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201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

—  
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EXECUTIVE OFFICER

September 15, 2015

4000 Chevy Chase, LLC  
Albert Van Luit & Co., Inc.  
c/o Ennes and Associates, Inc.  
6671 W. Sunset Boulevard, Suite 1575  
Hollywood, CA 90028

Blume, Margaret K TR Margaret L K Blume TR and  
Duttenhaver, Linda TR Lindy TR  
6671 W. Sunset Boulevard, Suite 1575  
Hollywood, CA 90028

**NOTICE TO STOP ALL WORK AND NOTICE OF INTENT TO REVOKE  
BUILDING PERMIT NUMBER 14019-10000-02155 TO DEMOLISH A  
WAREHOUSE ON THE PROPERTY LOCATED AT 4000 E. CHEVY CHASE  
DRIVE**

The Department of Building and Safety (LADBS) issued Building Permit No. 14019-10000-02155 on July 15, 2014 to demolish a warehouse located at 4000 East Chevy Chase Drive. As part of the process for Building Permit No. 14019-10000-02155, LADBS required the applicant to obtain clearances from the Department of City Planning (DCP) for Planning Case Nos. CPC-2008-3125-CA, CPC-2007-3036-RIO, CPC-1989-177-IPRO, CPC-1986-826-GPC, ZA-11454, and ZA-1992-1146-RV to demolish the warehouse.

After the issuance of Building Permit No. 14019-10000-02155 for demolition, on October 30, 2014, the applicant filed a 60-unit small lot subdivision project which required a discretionary action and CEQA review with DCP, under Planning Case Nos. CPC-2014-4062-GPA-ZC-HD-ZAD-SPR and ENV-2014-4063-EAF.

On September 1, 2015, DCP notified LADBS that the Building Permit No. 14019-10000-02155 should have required a CEQA clearance from DCP in accordance with the California Code of Regulations Section 15268(d). The California Code of Regulations Section 15268(d), reads as follows:

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*"Where a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA."*

Therefore, LADBS has determined that Building Permit No. 14019-10000-02155 was issued in error and should be revoked. The authority to revoke permits is stipulated in Section 98.0601 of the Los Angeles Municipal Code, which reads:

*"The Department shall have the authority to revoke any permit, slight modification or determination whenever such action was granted in error or in violation of other provisions of the code and conditions are such that the action should not have been allowed."*

Hereby, you are ordered to immediately stop all demolition work approved pursuant to Building Permit No. 14019-10000-02155.

You have until September 29, 2015 to contact David Chang of my staff at (213) 482-0092 to address this matter and provide any reasons for which work should not be stopped and this building permit should not be revoked; otherwise, Building Permit No. 14019-10000-02155 will be revoked on September 29, 2015.



Colin Kumabe  
Metro Plan Check Division Chief  
Permit and Engineering Bureau

c: Ifa Kashafi, Permit and Engineering Bureau Chief, LADBS  
Larry Galstian, Inspection Bureau Chief, LADBS  
Todd Borzi, Chief Inspector, Inspection Bureau, LADBS