

Richard Herman

From: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>
Sent: Wednesday, May 8, 2024 4:17 PM
To: Richard Herman
Cc: Rafael Fernandez; rhicks@tomdanenterprises.com; Zhiwei Chen
Subject: RE: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers
Attachments: Sample Insurance.pdf

Hi Richard,

The reviewers have completed their reviews and have sent the following comments. Please address the comments and upload the revised plans onto EPIC LA for review:

The construction or installation of any structure or improvement that is semi-permanent or permanent in nature, above, over, or on top of LACFCD facilities and/or right of way/easement is prohibited. Also, the proposed overbuild shall not surcharge or impose any loads on LACFCD facilities and will have independent foundations such that failure of LACFCD facility will not affect the stability of the proposed structure and vice-versa.

Due to these reasons, we require following changes on the resubmittal plans:

- 1. No planting of trees within LACFCD easement. Tree dripline and roots shall be located outside of LACFCD easement.**
- 2. Permittee shall relocate proposed EV charging station and (2) site light poles outside LACFCD right of way/easement.**

As a reminder, the following items will still be required prior to permit issuance:

1. Please add the project owner, property owner, and contractor to the permit contacts on EPIC LA.
2. Submit the contractor's certificate of insurance meeting the District's minimum insured and coverage requirements and listing the Los Angeles County Flood Control District and the County of Los Angeles as additional insured. A sample the certificate of insurance requirements is attached (pages 3 and 4 of Sample Insurance)
3. The contractor's license information of the contractor exercising the permitted work.
4. The City of Los Angeles will need to review and approve the proposed improvements. The District's review shall be limited to impact only. An email or permit from the city will suffice.

Let me know if you have any questions.

Thank you,

Hugo Tejada Jr, EIT, ENV SP
Senior Civil Engineering Assistant
Los Angeles County Public Works
Office: (626) 458-4997

From: Richard Herman <rh@rsharch.com>
Sent: Tuesday, March 19, 2024 12:43 PM
To: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>

Cc: Joseph Min <JoMin@dpw.lacounty.gov>; Rafael Fernandez <rfernandez@rsharch.com>; rhicks@tomdanenterprises.com

Subject: RE: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers

CAUTION: External Email. Proceed Responsibly.

Thank you, Hugo, for getting our drawings ready for review. I can add the property owner's information and the Project owner's information. The drawings are being submitted to both the LA Planning and Building Department. We are in the process of submitting for a conditional use permit. The planner for the project wanted to make sure that we could park in the easement. That is why I submitted for the encroachment permit. We probably won't start the hard construction documents for a couple of months. Then we will submit to building, bid out the project and then select a contractor. I can add the contractor's information once one is selected.

Are you still coordinating with the maintenance yard to verify the size and location of the storm drain?

RICHARD HERMAN
PRESIDENT
HERMAN ARCHITECTS

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E: rh@rsharch.com

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From: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>

Sent: Tuesday, March 19, 2024 11:44 AM

To: Richard Herman <rh@rsharch.com>

Cc: Joseph Min <JoMin@dpw.lacounty.gov>; Rafael Fernandez <rfernandez@rsharch.com>

Subject: RE: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers

Hi Richard,

Thank you for your patience and for paying the plan check invoice. I have gone through your submittal and have made some minor revisions to your drawing set. Attached is the drawing set that is being sent out for review, for your records.

I have now routed this permit for review by other divisions. I will let you know if they have any comments that need to be addressed. Their reviews are due on 4/24/24.

In the meantime, please work on the following, which will be needed prior to permit issuance:

1. Please add the project owner, property owner, and contractor to the permit contacts on EPIC LA.
2. Submit the contractor's certificate of insurance meeting the District's minimum insured and coverage requirements and listing the Los Angeles County Flood Control District and the County of Los Angeles as additional insured. A sample the certificate of insurance requirements is attached (pages 3 and 4 of Sample Insurance)
3. The contractor's license information of the contractor exercising the permitted work.
4. The City of Los Angeles will need to review and approve the proposed improvements. The District's review shall be limited to impact only. An email or permit from the city will suffice.

Let me know if you have any questions.

Thank you,

Hugo Tejada Jr, EIT

Senior Civil Engineering Assistant
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From: Richard Herman <rh@rsharch.com>
Sent: Wednesday, February 7, 2024 1:37 PM
To: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>
Cc: Joseph Min <JoMin@dpw.lacounty.gov>; Rafael Fernandez <rfernandez@rsharch.com>
Subject: RE: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers

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Thank you very much, Hugo.

