



Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued On: 06/04/2025 Last Status: Issued Status Date: 06/04/2025
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1. TRACT TR 7583	BLOCK	LOT(s) 7	ARB 1	COUNTY MAP REF # M B 89-95/97	PARCEL ID # (PIN #) 147B169 411	2. ASSESSOR PARCEL # 5561 - 016 - 025
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3. PARCEL INFORMATION Baseline Hillside Ordinance - Yes LADBS Branch Office - LA Council District - 4 Certified Neighborhood Council - Bel Air-Beverly Crest Census Tract - 1943.00	District Map - 147B169 Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES	Lot Cut Date - 05/04/1962 Thomas Brothers Map Grid - 592-H4 Area Planning Commission - Central Earthquake-Induced Landslide Area - Yes Community Plan Area - Hollywood
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ZONE(S): RE11-1-HCR

4. DOCUMENTS			
ZI - ZI-2462 Modifications to SF Zones and	ORD - ORD-164723	CPC - CPC-1986-831-GPC	CPC - CPC-2022-3413-CA
ZI - ZI-2467 Hillside Construction	ORD - ORD-181128	CPC - CPC-2008-4683-CA	CPC - CPC-2022-3712-ZC
ORD - ORD-128730	ORD - ORD-185491	CPC - CPC-2016-1450-CPU	CPC - CPC-9708
ORD - ORD-129279	HLSAREA - Yes	CPC - CPC-2017-2864-ZC	BHO - Yes

5. CHECKLIST ITEMS  
Std. Work Descr - Seismic Gas Shut Off Valve  
Permit Flag - Universal Waste

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION  
Owner(s):  
NOAH, MIKHAEL N TR MIKHAEL N NOAL TRUST 1138 LA CIENEGA BLVD UNIT 10 LOS ANGELES CA 90035  
Tenant:  
Applicant: (Relationship : Owner-Bldr)  
SHAHRAM GHALILI 1648 SUMMITRIDGE DRIVE LOS ANGELES, CA 90210 (818) 478-0916

7. EXISTING USE (01) Dwelling - Single Family	PROPOSED USE	8. DESCRIPTION OF WORK 12 window(s). Window and door change-out (same size & type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors and windows replaced in all residential buildings, three stories or less, per Title 24, Part 6, Section 150.2(b)1B. Replacement of damaged framing members (less than 10% of replacement cost of building) for single family dwellings and duplex (not including decks).
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9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
BLDG. PC By: _____	DAS PC By: _____
OK for Cashier: _____	Coord. OK: _____
Signature: _____	Date: _____

**For Cashier's Use Only** W/O #: 51618116

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation:	\$19,550.00	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	394.41	
Permit Fee Subtotal Bldg-Alter/Repair	285.00	
E.Q. Instrumentation	2.54	
D.S.C. Surcharge	9.44	
Sys. Surcharge	18.87	
Planning Surcharge	18.72	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	21.84	
CA Bldg Std Commission Surcharge	1.00	
Permit Issuing Fee	27.00	
Sewer Cap ID: _____	Total Bond(s) Due: _____	

Payment Date: 06/04/25  
Receipt No: ON1552093  
Amount: \$394.41

**2025OL73440**

12. ATTACHMENTS

## 14. APPLICATION COMMENTS:

E-Permit paid by credit card, fax number-> NA. Toilet and shower water conservation devices required. Installation of smoke and carbon monoxide detectors may be required as per 91.5R314.6 and 91.5R315.2 of the LARC and the Health and Safety Code Section 13113.7. Impact hazard glazing material required on all sliding glass doors. Seismic Gas Shut Off Valve is required.

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, &amp; ENGINEER NAME

## ADDRESS

## CLASS LICENSE #

## PHONE #

(O) OWNER-BUILDER

0

(818) 478-0916

**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, the following declaration:

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.

## 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 Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://www.aqmd.gov) (909) 396-2336 and the notification form at 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](http://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:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: SHAHRAM GHALILISign: Internet e-Permit System Declaration Date: 06/04/2025

Owner



Authorized Agent

# EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at [www.ladbs.org/LADBSWeb/customer-survey.jsf](http://www.ladbs.org/LADBSWeb/customer-survey.jsf). If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 06/04/25  
 Receipt No: ON1552093  
 Amount: \$394.41  
 Method:

**PERMIT #:** 25016 - 90000 - 18116  
**ADDRESS:** 1523 3/8 N Doheny Dr  
**OWNER:** NOAH, MIKHAEL N TR MIKHAEL N NOAL TRUST AND  
 1138 LA CIENEGA BLVD UNIT 10  
 LOS ANGELES CA 90035

Bldg-Alter/Repair  
 1 or 2 Family Dwelling  
 Express Permit  
 No Plan Check

**JOB DESCRIPTION:** 12 window(s). Window and door change-out (same size & type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors and windows replaced in all residential buildings, three stories or less, per Title 24, Part 6, Section 150.2(b)1B.

## INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
LAFD		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

**FOR INSPECTION REQUESTS, PLEASE CALL  
 3-1-1 OR OUTSIDE CITY OF LOS ANGELES  
 888-LA4-BUILD (888)524-2845 or [www.ladbs.org](http://www.ladbs.org)**

Certificate of Occupancy Required  YES  NO

### 1523 3/8 N DOHENY DR 90069

**Application / Permit** 25014-30000-03839  
**Plan Check / Job No.** B25WL06940  
**Group** Building  
**Type** Bldg-Addition  
**Sub-Type** 1 or 2 Family Dwelling  
**Primary Use** (7) Garage - Private  
**Work Description** Remodel/addition to existing 2-story S.F.D. with new roof deck and existing attached 2-car garage  
**Permit Issued** Issued on 5/29/2026  
**Issuing Office**  
**Current Status** Issued on 5/29/2026

#### Permit Application Status History

Submitted	8/26/2025	APPLICANT
Assigned to Zoning Architect	8/28/2025	NICOLE SALEEBA
Assigned to Plan Check Engineer	9/11/2025	YASHAR EMAMI
Corrections Issued	10/2/2025	YASHAR EMAMI
Quality Review Completed	10/14/2025	CHIHARU SUZUKI
Building Plans Picked Up	10/15/2025	APPLICANT
Applicant returned to address corrections	11/17/2025	YASHAR EMAMI
Plan Check Approved	5/22/2026	YASHAR EMAMI
Issued	5/29/2026	APPLICANT

#### Permit Application Clearance Information

CPC	Cleared	10/3/2025	DAVID URITA
CPC	Cleared	10/3/2025	DAVID URITA
Miscellaneous	Cleared	10/3/2025	DAVID URITA
BHO/Hillside ordinance	Cleared	10/7/2025	CINDY QI
Roof/Waste drainage to street	Cleared	10/7/2025	CINDY QI
Sewer availability	Cleared	10/7/2025	CINDY QI
Hydrant and Access approval	Cleared	10/24/2025	LAVEON RIDER
BHO/Hillside ordinance	Cleared	2/19/2026	CELINA MORENO
BHO/Hillside ordinance	Cleared	2/19/2026	CELINA MORENO
BHO/Hillside ordinance	Cleared	2/19/2026	CELINA MORENO
BHO/Hillside ordinance	Cleared	2/19/2026	CELINA MORENO
Eng Process Fee Ord 176,300	Cleared	2/20/2026	CELINA MORENO
Certificate of Compliance	Cleared	5/12/2026	JACQUELINE TORRES
Zoning Plan Check	Cleared	5/13/2026	NICOLE SALEEBA

#### Contact Information

Architect	Saadat, Ariel Jacob; Lic. No.: C41643	6607 LINDENHURST AVE LOS ANGELES, CA 90048
Contractor	Owner-Builder	,

#### Inspector Information

BRENDAN MORELLI, (213) 202-3412	Office Hours: 7:00-8:00 AM MON-FRI
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#### Pending Inspections

No Data Available.
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#### Inspection Request History

No Data Available.
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#### Services

