

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

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

Includes
22 record
Documents

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

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

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

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

The crimes committed include, but are not limited to:

- Alteration of public records
- Submission of false and misleading documents to public offices
- Filed false and misleading documents to public offices
- Omitted material facts
- Concealed material facts
- Denied me and others similarly situated to me notice
- Denied me and others similarly situated to me public hearings required by law
- Denied me protections per LAMC 91.3307
- Failed to uphold the United States Constitution per the Oath of Officials and Public Employees
- Published false facts regarding public truths, laws, regulations
- Stated false and misleading codes to the harm of property owners and interested persons
- Laundered unlawful project developments through public offices to evade compliance
- Laundered project developments in geologic hazard areas through public offices to evade the law
- The Laundered unlawful projects used a scheme that:
 1. Created a false base record
 2. Layering on top many other records, applications, and other government office records, which confused the audit trail
 3. Separated out the false base record, which gave the illusion that project was legitimate, when it was not.

Q73
2017 FEB - 7 PM 2:13
CITY CLERK'S OFFICE
RECEIVED
BY _____ CITY CLERK
DEPUTY

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

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

Sincerely, Lia Renee

Brief Example of Laundering of unlawful project at 283 Trino Way, which denied impacted persons due process:

1-1980 Map of Coastal Zone Act Boundary Line, Dual Jurisdiction, LAMC 12.20.2., LAMC 12.20.2.F

2-2012, California Supreme Court Held in *Pacific Palisades Bowl Mobile Estates v. City of LA*

CA PRC 30600(b), CA PRC 30601, CCR13301 (a)

283 Trino Way

3- About 1953 or thereafter, unpermitted excavation and grading that excavated the support from upslope property, see unpermitted rubble wall towards top of slope on 283 Trino Way

4- 1962 four feet high retaining wall due to slope failure - "wash out"

5- 1963-01-10, Slope Repair

6- 1978-05-02, Slope Failure

7- 2008-07-22, Before close of escrow,

Boring reveals 3' to 6' Clay

11' Clay

18' Clayey Gouge

37' Discontinuous Clay Seam

48' Bentonite bed (Clay)

8- 2008-10-18, Slide plane in test pit No. 3-T-2 with Bentonite (Clay) Bed

9- 2009-12-16, LADBS Grading Pre-Inspection Report- asks "Slide Area" > States "Yes"

10- 2010-02-26, Unlawfully used a City letter titled "Approval in Concept", reference number ZA-2010-478-AIC, which stated on its face that the "approval in concept is not a permit". It further stated that an "Approval in Concept may only apply to Single Family Dwellings, except those in Geologically unstable areas".

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

Further, Applicant concealed retaining wall, and that there was an addition of increase in height of 10 feet, and would be demolishing substantially more than 50% of the Single Family Residence and therefore would not be entitled to use an Approval in Concept, even if project was not subject to unstable soils, which it was.

11- 2011-05-24, Signed and LADBS Recorded Affidavit stating "Building in an Area Subject to Landsliding and Unstable Soils", used a typo on address 283 Trino Way.

12- 2011-12-21, for a different piecemeal project- unlawfully used a second City form letter titled "Approval in Concept" reference number ZA 2011-3266-AIC, which also stated on its face that it could be used in geologically unstable areas.

13- 2012-06-07, For a different piecemeal project- Signed and LADBS recorded an Affidavit stating "Building in an Area Subject to Landsliding and Unstable Soils"

14- 2012-09-21 through 2012-09-24, Area and adjoining property owners learned of the unpermitted development at 283 Trino Way and filed complaints with LADBS.

15- 2012-09-25 through 2012-10-23, LADBS verified complaints, and issued 283 Trino Way citations 283 Trino did not appeal those citations and an Order to Comply.

16-2015-09-22, and on other dates, 283 Trino filed a request for modification of building ordinances and made misrepresentations, and false and misleading statements regarding area property owners.

17-2015-10, in about this month, LADBS expired all applications for 283 Trino Way

18- 2016-05-17, Received another Order to Comply, and Trino did not appeal the Order to Comply

19- 2016-08, or about, City revived Certificate of Occupancies for the expired applications

20- 2016-12 or about, Trino attempted to reactivate the applications based on misrepresentations and the false base records submitted to the public offices.

21- At no time, LADBS and City have never held a hearing per LAMC 12.20.2.F

Sec. 230. Mayor.

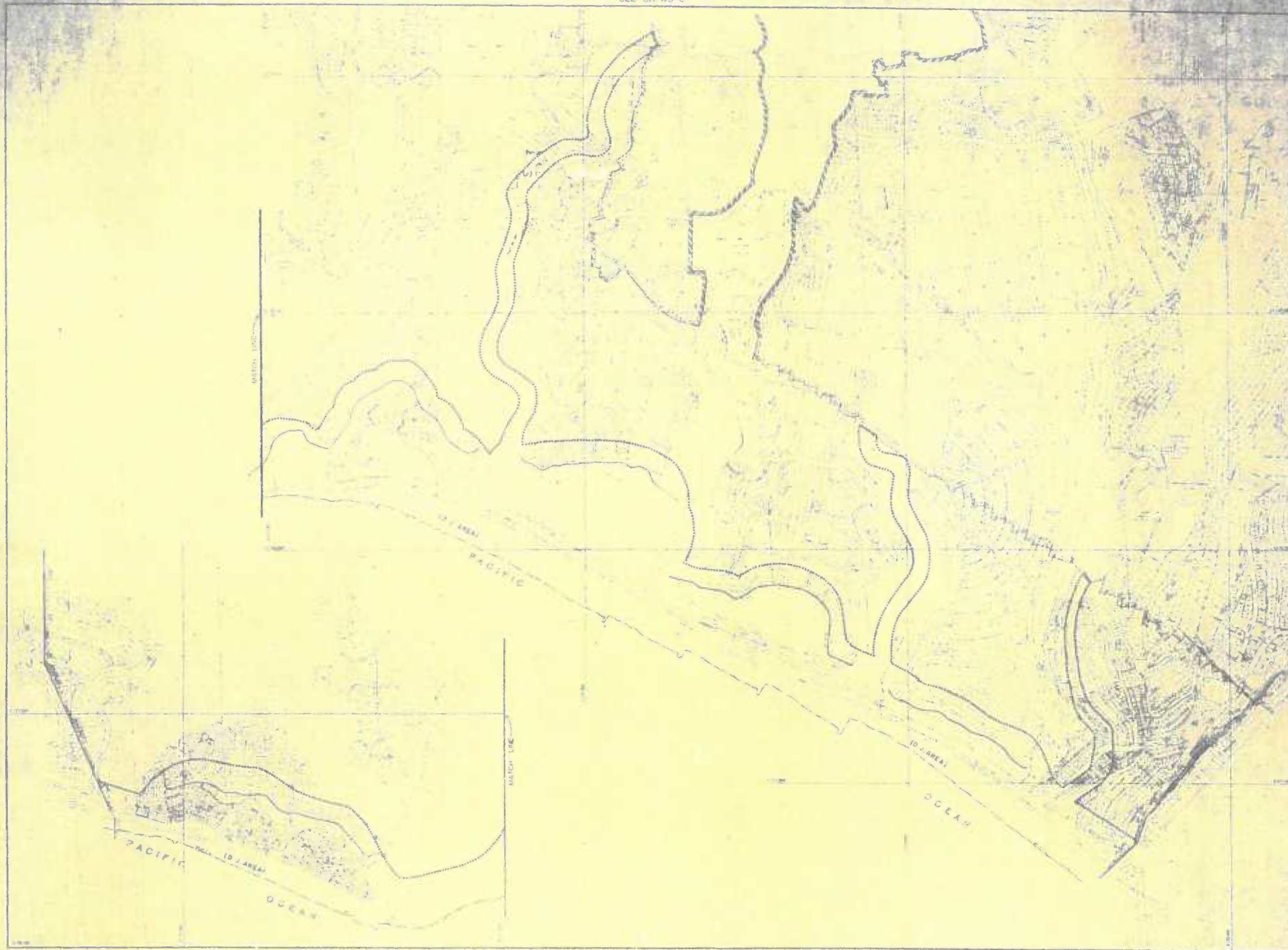
Except as otherwise provided in the Charter, management authority shall be vested in the Mayor who shall be the Chief Executive Officer of the City and shall devote his or her entire time to the duties of the office. The Mayor shall execute and uphold all laws and ordinances of the City.