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From: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>
Sent: Wednesday, February 7, 2024 1:33 PM
To: Richard Herman <rh@rsharch.com>
Cc: Joseph Min <JoMin@dpw.lacounty.gov>; Rafael Fernandez <rfernandez@rsharch.com>
Subject: RE: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers

Hi Richard,

Yes, we would like to see all 4 stations referenced on sheets L-1, L-2, L-3, SP1.0, and C-1. On the 2/1/24 checklist, I listed the items that each sheet of your submittal is missing.

I also heard back from the West Stormwater Maintenance Yard and their Underground crew can assist with locating the existing storm drain. Once the weather clears up it should be safe for the crews to enter. I will keep you posted on any information I hear from them.

Let me know if you have any questions.

Thank you,

Hugo Tejada Jr, EIT
Senior Civil Engineering Assistant
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Office: (626) 458-4997

From: Richard Herman <rh@rsharch.com>
Sent: Friday, February 2, 2024 3:54 PM
To: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>
Cc: Joseph Min <JoMin@dpw.lacounty.gov>; Rafael Fernandez <rfernandez@rsharch.com>
Subject: RE: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers

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Hugo, attached is the Flood Control plan that we created from the as-built drawing which probably has a lot of unnecessary information that crowds the plan and makes it difficult to read. Also attached is our site plan that does show the storm drain and the portion of the easement that is on our property. We show the entire easement. Would you like us to add the information you requested in your 2-1-2024 review to the architectural site plan? There are 2 stations on our property, 58+39.17 and 59. There is one on Ventura and one in the alley. Do you want us to add all 4 stations?

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From: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>
Sent: Thursday, February 1, 2024 2:55 PM
To: Richard Herman <rh@rsharch.com>
Cc: Joseph Min <JoMin@dpw.lacounty.gov>
Subject: RE: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers

Hi Richard,

I reviewed your most recent submittal and had some comments. Please see updated **FCDP2023000418 – Construction Permit Screening Checklist – V3** to see what is missing. Please note, the items highlighted are what is needed to proceed with the District's reviews. The rest of the items on the checklist can be submitted prior to permit issuance.

Concerning your email below, I have reached out to the West Stormwater Maintenance Yard to see if they can assist with your request. I will let you know what they say.

Let me know if you have any questions.

Thank you,

Hugo Tejada Jr, EIT
Senior Civil Engineering Assistant
Los Angeles County Public Works
Office: (626) 458-4997

From: Richard Herman <rh@rsharch.com>
Sent: Wednesday, January 24, 2024 12:17 PM
To: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>
Cc: Joseph Min <JoMin@dpw.lacounty.gov>
Subject: RE: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers

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Hugo, thank you for getting back to me. Per a 2018 letter from Jessica Rojas with LADPW, the pipe is a 48" diameter pipe centered on the easterly property line with a 20 ft. easement centered on the property. Your maps

show a 12' wide x 4' high pipe centered on the property line with the 20 ft. easement centered on the property line. The plan that I am referring to is an as-built plan. I tend to believe that plan. However, that plan shows a manhole in the alley to the south about 3 ft. to the west of the property line. Per my observation and measurement, it is in the property to the south of the alley 6'-6" to the east of the property line which puts it centered over the east 12" wall of the pipe. I would like to find out how we can get the actual location of the pipe verified.

Thank you again. Hugo.

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From: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>
Sent: Wednesday, January 24, 2024 8:19 AM
To: Richard Herman <rh@rsharch.com>
Cc: Joseph Min <JoMin@dpw.lacounty.gov>
Subject: RE: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers

Hi Richard,

Is this in reference to FCDP2023000418? Depending on the problem, I may or may not be able to assist. Please let me know what the problem is.

Thank you,



Hugo Tejada Jr, EIT
Senior Civil Engineering Assistant
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Office: (626) 458-4997

From: Richard Herman <rh@rsharch.com>
Sent: Thursday, January 18, 2024 1:19 PM
To: Hugo Tejada Jr <HTejada@dpw.lacounty.gov>
Subject: The encroachment permit application for 20032 Ventura Bl - Tommy's famous hamburgers

CAUTION: External Email. Proceed Responsibly.

Hugo, we are having a problem with the property owner about the easement.

Can you please call me on my cell to discuss?

Thank you.

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