Area > 60,000 Sqft
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6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): TREETOP DEVELOPMENT LLC 11301 OLYMPIC BLVD 537, LOS ANGELES CA 90064 -- (562) 316-6519 Tenant: Applicant: (Relationship: Agent for Owner) BLYTHE MCKINNEY - 4340 CALETA RD, AGOURA, CA 91301 -- (818) 991-4060	For Cashier's Use Only	W/O #: 73001425
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7. EXISTING USE PROPOSED USE (70) Grading - Hillside

8. DESCRIPTION OF WORK SIT PREP FOR A NEW 4-STORY S.F.D. OVER BASEMENT
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9. # Bldgs on Site & Use: 2 OF 2

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Zaw Han OK for Cashier: Sandi Jimenez Signature: Date: 03/19/2018	DAS PC By: Coord. OK:
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11. PROJECT VALUATION Final Fee Period Permit Valuation: 19,376 cu yd Sewer Cap ID:	PC Valuation: Total Bond(s) Due: \$195,994
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12. ATTACHMENTS Hillside Referral Form Metes & Bounds Legal	Misc. (See Comments) Owner-Builder Declaration
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For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
--

WL MARI 302063855 3/19/2018 10:47:46 AM

GRADING PERMIT	\$3,225.00
GRADING PLAN CHECK	\$2,758.50
PLAN MAINTENANCE	\$64.50
DEV SERV CENTER SURCH	\$181.44
SYSTEMS DEVT FEE	\$362.88
CITY PLANNING SURCH	\$362.88
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$423.36
GRADING PLAN CHECK	\$0.00

Sub Total: \$7,388.56

Permit #: 170304000001425
 Building Card #: 2018WL88348
 Receipt #: 0302121157



* P 1 7 0 3 0 4 0 0 0 0 1 4 2 5 F N *

1050404201853968

13. STRUCTURE INVENTORY

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

17030 - 40000 - 01425

(P) Cut: 19375 Cuyd
 (P) Export: 122 Cuyd
 (P) Fill: 19253 Cuyd
 (P) Import: 321 Cuyd

14. APPLICATION COMMENTS:

CASHIER TO RETRIEVE CASH/SURETY BOND PRIOR TO ISSUING PERMIT. CUT/FILL/EXPORT/IMPORT QUANTITIES PER BHO ORDINANCE. GRADING PERMIT CASH BOND Under # 628540.

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) IGNACIO, RODRIGUEZ IR ARCHITECTS	18012 OSBORNE STREET,	NORTHRIDGE, CA 91325	C35166	(818) 488-9435
(E) JOSHUA, F DANZ	569 HAMPSHIRE RD APT 108,	WESTLAKE VILLAGE, CA 91	C84764	
(E) LAU, DAVID HARKWONG	12467 W WASHINGTON BLVD,	LOS ANGELES, CA 90066	C34961	(310) 391-4200
(E) SCHMAHL, LAWRENCE JOSEPH	11209 HOWARD STREET,	WHITTIER, CA 90606	L5748	(562) 908-0570
(O) OWNER-BUILDER			0	

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. 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

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: JANAYE CALLAGHAN

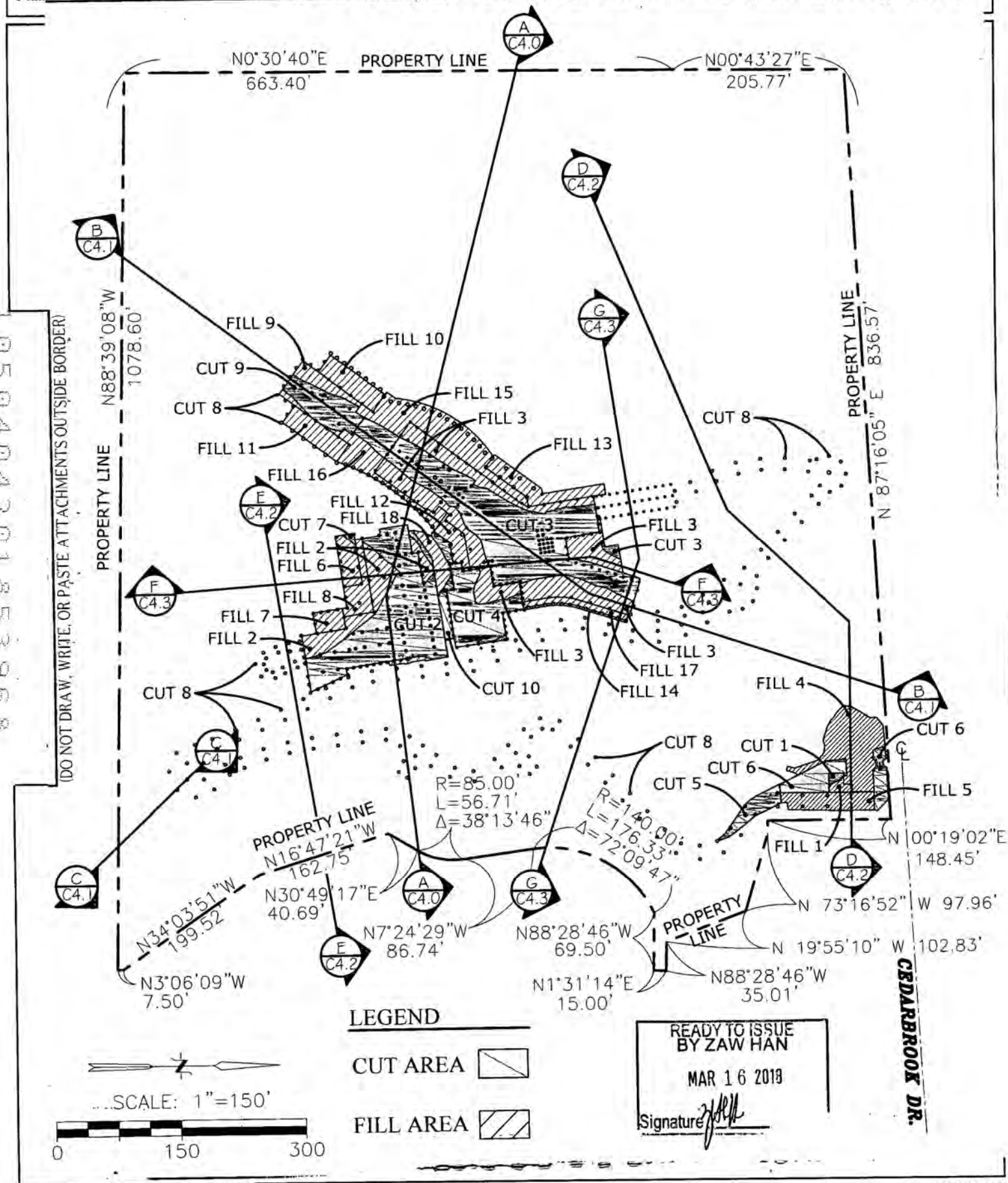
Sign: 

Date: 03/19/2018

☐ Owner

☒ Authorized Agent

Plan Check #: B17SP00159
Initiating Office: SANPEDRO
Printed on: 03/15/18 14:58:51

PLOT PLAN ATTACHMENT

INSPECTION DISTRICT: STGRDM4

PLOT PLAN

EXHIBIT C







Communication from Public

Name:

Date Submitted: 10/01/2020 09:58 AM

Council File No: 20-1098

Comments for Public Posting: This Motion is some start to STOP MANSIONS, period! in LA neighborhoods disgraced with that invasion of speculators for faaaar too long!