Sec. 231. Powers and Duties.

The Mayor shall have the power and duty to:

- (a) exercise management authority over all departments, agencies and appointed offices of the City, except where the Charter provides otherwise;
- (b) appoint and remove staff as may be needed to perform the duties and carry out the responsibilities of the Mayor's office, subject only to budgetary appropriation;

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



SHEET 7 OF 8 SHEETS

- LEGEND**
- DUAL JURISDICTION AREA
 - COASTAL ZONE BOUNDARY
 - CITY BOUNDARY LINE
 - MEAN HIGH TIDE LINE
 - LIMIT OF CONSTRUCTION
 - LIMIT OF THE JURISDICTION

THE CITY OF LOS ANGELES HAS THE HONOR TO ACKNOWLEDGE THE COASTAL ZONE BOUNDARY LINE AS SHOWN ON THE MAP. THE CITY OF LOS ANGELES HAS THE HONOR TO ACKNOWLEDGE THE COASTAL ZONE BOUNDARY LINE AS SHOWN ON THE MAP. THE CITY OF LOS ANGELES HAS THE HONOR TO ACKNOWLEDGE THE COASTAL ZONE BOUNDARY LINE AS SHOWN ON THE MAP.

PACIFIC PALISADES

BOUNDARY LINE
COASTAL ZONE ACT OF 1972

THE CITY OF LOS ANGELES HAS THE HONOR TO ACKNOWLEDGE THE COASTAL ZONE BOUNDARY LINE AS SHOWN ON THE MAP. THE CITY OF LOS ANGELES HAS THE HONOR TO ACKNOWLEDGE THE COASTAL ZONE BOUNDARY LINE AS SHOWN ON THE MAP. THE CITY OF LOS ANGELES HAS THE HONOR TO ACKNOWLEDGE THE COASTAL ZONE BOUNDARY LINE AS SHOWN ON THE MAP.

