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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

April 8, 2015

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

ORDER# JN07152014.2
APN# 4370022014

**ORDER TO COMPLY
SUPPLEMENTAL**

VIOLATION ADDRESS: 901 Strada Vecchia Rd.

COMPLIANCE DATE: April 22, 2015

This order is supplemental and in addition to Order to Comply# JN07152014.1 that was issued on July 15, 2014 to stop all work in conjunction with the "Notice of Intent to Revoke" letter that was issued on July 14, 2014.

On September 10, 2014 permit numbers 11010-10000-00788, 11020-10000-01575, 11030-10000-01653, 11020-10000-00742 and 11047-10000-00339 were all revoked.

Section 1

An inspection of this site on April 6, 2015 reveals that the following has been done in violation of the Stop all Work Order# JN07152014.1, including but not limited to:

1. An approximate 50' x 20' concrete slab placed at driveway
2. Conduit and electrical wiring completed in kitchen area.
3. Heating and Air ducting completed in kitchen area.
4. Ceiling and soffits in kitchen area.
5. Portion of ceiling finished in basement level at bottom of stairs.
6. Door installed on basement floor leading to room created in North corner of building.
7. Steel stud partitions in garage creating office and storage space.
8. Finish cabinetry installed in second floor family room at northwest corner of building.

Section 2

In addition to the violation of the Stop Work order, the following unapproved, unpermitted construction was observed on April 6, 2015, including but not limited to:

1. Two levels of approximate 20' x 200' irregular shaped concrete decks were added below the Accessory Pool Deck Structure.
2. The Accessory Pool Deck Structure is connected to the main Dwelling which creates an over height building.
3. Entire story has been created below basement level.
4. Two approximate 10' high x 40 linear feet and 10' high x 30 linear feet of retaining walls at the north east side of property connected to the building.
5. Approximate 12' high x 40' linear foot retaining wall attached to the building at southwest corner of the building which blocks access to the required covered parking.
6. Approximate 75' x 125' irregular shaped basement addition at east of building under the motor court for an unauthorized theater.
7. Approximate 8' x 25' two story addition added to first and second floor at southwest corner of building.
8. Approximate 23' x 14' basement addition to northeast corner of basement.
9. Stairway at entry extended to roof level.
10. Stairway adjacent to elevator shaft extended to roof level.

Section 3

A review of the approved plans and an inspection of the site on April 6, 2015 also revealed multiple changes to the floor plan including but not limited to:

1. Stairwell adjacent to elevator shaft is not configured per approved plans.
2. Stairwell adjacent to entry of building is not configured per approved plans.
3. At basement level in Moroccan room, partition wall added to divide space into two rooms and an opening has been created at vestibule area.
4. Two exterior openings with doors at Moroccan room have been created.
5. Partition walls are removed at mechanical room – 2
6. 12' x 7' high fireplace constructed in vestibule area.
7. Structural opening has been saw cut into garage exterior concrete wall at southwest corner of building.
8. Four fireplace openings created at first floor.
9. Two fireplaces have been omitted at first floor.
10. At second floor bedrooms, partition walls are not per approved plans.
11. The entire kitchen area partition walls on the first floor are not per approved plans.
12. The height of each floor of the main structure has been increased beyond the scope of approved plans.

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.

- I. **Stop all Work. Section 91.104.2.4 of the L.A.M.C.**
- II. **Submit plans and obtain all necessary permits and approvals for any and all unauthorized, unapproved construction as listed above. Sections R106, R106.1.1, R106.3.1, R106.3.2, 12.21.A.1.a of the L.A.M.C.**
- III. **Comply with Order to Comply # BO040615-954, issued on April 8, 2015 by the Grading Division. Section R103.3 of the L.A.M.C.**
- IV. **Expose all work that has been covered without the required inspections and approvals. Section R104.2.2 L.A.M.C.**
- V. **Call for all required inspections. Sections R108.5, R108.6 and R108.9 of the L.A.M.C.**
- VI. **If no permits or approvals are obtained for the unauthorized, unapproved construction as mentioned in this order, then demolish and remove all unauthorized, unapproved construction and restore the site to its approved state. Sections R104.2.1, 98.0403.1, 91.8105, 106.4.4.3 and 12.21.A1.a of the L.A.M.C.**

Furthermore, you are ordered to pay the required 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 listed below 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 Code Violation Inspection Fee plus a 50 percent (50%) collection fee for a maximum total of \$1,246.56 (\$1,176.00 plus a \$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.

No person shall fail, refuse or neglect to comply with all orders issued by the Department pursuant to this division. Any person violating this subsection shall be guilty of a misdemeanor which shall be punishable by a fine of not more than \$1,000.00 or by imprisonment in the County Jail for a period of not more than six months, or by both. In addition, the Department shall collect investigative fees.

LAMC Sections 91.103.3, 91.107.51, & 98.0416

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

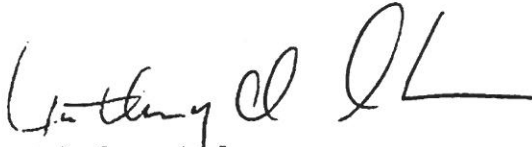
Non-Compliance Fee Warning

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed

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Anthony Anderson
Building Mechanical Inspector
11620 W. Wilshire Bl. #1100
Los Angeles, CA 90025
310-914-3862



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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.

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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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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 Brian Olson Date: 4/8/2015
Grading Division
11620 Wilshire Blvd Suite 1100
Los Angeles, Ca. 90025

Received _____ Date _____