

9650 W Cedarbrook Dr



Permit #: B17SP00159
Plan Check #: B17SP00159
Event Code:

17010 - 40000 - 00872
Printed: 03/19/18 10:49 AM

Bldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 03/19/2018 Last Status: Issued Status Date: 03/19/2018
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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 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-128730 ORD - ORD-129279 ORD - ORD-132416	ORD - ORD-167564-SA790 HLSAREA - Yes CPC - CPC-18760 CPC - CPC-1986-829-GPC	BHO - Yes AFF - AFF-36835 AFF - AFF-36836 AFF - AFF-38636
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5. CHECKLIST ITEMS Special Inspect - Concrete>2.5ksi Special Inspect - Field Welding Special Inspect - Grade Beam/Caisson	Special Inspect - Grading:Area>60,000Sqft Special Inspect - S.M.R. Frame-Steel Special Inspect - Structural Observation	Special Inspect - Structural Wood (periodic) Fabricator Reqd - Structural Steel Storm Water - LID Project
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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
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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 OK for Cashier: Sandi Jimenez Signature:	DAS PC By: Coord. OK: Date: 03/19/2018
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11. PROJECT VALUATION Final Fee Period Permit Valuation: \$1,200,000 Sewer Cap ID: PC Valuation: Total Bond(s) Due:
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12. ATTACHMENTS Equine Keeping Checklist Hillside Referral Form	 Metes & Bounds Legal 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 10:48:50 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



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

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** Guranteed Minimum RFA FOR RE40 ZONE = (18%)*(642010) = 115561.8 sq ft Proposed RFA = 78541SF. Proposed RFA < Guranteed 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)+???=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:

- I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and
- 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
1 or 2 Family Dwelling
Plan Check

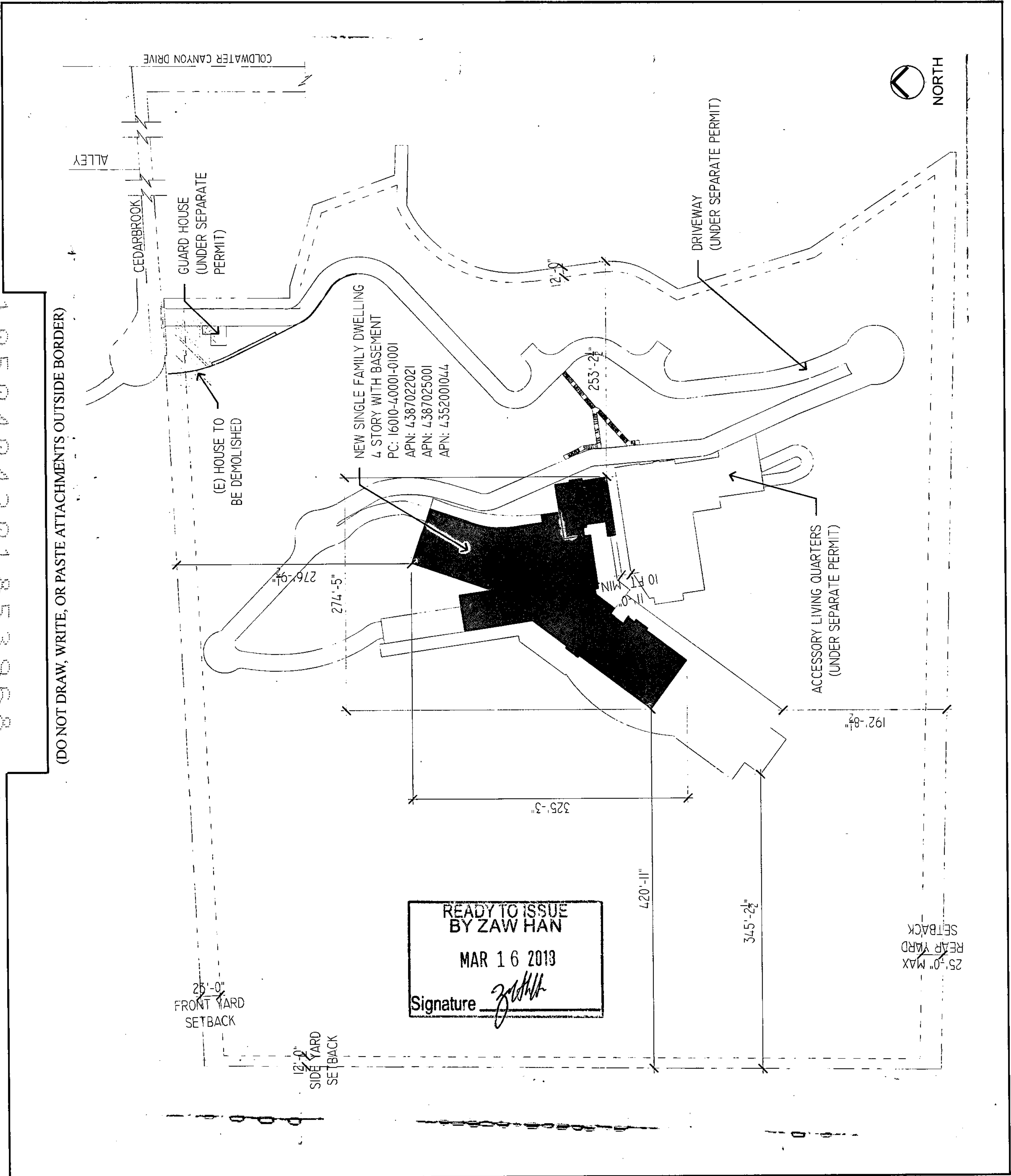
City of Los Angeles - Department of Building and Safety