CITY OF LOS ANGELES

BOYLLMAN CITY ENGINEER

STREET OPENING AND REPAIRS DIVISION

APRIL 1973

1

APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

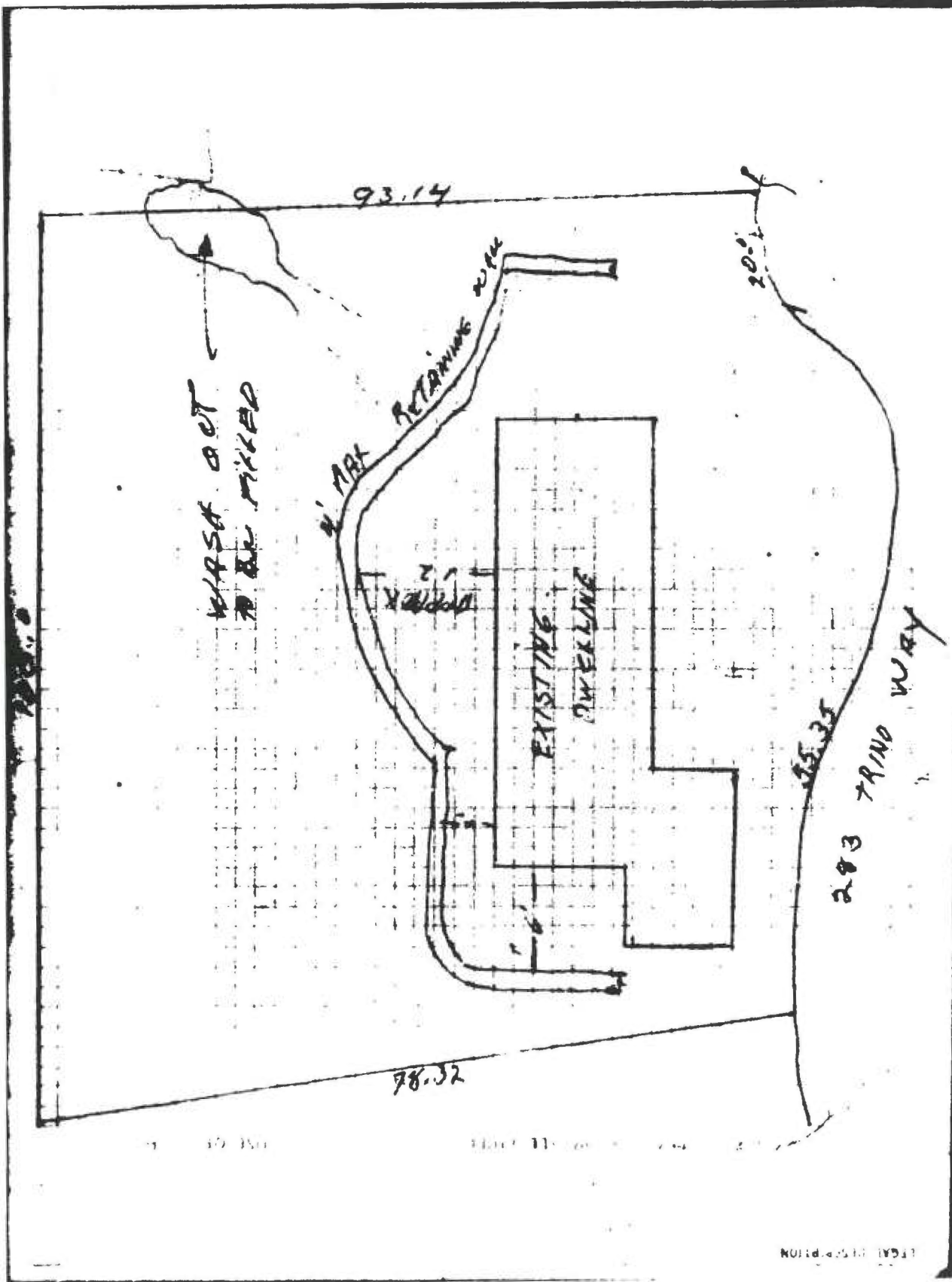
DEPT. OF BUILDING AND SAFETY

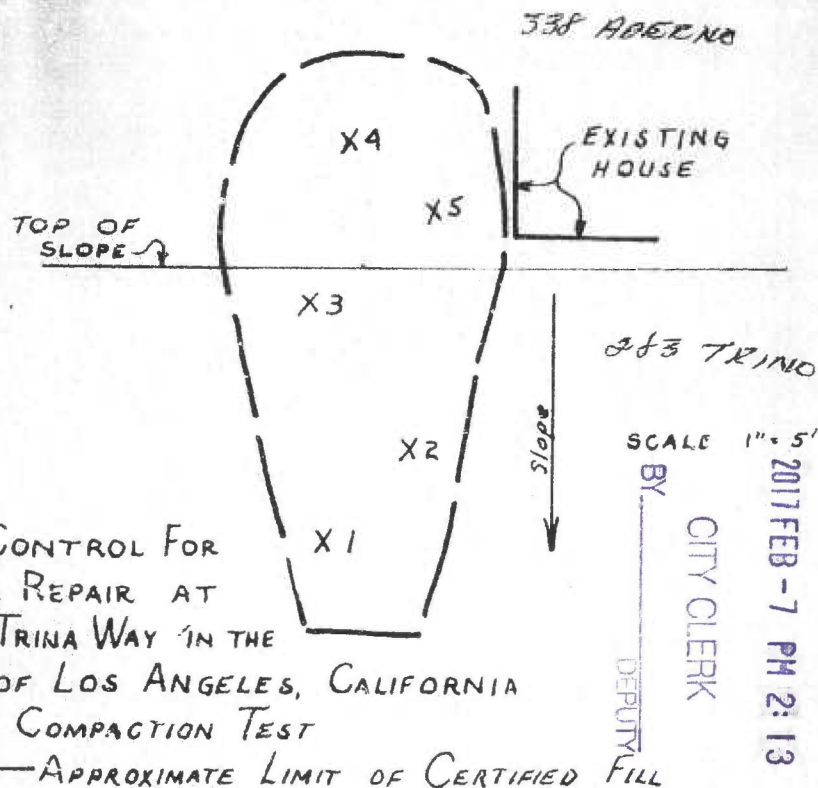
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED																								
	21		10179																									
2. JOB ADDRESS	283 Trino Way			DIST. MAP																								
				7181																								
3. BETWEEN CROSS STREETS	Arno Way AND terminus			ZONE																								
				R-1-1																								
4. PURPOSE OF BUILDING	Retaining Wall			FIRE DIST.																								
5. OWNER'S NAME	Aris Dragon			INSIDE KEY																								
				26																								
6. OWNER'S ADDRESS	238 N. Canon Dr. Beverly Hills			CON. LOT																								
				REV. CON.																								
7. CERT. ARCH.	none			LOT SIZE																								
8. LIC. ENGR.	Mackintosh & Mackintosh			Irreg.																								
9. CONTRACTOR	J. R. Ricard & Son			NEAR ALLEY																								
				SIDE ALLEY																								
10. CONTRACTOR'S ADDRESS	1808 Colorado Ave. Santa Monica			BLDG. AREA																								
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE																									
80' long	5'																											
1 283 283 Trino Way 1962				DISTRICT OFFICE																								
				WLA																								
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF																								
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.																								
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 800.00			VALUATION APPROVED																								
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED																								
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				CORRECTIONS VERIFIED																								
Signed: <i>P. Ricard</i>				PLANS APPROVED																								
This Form When Properly Validated is a Permit to Do the Work Described.				APPLICANT APPROVED																								
				INSPECTOR																								
				FILE WITH																								
				CONT. INSP.																								
<table border="1"> <tr> <td>TYPE</td> <td>GROUP</td> <td>MAX. OCC.</td> <td>P.C.</td> <td>S.P.C.</td> <td>G.P.I.</td> <td>B.P.</td> <td>I.F.</td> <td>O.S.</td> <td>C/O</td> </tr> <tr> <td>Ret. Wall</td> <td></td> <td></td> <td>2.50</td> <td></td> <td>5.00</td> <td>5.00</td> <td></td> <td></td> <td></td> </tr> </table>					TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	Ret. Wall			2.50		5.00	5.00							
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O																			
Ret. Wall			2.50		5.00	5.00																						
<table border="1"> <tr> <td>MA-1C</td> <td>36177</td> <td>10</td> <td>3</td> <td>62</td> <td>2.50</td> </tr> <tr> <td>QPA</td> <td>3579</td> <td>11</td> <td>21</td> <td>62</td> <td>5.00</td> </tr> <tr> <td>BA</td> <td>43670</td> <td>11</td> <td>21</td> <td>62</td> <td>5.00</td> </tr> <tr> <td>C534</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					MA-1C	36177	10	3	62	2.50	QPA	3579	11	21	62	5.00	BA	43670	11	21	62	5.00	C534					
MA-1C	36177	10	3	62	2.50																							
QPA	3579	11	21	62	5.00																							
BA	43670	11	21	62	5.00																							
C534																												
P.C. No. GRADING CRIT. SCH. CONS.																												

SEVEN (Available) (Not Available)

CRITICAL SCH.





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

— APPROXIMATE LIMIT OF CERTIFIED FILL

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

W.O. 4083

1-10-63

PACIFIC SOILS ENGINEERING, INC.

Page 2
 101 Main St

101 Main St

PAGE 1

Date of Test	Test No.	Depth	Distance	Unit Wt. (pcf)	Relative Compaction
12-12-62	1	7.0	16.3	106.0	93
	2	6.0	14.1	113.5	97
12-13-62	3	4.0	13.4	116.0	99
12-15-62	4	2.0	12.7	114.1	97
	5	0.5	12.1	112.4	96

* Depth below finish grade (in feet)

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

Respectfully submitted,

Leonard S. Devtson
 LEONARD S. DEVTSON
 E.O.E. 10432

cc: (3) City of Los Angeles
 Department of Bldg. & Safety
 1630 Purpus Avenue
 West Los Angeles, Calif.

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

LED/en

BY AM 4-21-14

PACIFIC SOILS ENGINEERING, INC.

345 Hawthorne Way
Hawthorne, California

**ENGINEER'S CERTIFICATE OF COMPLIANCE
FOR
CONSOLIDATED EARTH FILLS**

City of Los Angeles

Department of Building and Safety

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

SOIL TESTING AGENCY: Pacific Soils Engineering, Inc.

CONTRACTOR'S NAME: J. R. Ricard and Sons

CONTRACTOR'S ADDRESS: 1608 Colorado
Santa Monica, California

DATE WORK STARTED ON PROJECT: 12-12-62

DATE WORK WAS COMPLETED: 12-14-62

DATE OF THIS CERTIFICATE: 1-10-63

TO THE SUPERINTENDENT OF BUILDING:

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

Leonard A. Dauter
CIVIL ENGINEER
California Certificate No. 10432

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

CERTIFIED TRUE COPY

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

BY AM 4-21-14

ADDRESS 283 Trino Way

JOB ORDER

ORDER TO COMPLY

DEPARTMENT OF BUILDING AND SAFETY City of Los Angeles

H 78096

May 2, 1978

Mr. Ned & Lorraine Osbins

283 Trino Way

Pacific Palisades CA

PLANS

Required

PERMITS

Required

DEVELOPMENT

Not Required

ORDER
RECEIVED BY

MAILED
POSTED

With the following, the City of Los Angeles Municipal

See below

19

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

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

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

Martin Murphy
338 Aderno Way
Pacific Palisades, CA

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES

THIS ORDER MUST BE PRESENTED WHEN CONTACT

(see Reverse Side For Additional Information)