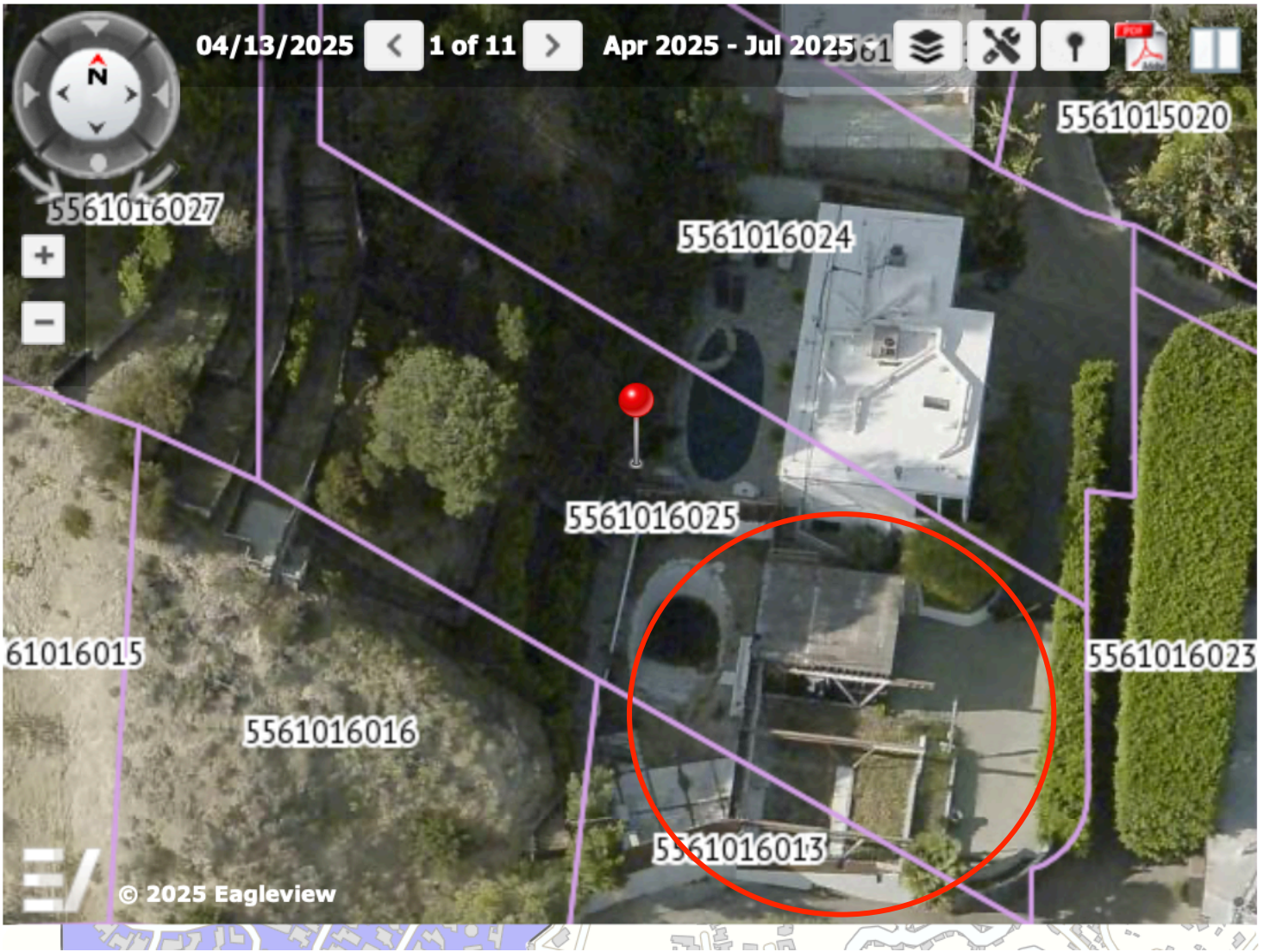
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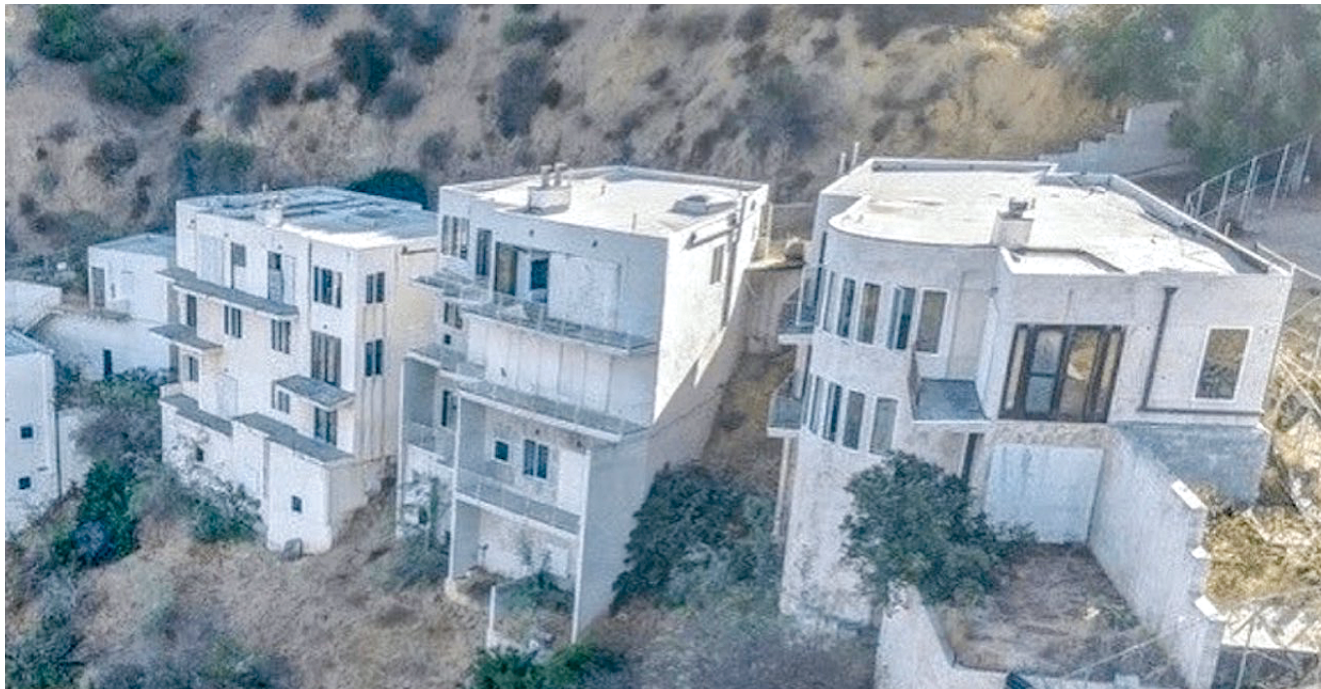