Plan Check #: B17SP00159
Initiating Office: SANPEDRO
Printed on: 03/15/18 14:55:28

PLOT PLAN ATTACHMENT

896358107070501

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



Bldg-New
1 or 2 Family Dwelling
Plan Check

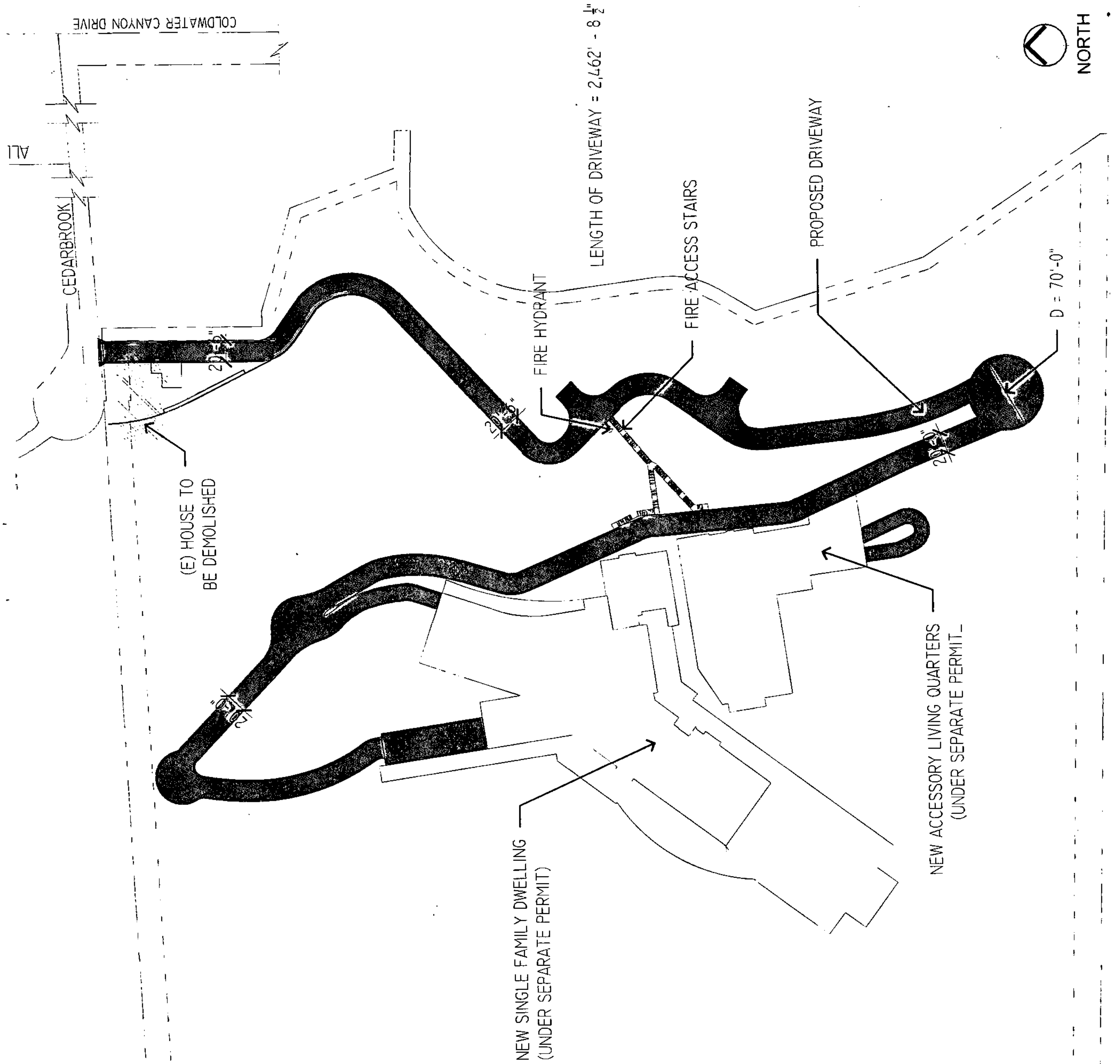
City of Los Angeles - Department of Building and Safety