1ST FLOOR
201 N. FIGUEROA ST., LA 90012

UNFILED
GRADING

DISPATCH
WLA

RECEIVED
TATSUMORI

BY AM 9/17/78

B&S C-11 711 75

ADDRESS 283 Trino Way		JOB ORDER
<h2 style="margin: 0;">ORDER TO COMPLY</h2> <p style="margin: 0;">DEPARTMENT OF BUILDING AND SAFETY City of Los Angeles</p>		<h1 style="margin: 0;">H 78096</h1>
DATE May 2, 1976	TIME	
LETTER ORDER TO Mr. Ned & Lorraine Oshins ADDRESS 283 Trino Way Pacific Palisades CA 91368		PLANS Required Required Not Required PREVIOUS ORDER NO.
ORDER RECEIVED BY:	MAILED POSTED	See below
You are hereby ordered to comply with the following requirements of the Los Angeles Municipal Code:		
1. This Department has determined by inspection that a slope failure has occurred on your property. This failure affects the stability of your property and should be corrected as soon as possible.		
2. Submit to this Department a written report by a licensed Soils Engineer recommending corrective measures. This report to be submitted for review on or before May 26, 1978.		
3. After the report has been approved by the Department file corrective Grading plans with the Department for plan check on or before June 26, 1978.		
4. After the plans are approved, obtain the permits necessary to restore the property to a safe and stable condition, and complete the required work on or before August 26, 1978.		
Los Angeles Municipal Code Section 91.0103(m) and (n).		
Also to: Shirill & Anne Taiko Martin Murphy 286 Trino Way 338 Aderno Way Pacific Palisades, CA Pacific Palisades, CA		
THIS ORDER MUST BE PRESENTED WHEN CONTACTING DEPARTMENT (See Reverse Side For Additional Information)		
GRADING	WLA	MATSUMURA
845 G 11 011 75		

100019

Date: 7/22/2008				SUMMARY OF BORING NO. B-1		Logged by: RA	
Soil Classification	Blowcounts per Foot (SPT)	Samples U B	Depth (Ft.)	Description	Graphic Log	Consistency	
				Terrace Deposit: Qt: 0-3': Orange-Yellow SAND with cobbles and Pebbles:			
				3-6': Red-brown clay. Sandy with pebbles			
			10	6-11': Tan, siltstone and silty sandstone, damp, soft.			
				11': Dark gray, black brittle siltstone, clayey gouge at 18' G: 172/48			
			20	Massive light brown siltstone, micaceous dry			
				Moist at 28' closed sparse fractures			
			30	Change to lighter brown, dry discontinuous clay seam at 37'. B: 170/41			
			40				
			50	Bentonite bed dense, no water in formation. B: 172/40			
			60	End of boring at 62 feet. No water found B: 170/43			
Geology Investigation 283 Trino Way Los Angeles, California				Work Order 255808 Plate No. 3-B-1			
STRATA - TECH, INC.							

BY _____ CITY CLERK
DEPUTY

2017 FEB - 7 PM 2:13

CITY CLERK'S OFFICE

RECEIVED TRUE COPY
GENERAL SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
10TH FLOOR
300 N. BRUNNEN ST., LA 90012
Am 01/17/13

101081020103040506070809101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

RECORD OF SUBSURFACE EXPLORATION

Date OCTOBER 18, 2008

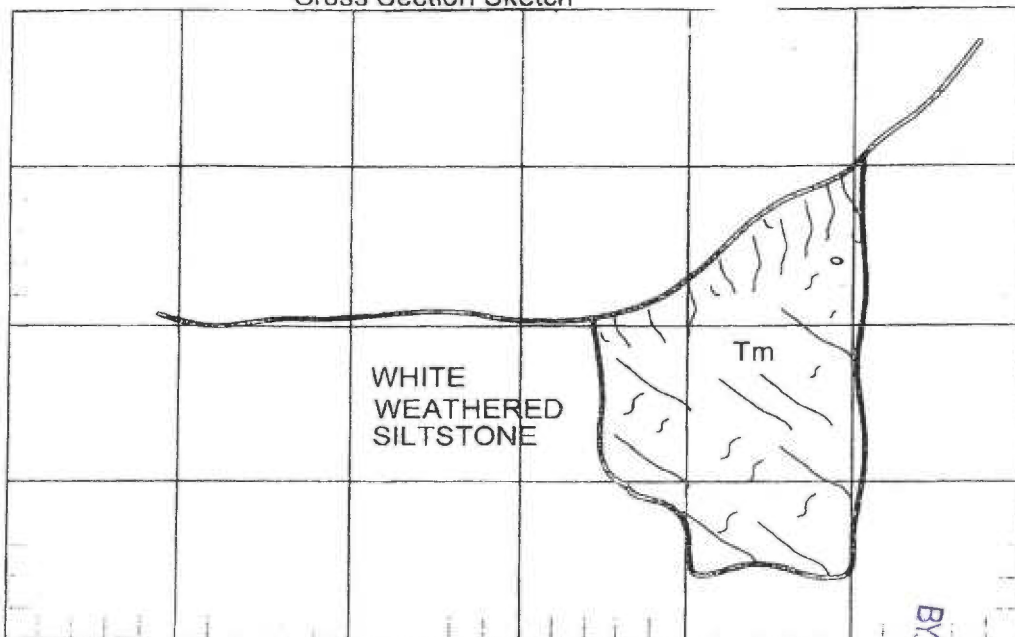
logged by R A

SCOTT McPHEARSON

283 TRINO WAY, PACIFIC PALASAIDES, CA

Work Order 255808

Cross Section Sketch



BY

CITY CLERK

DEPT.

RECEIVED
CITY CLERK'S OFFICE
2017 FEB -7 PM 2:13
RECEIVED
CITY CLERK'S OFFICE
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., L.A. 90012
BY *am 01/17/13*

SCALE: 1"=2-ft.

STRATA-TECH, INC.

TEST PIT NO. 3-T-1

101081020102100000

RECORD OF SUBSURFACE EXPLORATION

Date OCTOBER 18, 2008

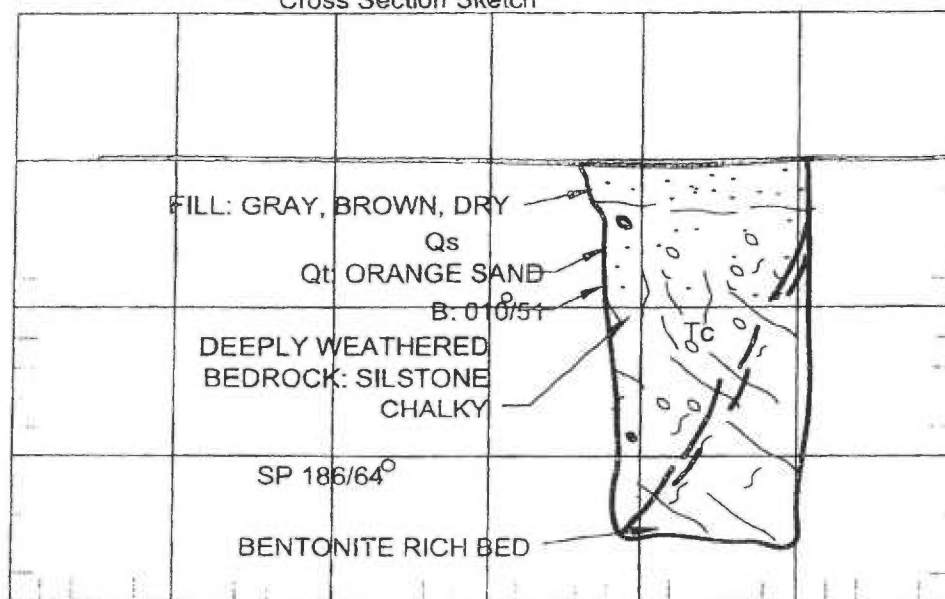
logged by R A

SCOTT McPHEARSON

283 TRINO WAY, PACIFIC PALASAIDES, CA

Work Order 255808

Cross Section Sketch



RECEIVED
FEDERAL BUREAU OF INVESTIGATION
UNIT OF BUILDING A SAFETY
CITY OF LOS ANGELES
EAST ROOM
JAN 11 1968
SAN FRANCISCO ST. 100-100111

for on 1/7/68

SCALE: 1"=2-ft.

