

8/4/23 What's wrong with 9650 Cedarbrook?

1. **Building height 65' and grade plane**
2. **Over height retaining walls- pool deck that retain earth and are not covered by a roof (or structure) do not comply as house. They are retaining walls.**
3. **All that Grading and no haul routes**
4. **Plan Check- No substantial plan check on supplemental & weekend LADBS dates on main house permit.**
5. **Property taxes delinquent and no re-assessment based on percentage completed.**
6. **Title 24 compliance is a challenge based on the glazing in the proposed project renderings**

Over height Structure

Permit 17010-40000-00872 states " Type IV construction allow 65 feet in height per LABC" Type IV construction is heavy timber construction. When we (myself, Steven & Neighbor) reviewed microfiche drawings at Van Nuys in February of 2020, we observed that the structural drawings show all structural steel only, no heavy timber. And the project is subject to the 2011 BHO based on vesting which allows a maximum of 36' for flat roof in RE-40. BHO & LAMC, max is 45' if applies or project needs a ZV, which they did not apply for any discretionary entitlements. Plans state

Retaining Walls

Retaining wall permit states 258' x 10' high wall and not other walls. Pools and pool deck that retain earth and are not covered by a roof (or structure) do not comply as part of the house. They are retaining walls. If a wall is covered with a waterfall is it a retaining wall? Yes



Grading

Grading permit 17030-40000-01425 states 19376 CY (inventory comments states: 19375 CY cut, 122 Cy export, 19253 CY fill, and 321 CY import, no haul route obtained. Cash Bond #628540 associated \$195,994 for this grading permit and all retaining walls and waterproofing. (Is bond exonerated?). Grading Permit - 17030-10000-04746 states 2050 CY for remedial grading (inventory comments : none). Haul route are required after 1000 CY, in both BHO 2011& BHO 2017. Work describes 1:1 slope with pipe and board devices.

Plan Check

LADBS online shows plan check corrections on Main house permit 17010-40000-00872 show (3) dates- 2/11/18, 3/07/18, 3/08/18 as the dates the applicant returned to address corrections; All of those dates were Saturday and Sundays. LADBS is not open on the weekends. Many summary clearances also occurred on the weekends to which is most unusual. See 28 Page record provided by Steven Weisberg's email. On supplemental permit 17010-10001-00872, submitted 7/3/19. Note few corrections, generally plan checker make notes for many items.

Property Taxes

Status is active and delinquent. There has been no reassessment of property as required by tax assessor based on completed work.

Title 24 Compliance

State Title 24 energy compliance is rigorous. Glazing (doors and Windows) are limited to 25% of glazed area at elevations. These percentages can vary depending on insulated glass and coatings. 100% of glazed area for all elevations will be impossible. Image is apparently a living room for the proposed 9650 Cedarbrook house.



These (6) items are just a few of the problems with this project.

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