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

PLOT PLAN ATTACHMENT

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



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

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 17010-2000-00972

Project Address: 9650 Cedarbrook Dr. LA

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

M 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

M 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

M 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

M 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

M 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

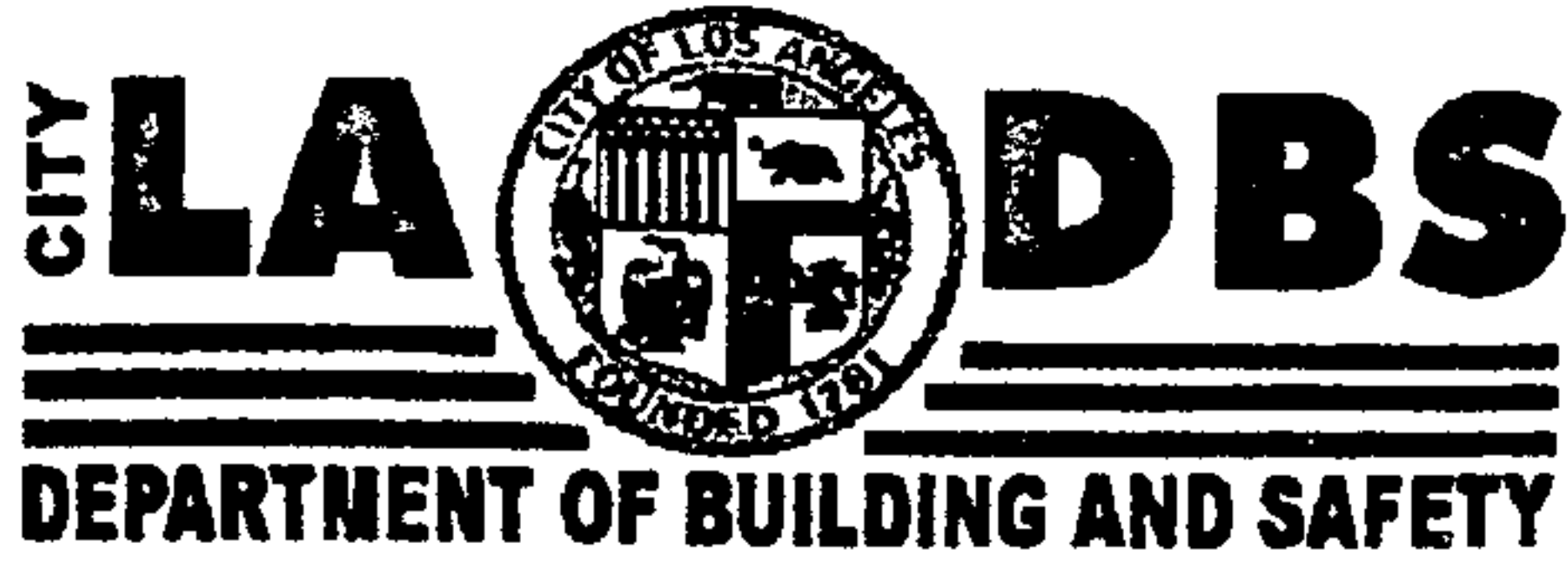
M 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