STRATA-TECH, INC.

TEST PIT NO. 3-T-2

1990-1991

RECORD OF SUBSURFACE EXPLORATION

Date OCTOBER 18, 2008

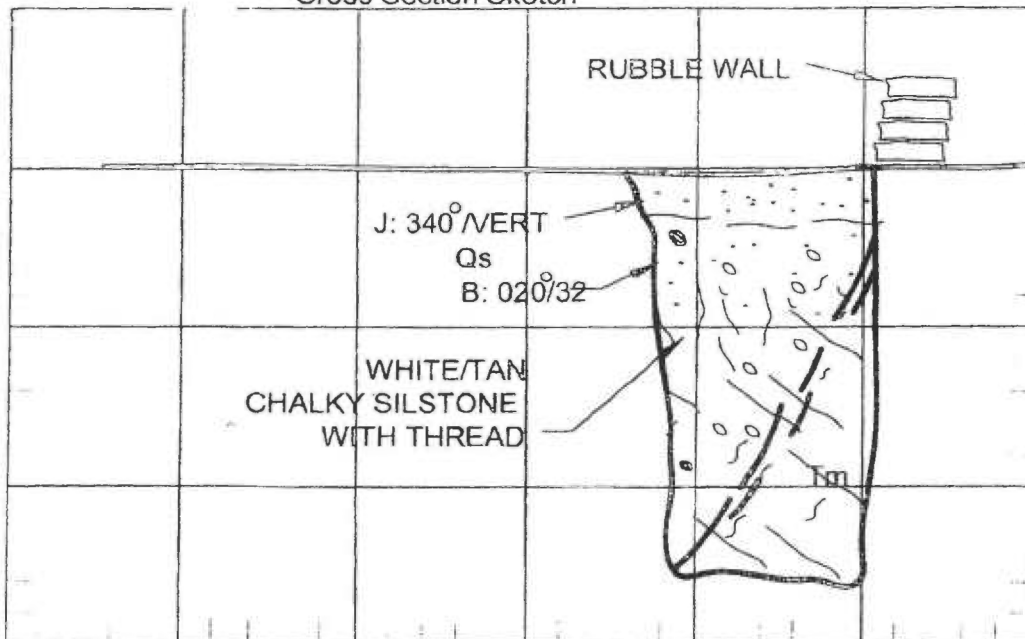
logged by R A

SCOTT McPHEARSON

283 TRINO WAY, PACIFIC PALASIDES, CA

Work Order 255808

Cross Section Sketch



RECEIVED FOR
RECORD SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
500 N. FIDELITY ST., RT. 2000
Am 01/17/13

SCALE: 1"=2-ft.

STRATA-TECH, INC.

TEST PIT NO. 3-T-3

1010810201023050

RECORD OF SUBSURFACE EXPLORATION

Date OCTOBER 18, 2008

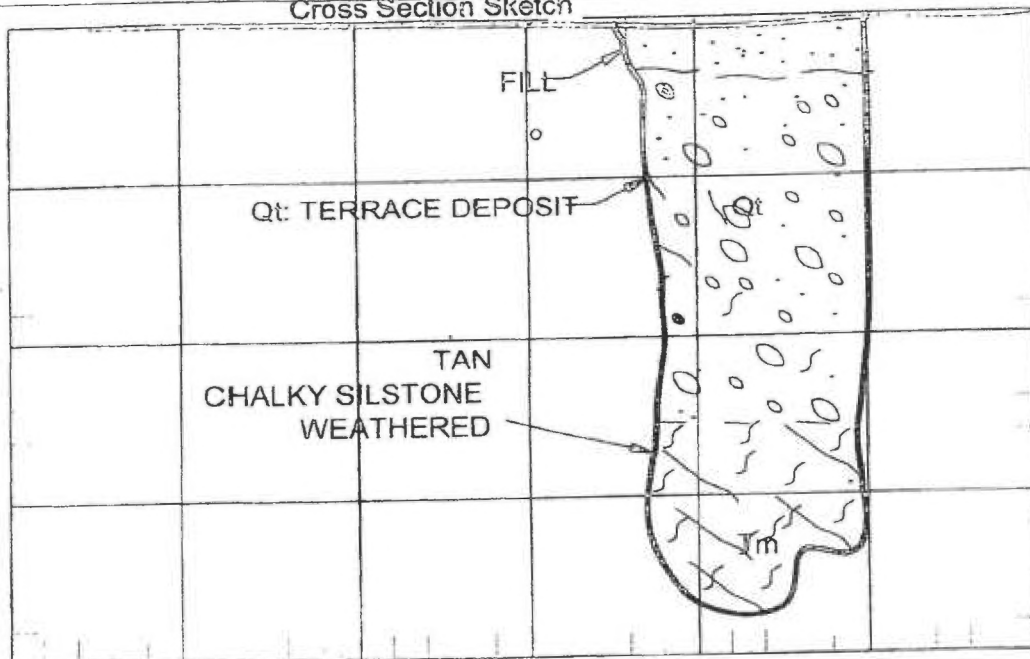
logged by R A

SCOTT McPHEARSON

283 TRINO WAY, PACIFIC PALASAIDES, CA

Work Order 255808

Cross Section Sketch



CERTIFIED TRUE COPY
(RECORDS SECTION)
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., L.A. 90012
BY *Am 02/17/10*

SCALE: 1"=2-ft.

STRATA-TECH, INC.

TEST PIT NO. 3-T-4

1010810201023050

09030-30000-05890 \ 283 N TRINO WAY

RECEIVED
CITY CLERK'S OFFICE

Page 1 of 2

pcam_prod_thin

2017 FEB -7 PM 2:13



City of Los Angeles
Department of Building
and Safety

CITY CLERK
Current
Version 1

Grading Pre-Inspection Report

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

Work Description:

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

Inspector/Telephone: **KYLE PAYNE, (310) 914-3937**Inspection District: **WLA**Inspection Date: **12/15/2009**Property Posted: **Yes** Posting Date:Posting Fees Paid? **Yes**Tract: **TR 10179**

Block:

Lot(s): **21**ARB: **2**County Ref No: **M B 163-33/38**Approved Graded Lot: **No**

Bearing Value:

Fill Over 100 Feet: **No**Buttress Fill: **No**Slope of Surface: **Ascending**Natural Soil Classification 1804.2: **silty sand**

Cut: degrees Height: ft in

Fill: degrees Height: ft in

Natural: **27** degrees Height: **15** ft inSlide Area: **Yes**Sewer Available: **Yes**PSDS Sized Per Code: **N/A**Site is **Above** StreetRoof Gutters: **Yes**Condition of Street for Drainage Purposes at
curbRecommended Termination of Drainage to
streetDriveway Grade: **% - Existing**Maximum Rough Grade Allowed: **%**

GRADING APPROVAL TO ISSUE PERMIT(S)

☐ OK TO ISSUE. SEE BELOW FOR COMMENTS.