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BY EDWIN FOLVEN / OCTOBER 21, 2021

# Feuer charges owner unfinished hillside ho



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Five unfinished homes near Laurel Canyon are cited in a criminal complaint. Authorities are calling for the current owner to raze the structures. (photo courtesy of realtor.com/Los Angeles City Attorney's Office)

Los Angeles City Attorney Mike Feuer's office has filed charges against the owners of five illegally-built hillside homes near Mulholland Highway for allegedly failing to abide by a court order dating back to 2003 to raze the structures.

Feuer announced on Oct. 14 that 35 counts have been filed against the owners, Shahram and Ester Ghalili, for misdemeanor building and safety code violations. The defendants are the current owners of the partially-built homes, but Feuer acknowledged that the properties in the 2500 block of Woodstock Road in the Laurel Canyon area have changed hands multiple times over the past 18 years. Although the Ghalilis did not initially build the homes, they are responsible for complying with previous court orders that the structures be razed, Feuer said.

"Developers must follow the city's rules, just like everybody else," Feuer added. "These unpermitted structures in the Santa Monica Mountains were supposed to be demolished nearly 20 years ago, and yet we allege the current developers have been ignoring the city's order and continuing to work on structures that should no longer be there."

Feuer said prosecutors are still investigating the history of the properties and did not know why the city did not previously take action to have them demolished. He said the Department of Building and Safety was tasked with ensuring the orders were carried out and said his office will be working with that department to determine why the buildings were not demolished. Feuer did not name the original property owners and said it was not illegal for them to sell the properties without tearing down the structures.

The Los Angeles City Attorney's Office became aware of the properties after residents in the area complained that construction had resumed in December



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2020. Department of Building and Safety inspectors went to the properties four times from last December through February and found work being conducted on the houses, according to the criminal complaint. Each time, stop work orders were issued. The criminal charges were filed after four violations.

Prosecutors learned about a 2002 court order requiring the homes to be razed through an investigation. Feuer said the five houses were part of a 21-home development project that was initially proposed in the late 1990s but was subsequently forced to undergo an environmental impact report by the Los Angeles Department of City Planning. The initial owner appealed and in 2002, a state court of appeals ruled in the city's favor and required an EIR, Feuer said. When no environmental review was conducted within one year, the court ordered the structures to be demolished, he added.

The city recorded the order with Los Angeles County, which was required to notify all future buyers of their responsibility to tear down the homes before any project could resume, Feuer added. The notice to raze the structures was transferred along with the land, he added.

"As far as I know, and I am still looking into all of this, there were no sign-offs on anything subsequent to 2003," Feuer said. "In other words, in 2003, the order was affirmed that there should be an EIR done and in the absence of that, there needed to be demolition of these properties. It was recorded with the county so that any subsequent purchaser, and there have been a few purchasers in between now and then, was on notice about this. That's what I know. As far as I know, there have been no actions within Building and Safety since that time."

Department of Building and Safety spokesman Jeff Napier said information regarding the illegal work allegedly occurring at the site from December through February was forwarded to the City Attorney's Office on July 16, and he declined to provide further details. The case is currently pending in court.

"The department cannot comment since there is upcoming litigation," Napier said in a statement.