M 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

M 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

M 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

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OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 17010-40000-00892

Project Address: 9650 Cedarbrook Drive, LA

1050404201853968

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 9650 Cedarbrook Drive, LA

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

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

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

Owner's Name: Michel Monayyer

Signature of property owner [Signature] Date: March 1, 2018

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
SEC. 4. Section 19831 of the Health and Safety Code is repealed.
SEC. 5. Section 19832 of the Health and Safety Code is repealed.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

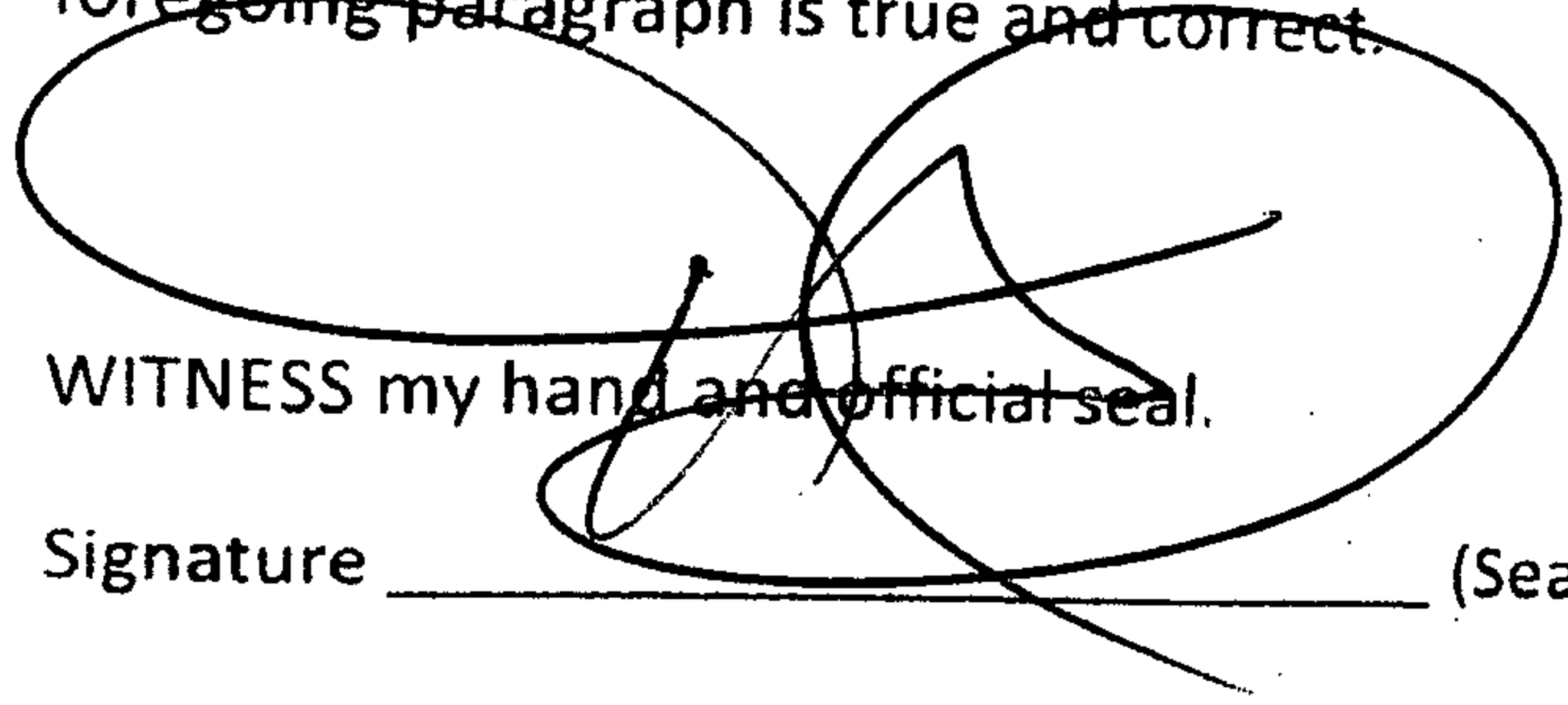
On 3-1-18 before me, Thomas Gallagher Notary Public