☒ DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY An 02/17/13

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

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

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

Field form completed by **KYLE PAYNE**

Signature Kyle Payne

Date 12/16/09

Back to Pre-Inspection Work List

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR
201 N. FIGUEROA ST., LA 90012
BY Am 01/17/13

DATE 02.26.2010

page 1 of 4

APPROVAL IN CONCEPT

ZA 2010 478 - AIC

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

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

BY _____
DEPUTY

CITY CLERK

2017 FEB - 7 PM 2:13

CITY CLERK'S OFFICE

APPROVAL IN CONCEPT

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

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

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

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

PLEASE TYPE OR PRINT

Property Address: 283 TRINO WAY

Legal Description: LOT 21 ABB 2, TR 10179

Zone: R1-1 Council District No. 11

Coastal Permit Area: Dual (☒) Single ()

Community Plan: BRENTWOOD/PACIFIC PALISADES

Community Plan Land Use Designation: LOW RESIDENTIAL

PROJECT EVALUATION FORM

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

Estimated Cost Of Project \$ 80,000.

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

Number of Stories 2

Building Height 36'

Maximum Height above the Center Line of Frontage Road 43.5'

Total Number of Parking Spaces Provided 2

Existing Land Use SFD w/ ATT. GARAGE

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

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

Number of Units N/A

Average Rents N/A

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

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

I, We VLADIMIR ELMANDVIA
(Print Name in Full)

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

Signed [Signature]
Owner/Applicant/Lessee Signature

Print Name VLADIMIR ELMANDVIA

16987 ENCINO HILLS DRIVE
Mailing Address

ENCINO, CA 91436
City Zip

818 632 8322
Phone No.

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

Name _____

Address _____

City _____

Phone No. _____

Application Reviewed & Accepted by [Signature]

Date 2/26/10

Receipt No. _____

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

- (X) Complies in concept with the current adopted City of Los Angeles General Plan, Zoning and Subdivision Ordinances, any applicable specific plans and any other applicable City laws regulating the use of land and/or
- () That a zone variance, conditional use permit, or other type of exception has been approved and is final, and a copy is attached, along with all conditions of approval.

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

Michael LoGrande
Chief Zoning Administrator

By: _____

CP ASSOC

Required attachments:

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

RECEIVED
CITY CLERK'S OFFICE

05/24/2011



20110722369

Recorded at the request of and mailed to

2011 FEB -7 PM 2:13

DEPARTMENT OF BUILDING AND SAFETY

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

CITY CLERK

DEPUTY

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

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

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

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

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

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

CARTOGRAPHER'S
USE ONLY

Owner's Name(s): Scott Macpherson
(Please type or print)

(Please type or print)

Signature of Owner's Name(s):

Scott Macpherson
(sign)

(sign)

(Two Officers' Signatures Required for Corporations)

Name of Corporation: _____

Dated this 19th day of May 2011

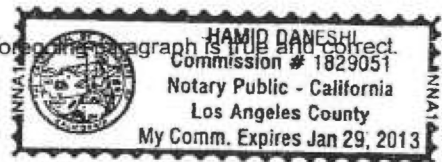
SIGNATURES MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CA)
On MAY 19/2011 before me, HAMID DANESHI/NOTARY PUBLIC, personally appeared MA. SCOTT BRUCE MACPHERSON AKA, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature H. Daneshi (Seal)



FOR DEPARTMENT USE ONLY

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

Covenant for City Department _____

To be completed for City owned property only.

APPROVED BY: Curt Dietz

Date: 5/20/2011

State of CALIFORNIA }
County of LOS ANGELES }

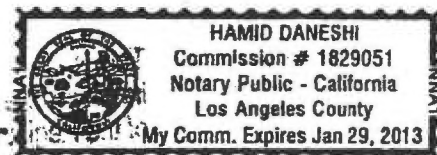
On 05-19-2011 before me, HAMID DANESHI, Notary Public,
personally appeared SCOTT BRUCE MAC PETERSON

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

I certify under penalty of perjury under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature H (seal)



DATE Dec. 21, 2011

page 1 of 4

APPROVAL IN CONCEPT NO. ZA 2011-3266-AIC

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

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

BY _____
CITY CLERK
DEPUTY

2017 FEB - 7 PM 2:13

RECEIVED
CITY CLERK'S OFFICE

APPROVAL IN CONCEPT

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

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

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

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

PLEASE TYPE OR PRINT

Property Address: 283 TRINO WAY

Legal Description: LOT 21, TR 10179 ARB 2

Zone: R1-1 Council District No. 11

Coastal Permit Area: Dual ☒ Single ()

Community Plan: Brentwood / PACIFIC PALISADES

Community Plan Land Use Designation: Low Residential

ZA 2011-3266

PROJECT EVALUATION FORM

Proposed Development Renovation of ex SFD + 2,872 SF
ADDITION + 574 SF GARAGE, SITE RET WALLS, SPA
Trellis Above SPA.

Estimated Cost Of Project \$ 800,000

Project Site Area 9,757 Net Gross .22 Acres

Number of Stories 2 + BSmt

Building Height 36'

Maximum Height above the Center Line of Frontage Road 44'

Total Number of Parking Spaces Provided 5

Existing Land Use SFD

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

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

Number of Units N/A

Average Rents N/A

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

ZA 2011-3266

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

I, We VLADIMIR ELMANOVICH

(Print Name in Full)

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

Signed 

Owner/Applicant/Lessee Signature

Print Name VLADIMIR ELMANOVICH

16987 Encino Mills DR
Mailing Address

ENCINO, CA 91436
City Zip

818 986 0400
Phone No.

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

Name _____

Address _____

City _____

Phone No. _____

ZA 2011-3266

Application Reviewed & Accepted by 

Date 12/22/11

Receipt No. 5376

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

- () Complies in concept with the current adopted City of Los Angeles General Plan, Zoning and Subdivision Ordinances, any applicable specific plans and any other applicable City laws regulating the use of land and/or
- () That a zone variance, conditional use permit, or other type of exception has been approved and is final, and a copy is attached, along with all conditions of approval.

