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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: April 08, 2015

First Corporate Solutions, Inc.
C/O David Silverburg
914 S Street
Sacramento, Ca. 95811

ORDER NO: **BO040615-954**
APN: **4370022014**

ORDER TO COMPLY STOP WORK

Violation Address: 901 N. Strada Vecchia Road

Compliance Date: April 22, 2015

An inspection of the site referenced above on **April 6, 2015** revealed that retaining walls of unapproved materials have been constructed along west side of drive and on the westerly descending slopes below the structure at the violation address above. The afore mentioned conditions affects the protection of life and limb in addition to the safety and stability of adjacent properties and must be corrected in conformance with the Los Angeles Municipal Code, (LAMC), as described herein.

This Order to Comply incorporates by reference Order to Comply number **BO1219014-954** dated **December 18, 2014** and is an addendum thereto except as modified below with respect to compliance dates.

Therefore you are hereby ordered to comply with the following requirements of the Los Angeles Municipal Code (LAMC) and other laws on or before April 22, 2015

1) You are ordered to **STOP WORK** on all further construction of unapproved gravity type retaining walls, grading and stock piling of materials as of **April 8, 2015**. **91.104.2.4 L.A.M.C.**

2) Submit three (3) copies of a Geological/Soils report by a registered geotechnical engineer and engineering geologist to the Grading Division for review and approval to address unauthorized vertical cuts created to construct entire basement story addition under house and pool deck and to remove all unapproved gravity type retaining walls off the slopes and restore the slopes. Once reports have been approved, submit plans, obtain all required permits and complete work as recommended in the approved geotechnical reports, approved plans and in accordance with the Los Angeles Municipal Code.

91.7006.1, 91.7006.3.2, 91.106.1.1, 91.106.1.2 L.A.M.C.

Page 1 of 3

3) Obtain the services of a registered land surveyor to stake all property corners, provide reference points at site and prepare a survey map of the property to verify that grading activity does not encroach on adjacent properties. Survey shall also contain reference points on site that clearly identifies property lines.

91.108.8 L.A.M.C.

4) Do not resume work until permits have been obtained and approval from the department has been obtained thru an inspection that has been performed and granted by the authorized representative of the department.

91.108.1, 91.108.5, 91.108.4, L.A.M.C.

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:

A proposed Non-Compliance fee of \$1386.00 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 \$4851.00. 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 misdemeanor which is punishable by a fine or not more than \$1,000.00 and/or six (6) months imprisonment for each violation (Section 11.00 (m) L.A.M.C.).

This Order is issued pursuant to the provisions of LAMC 91.7005.7. If this substandard condition is not eliminated within the specified time limit, this Department will record a "Certificate of Substandard Property" with the Office of the County Recorder.

Appeals to this order may be made pursuant to Section 98.0403.2 of the Los Angeles Municipal Code. Please inquire about procedures.

Citation Warning:

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. L.A.M.C. Sections 11.00 (m) & 98.0408 (a)

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.

Inspector: Brian Olson
Grading Division
11620 Wilshire Blvd Suite 1100
Los Angeles, Ca. 90025



Date: 4/8/2015

Received _____ Date _____

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ISSUE DATE: April 08, 2015

901 STRADA, LLC
C/O James T. Zelloe
11350 Random Hills Rd., Suite 700.
Fairfax, VA 22030

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