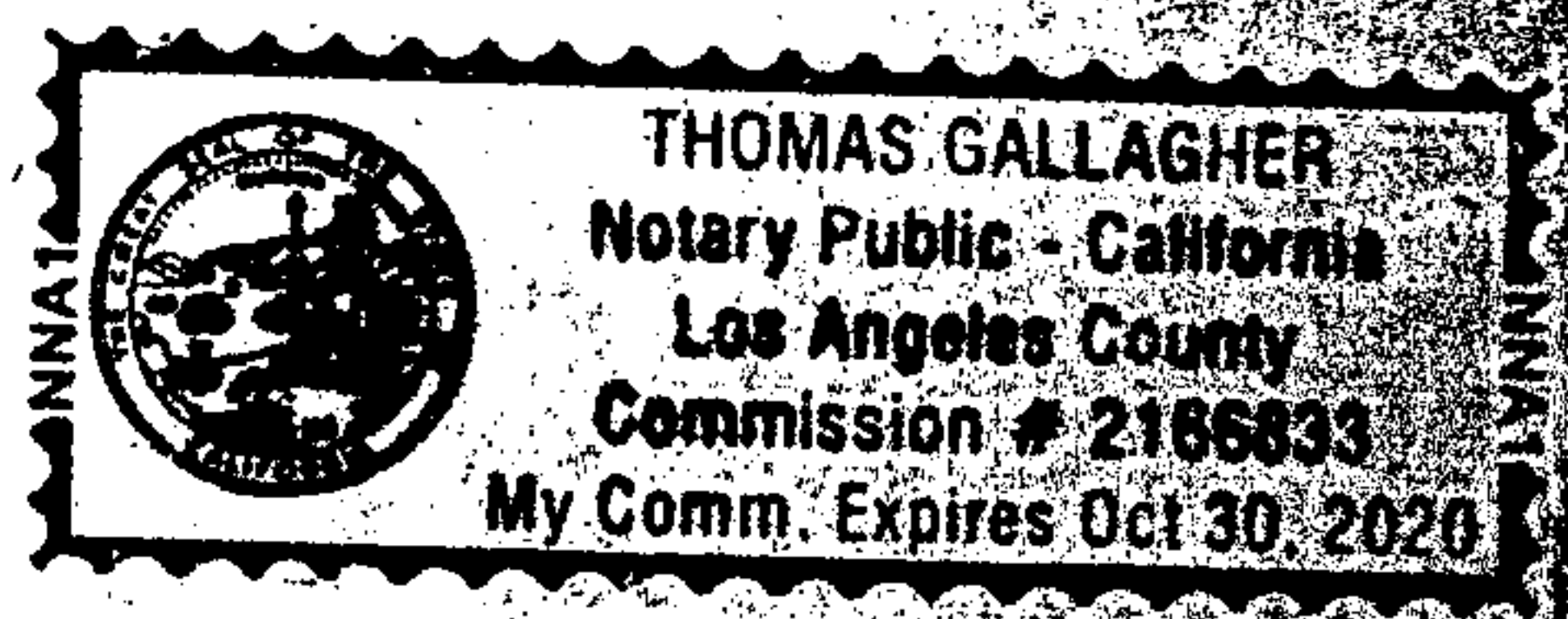
(Insert Name of Notary Public and Title)