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

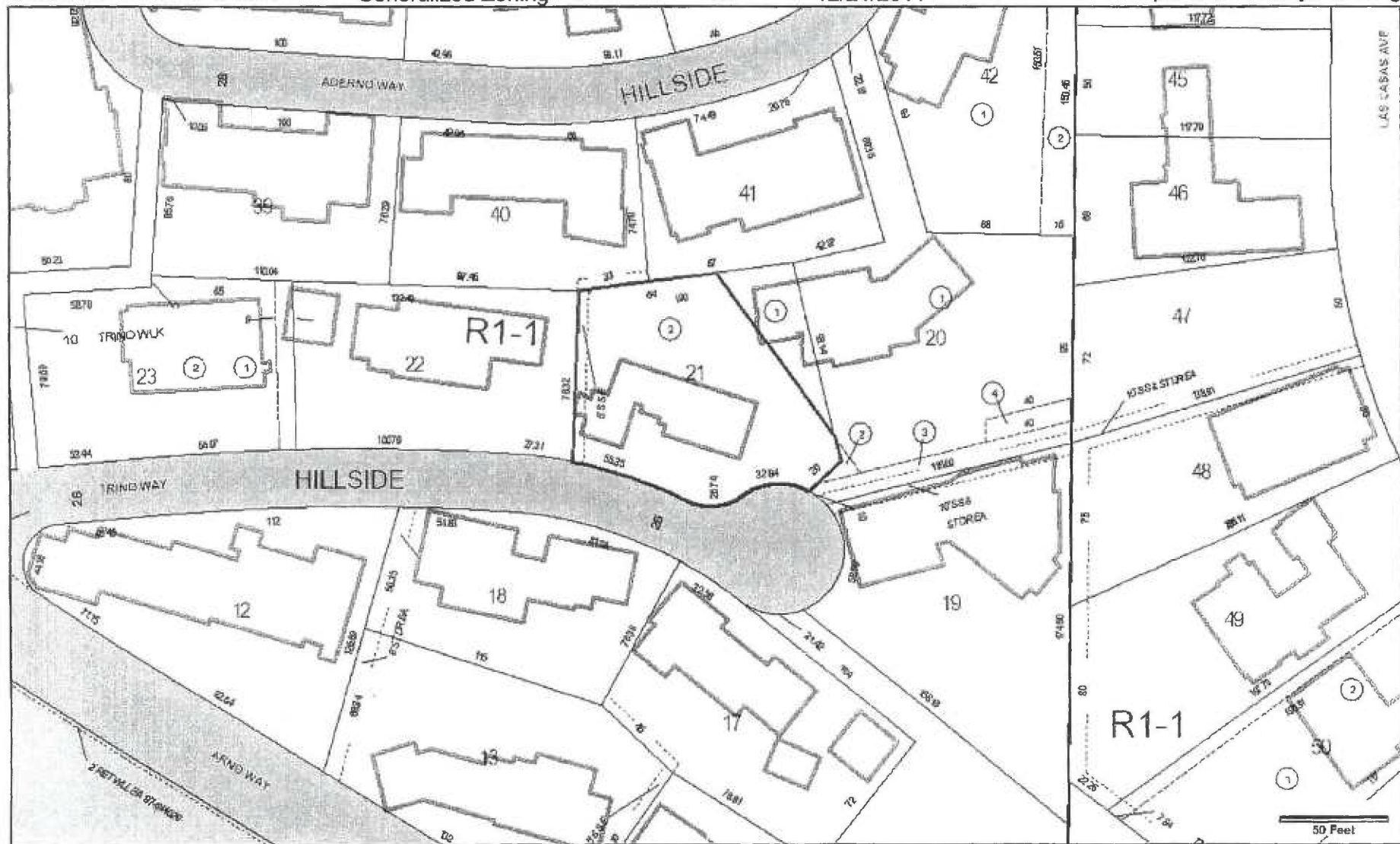
Michael LoGrande
Chief Zoning Administrator

By:

[Signature]
CITY PLANNING ASSOCIATES
12/21/11

Required attachments:

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



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

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

Zoning: R1-1
General Plan: Low Residential



1010807201250875

This page is part of your document - DO NOT DISCARD



20120853108



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

06/07/12 AT 12:06PM

Pages:
0003

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



LEADSHEET



201206070720035

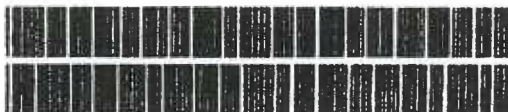
00005933283



004051581

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

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

BY *Am* 06/17/13

CITY CLERK

2017 FEB - 7 PM 2:13

CITY CLERKS OFFICE

RECEIVED

Recorded at the request of and mail to:

DEPARTMENT OF BUILDING AND SAFETY

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

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE



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

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

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

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

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

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

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

CARTOGRAPHER'S
USE ONLY

Owner's Name(s): Scott B. Macpherson, TTEE The SBM Revocable Trust Dtd. 07/13/2011
(Please type or print) (Please type or print)

Signature of Owner's Name(s):

Scott Macpherson
(sign)

(sign)

(Two Officers' Signatures Required for Corporations)

Name of Corporation: _____

Dated this _____ day of _____ 20____

SIGNATURES MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF Los Angeles)

On June 4, 2012 before me, JR Swoboda, personally appeared Scott Macpherson, TRUSTEE, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature JR Swoboda (Seal)



FOR DEPARTMENT USE ONLY

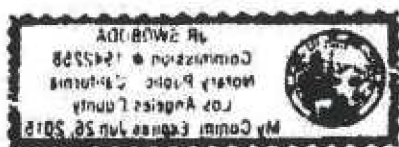
MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department

To be completed for City owned property only.

APPROVED BY: Jeffrey J Wilton Date: 6-6-2012

PG-GRAD.A118 (12/4/2008)



State of CALIFORNIA

County of Los Angeles

On June 4, 2012 before me, J.R. Swoboda, Notary Public,
personally appeared SCOTT B. Macpherson, TRUSTEE of the
SBM Revocable trust DATED 7/13/200

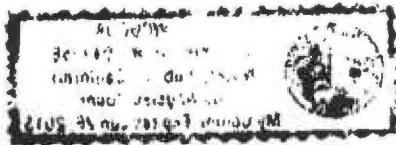
who proved to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under penalty of perjury under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature J.R. Swoboda





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

JUL 02 2014

Deane C. Lynn REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



Los Angeles Department of Building and Safety

Certificate Information: 283 N TRINO WAY 90272

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

Permit Application Status History

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

Permit Application Clearance Information

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

Contact Information

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

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

1011520125401

LADBS
INSPECTION BUREAU

RANGE FILE

283 N. TRINDO WAY

(ADDRESS)

10/23/12

(FILE DATE)

BY _____
CITY CLERK

CITY CLERK

2017 FEB - 7 PM 2:13

CITY CLERKS OFFICE

FILE IS:



OPEN



CLOSED

CERTIFIED TRUE COPY
RECORDS SECTION
DEPT. OF BUILDING & SAFETY
CITY OF LOS ANGELES
1ST FLOOR

201 N. FIGUEROA ST., LA 90012

BY 4/21/14 DL

PREPARED BY: SHERMAN, S.J.

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "BUD" OVROM
GENERAL MANAGER

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

INSPECTION BUREAU

ISSUE DATE: October 23, 2012

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

ORDER NO: KN102312935
APN: 4415030003

ORDER TO COMPLY

Violation Address: 283 N. Trino Way

Compliance Date: October 23, 2012

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

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

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

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

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

1. Stop all construction. 91.103.1, 91.104.2.4 L.A.M.C
2. Install and maintain all SWPPP erosion control devices in accordance with the Los Angeles Municipal Code (L.A.M.C.)
3. Obtain all required clearances and approvals from City Planning and the California Coastal Commission. 12.21.A.1.a

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

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

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

Non-Compliance Fee Warning:

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

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

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

Investigation Fee Warning:

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

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

Penalty Warning:


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

Appeal Procedures:

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

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

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

Inspector: 

Date: 10/23/2012

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

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

BY PL 4/21/14

Justification:

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

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

1. False. Property owners filed a Complaint. ~~and there~~ ^{ISSUES} were found to be real ISSUES.
2. Property owners were denied Notice and Due Process per LAMC 12.20.2.F

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



REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

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

PERMIT 11014-30000-01557/11020-30000-00942 DATE: 9-22-15
APP. #: 11030-30000-02140

JOB ADDRESS: 283 N. TRINO WAY

Tract: 10179

Block:

Lot: 20 & 21

Owner: Scott Macpherson

Petitioner: Penny Flinn/Pacific Crest

Address: 283 TRINO WAY

Address: 23622 Calabasas Rd. #100

City State Zip Phone

Pacific Palisades CA 90272

City State Zip Phone

Calabasas CA 91302 818 429-9366

REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

CODE SECTIONS: L.A.M.C 98.602, 91.106.4.4

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

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

JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)

See Attached

Penny Flinn
Owner/Petitioner Name (Print)