personally appeared Mishel Munayyer

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 _____ (Seal)



1050404201853968



EQUINE KEEPING CHECKLIST FORM

No building permit shall be issued for any building creating new habitable space on a lot located in whole or in part within an Equine Keeping "K" District and/or any lot zoned RA, RE20, RE40, A1, or A2 without completing this form. This form shall be completed and submitted during plan check. For more information on the process, refer to the flowchart.

Address: 9650 Cedarbrook Drive

PCIS: 17010 - 40000 - 00872

Please read the following two (2) questions carefully and answer either YES or NO:

(1) Is there any equine keeping on any of the adjacent properties?

(i.e. an equine, animal keeping enclosure, barn, equine license)

 No Yes

(2) Is there any equine keeping on your property?

(i.e. an equine, animal keeping enclosure, barn, equine license)

 No Yes

If the answer to either of the above questions is "yes", you will need to provide a dimensioned site plan that is to-scale and which shows the location of the equine keeping structure and/or enclosure on your lot and any of the adjacent properties and indicate the distances between your proposed habitable room additions, new single family dwelling unit, Accessory Living Quarters or Servant Quarters and such structures and/or enclosures. The information on the site plan shall be verified by LADBS inspection before construction can commence.

Please call (888)LA4BUILD or (888)524-2845, for Equinekeeping pre-construction inspection to verify the accuracy of the provided information before starting any construction.

For information on the setback requirements from an equine keeping structure and/or enclosure, please see LADBS Information Bulletin No. P/ZC 2002-018.

http://ladbs.org/LADBSWeb/LADBS_Forms/InformationBulletins/IB-P-ZC2014-018EquineKeeping.pdf

Any incorrect information may lead to the revocation of the corresponding permits.

Property owner or the authorized agent's name: Janaye Callaghan (Agent)

Property owner or the authorized agent's signature: [Signature] (Agent)

Date: 03 / 16 / 18

September 2, 2014

1050404201853968

00872

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

Building and Safety
Address 9650 W CEDARBROOK DR District map 150B161 APN 4387022021
Tract P M 1987 Block Lot D

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))

Street Name (1) CEDARBROOK DR
 R/W width 34' Roadway width: 24' Plan Index P-16492

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')

Lot fronts on a substandard hillside limited street Dedication required? No Yes - width _____

Street Name (2) _____
 R/W width _____ Roadway width: _____ Plan Index _____

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')

Lot fronts on a substandard hillside limited street Dedication required? No Yes - width _____

Street Name (3) _____
 R/W width _____ Roadway width: _____ Plan Index _____

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')

Lot fronts on a substandard hillside limited street Dedication required? No Yes - width _____

Vehicular Access:

1. Is the Continuous Paved Roadway (CPR)* at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? Yes No

2. Do any of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))

Yes - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit

No

3. Is the CPR at least 20 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))

Yes

No - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit

*CPR - begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j))

Lot located within 200 feet of available sewer mainline:

Use existing wye and permit Obtain new connection and new permit

Use existing wye and obtain new permit Construct mainline (B permit from BOE)

Lot located greater than 200 feet from an available sewer mainline:

Obtain LADBS approval for onsite sewer Construct mainline (B permit from BOE)

Public Works Employee signing form: PAGE 1 of 2

Sign Dennis Bragin Print name Dennis Bragin

Date: 3/7/18 Phone 310-575-8384 Location West LA

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