Penny Flinn
(Signature)

agent
Position

FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE

Concurrences required from the following Department(s)

	Print Name	Sign	Approved	Denied
<input type="checkbox"/> Los Angeles Fire Department			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Public Works Bureau of Engineering			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of City Planning			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Department of County Health			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other			<input type="checkbox"/>	<input type="checkbox"/>

DEPARTMENT ACTION

☒ GRANTED ☐ DENIED

RODNEY SAMILAN
Reviewed by: (Staff) (print)

9/22/15
Sign Date

TIENTSO WANG
Action taken by: (Supervisor) (print)

9-22-15
Sign Date

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

CONDITIONS OF APPROVAL (Continued on Page 2):

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

FEES

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

Fees verified by:

Print and Sign

RODNEY SAMILAN

For Cashiers Use Only
LA Department of Building and Safety
(PROCESS ONLY WHEN FEES ARE VERIFIED)
VN ZABE 202071571 9/22/2015 3:25:49 PM

BOARD APPLIC FEE	\$208.00
SYSTEMS DEV SURCH	\$12.48
ONE STOP SURCH	\$4.16
RESEARCH FEE	\$208.00
SYSTEMS DEV SURCH	\$12.48
ONE STOP SURCH	\$4.16

Sub Total: \$449.28

Receipt #: 0202257852

Permit App #:

Job Address:

CONDITIONS OF APPROVAL (Continued from Page 1)

See Conditions of Approval on Page 3

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

CITY OF LOS ANGELES

BOARD OF BUILDING AND SAFETY/DISABLED ACCESS

COMMISSION APPEAL FORM

(Must be Attached to the Modification Request Form, Page 1)

AFFIDAVIT – LADBS BOARD OF BUILDING AND SAFETY COMMISSIONERS – RESOLUTION NO. 832-93

I, _____ do state and swear as follows:

(Print or Type Name of the Person Signing this Form)

- The name and mailing address of the owner of the property (as defined in the resolution 832-93) at _____ as shown on the appeal application (LADBS Com 31) are correct, and
- The owner of the property as shown on the appeal application will be made aware of the appeal and will receive a copy of the appeal.

I declare under PENALTY OF PERJURY that the foregoing is true and correct.

Owner's Name(s) _____

(Please Type or Print)

(Please Type or Print)

Owner's Signature(s) _____

(Please Sign)

(Two Officers' Signatures Required for Corporations)

Name of Corporation _____

(Please Print Name of Corporation)

(Please Type or Print)

Dated this _____ day of _____ 20____

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

State of CALIFORNIA County of _____ on _____

before me, _____ personally appeared _____

Name, Title of Officer (e.g. Jane Doe, Notary Public)

Name(s) of Signer(s)

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

WITNESS my hand and official seal.

Signature

APPEAL OF DEPARTMENT ACTION TO THE BOARD OF BUILDING AND SAFETY COMMISSIONERS/DISABLED ACCESS APPEALS COMMISSION

Applicant's Name _____

Applicant's Title _____

Signature _____

Date _____

FEES

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

Fees verified by: _____

Print and Sign _____

For Cashiers Use Only

(PROCESS ONLY WHEN FEES ARE VERIFIED)

SUPPLEMENTAL INFORMATION AND/OR SKETCH OF JOB CONDITION

BASIS FOR APPROVAL-INFORMATION

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

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

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

Permit Application Number

Job Address

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

1. The proposed work must conform to all pertinent laws, including those that have become operative since the issuance of the original building permit.
2. Plans must be resubmitted to the department for abrief recheck to verify compliance with all current code requirements. The date plans are submitted, for rechecking, shall be construed as the original plan check submittal date when determining the applicability of any code changes, Accessibility (Title 24), ICO's, or other ordinances which have taken effect, further, the date a supplemental permit for rechecking the plans is issued shall be construed as the original building permit issuance date when determining the applicability of any code changes, ICO's, or other ordinances which have taken effect.
3. The additional plan check and permit fee will be charged to cover the plan check.

Building Inspection Clearance:

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

If YES, please comment:

By _____ Date: _____

1061 06201623439

LADBS

INSPECTION BUREAU

RANGE FILE

283 N Trmo War

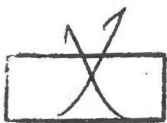
(Address)

Mar 17, 2016

(File Date)

Kenneth Nagle

(Prepared By)



OPEN



CLOSED

BY

CITY CLERK

2017 FEB - 7 PM 2:13

CITY CLERK'S OFFICE

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

BY

[Signature]

12/29/16

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY

201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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

FRANK BUSH
EXECUTIVE OFFICER

INSPECTION BUREAU

ISSUE DATE: May 17, 2016

ORDER NO: KN051716935-1
APN: 4415030003

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

ORDER TO COMPLY

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

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

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

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

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

1. Stop all construction. 91.103.1, 91.104.2.4 L.A.M.C.
2. Install and maintain all SWPPP erosion control devices in accordance with the Los Angeles Municipal Code (L.A.M.C.)
3. Obtain all required clearances and approvals from City Planning and the California Coastal Commission. 12.21.A.1.a

283 N. Trino Way

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

BY

[Signature] 12/25/16

100-106201023420

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

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

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

Non-Compliance Fee Warning:

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

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

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

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

Investigation Fee Warning:

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

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

Penalty Warning: Any person who violates or causes or permits another person to violate any provision of the L.A.M.C. is guilty of misdemeanor which is punishable by a fine or not more than \$1,000.00 and/or six (6) months imprisonment for each violation (Section 98.0402(a) L.A.M.C.).

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

10051006201623429

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

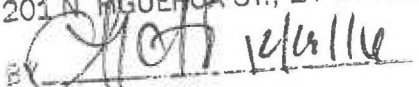
If you have any questions or require any additional information, please feel free to contact me at the phone number below.

Date: 05/17/2016

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



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



Los Angeles Department of Building and Safety

Permit Information: 283 N TRINO WAY 90272

Certificate Of Occupancy Details

Certificate Number 94685

Current Status Pending - 12/01/2011 David Chan (310) 914-3889

Associated Permi... 09014-30000-04398

Certificate Of Occupancy Clearances: Pending

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

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

Certificate Of Occupancy Conditions

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

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

Los Angeles Department of Building and Safety

Permit Information: 283 N TRINO WAY 90272

Certificate Of Occupancy Details

Certificate Number 106389

Current Status Pending - 10/11/2012 Reinaldo Sanchez (310) 914-3889

Associated Permi... 11014-30000-01557

Certificate Of Occupancy Clearances: Pending

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

Certificate Of Occupancy Conditions

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

LAMC 12.37 only.

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

Los Angeles Department of Building and Safety

The information below was found on the following address:

283 N TRINO WAY**Parcel Profile Report:****Permit Information found:****283 N TRINO WAY 90272**

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

BY _____
DEPUTY

CITY CLERK

2017 FEB - 7 PM 2:13

CITY CLERK'S OFFICE

RECEIVED

1

1

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

Code Enforcement Information:

11

Certificate of Occupancy Information:

Soft-story Retrofit Program Information:

1

4

Los Angeles Department of Building and Safety

Certificate Information: 283 N TRINO WAY 90272

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

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

Permit Application Status History

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

Permit Application Clearance Information

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

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

Contact Information

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

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Los Angeles Department of Building and Safety

Certificate Information: 283 N TRINO WAY 90272

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

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

Permit Application Status History

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

Permit Application Clearance Information

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

Contact Information

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

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.