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# CITY OF LOS ANGELES

CALIFORNIA



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CITY ENGINEER

1149 S. BROADWAY, SUITE 700  
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

## MEMO OF REVIEW FOR CORRECTNESS AND COMPLETION

In accordance with this community's participation in the National Flood Insurance Program's Community Rating System, all FEMA Elevation Certificates must be correct and complete. The attached Certificate has some incorrect items which are noted here.

SECTION A – PROPERTY INFORMATION			For Insurance Company Use:	
A1. Building Owner's Name			Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.o. Route and Box No. 4721.5 W St Charles Pl			Company NAIC Number	
City	State	Zip Code		
Los Angeles	CA	90019		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)				

- A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) \_\_\_\_\_
- A5. Latitude/Longitude: Lat. \_\_\_\_\_ Long. \_\_\_\_\_ Horizontal Datum: NAD 1927 NAD 1983
- A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
- A7. Building Diagram Number \_\_\_\_\_
- A8. For a building with a crawl space or enclosure(s), provide
- a) Square footage of crawl space or enclosure(s) \_\_\_\_\_ sq ft
  - b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade \_\_\_\_\_
  - c) Total net area of flood openings in A8.b \_\_\_\_\_ sq in
- A9. For a building with an attached garage, provide:
- a) Square footage of attached garage \_\_\_\_\_ sq ft
  - b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade \_\_\_\_\_
  - c) Total net area of flood openings in A9.b \_\_\_\_\_ sq in

## SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Los Angeles 060137		B2. County Name		B3. State	
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)

- B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
- FIS Profile     FIRM     Community Determined     Other (Describe) \_\_\_\_\_
- B11. Indicate elevation datum used for BFE in Item B9:     NGVD 1929     NAVD 1988     Other (Describe) \_\_\_\_\_
- B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?     Yes
- No
- Designation Date \_\_\_\_\_     CBRS     OPA



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**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

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C1. Building elevations are based on:             Construction Drawings\*     Building Under Construction\*     Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.

a-g below according to the building diagram specified in Item A7.

Benchmark Utilized \_\_\_\_\_ Vertical Datum \_\_\_\_\_

Conversion/Comments \_\_\_\_\_

**COMMENTS:**

**Missing Information in Section E (for AO Zones). Section E attached.**

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Date of Review: 08/14/20    Community Official: 

*All elevation certificates shall be maintained by the community and copies with the attached memo made available upon request.*

Lot 2

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION						FOR INSURANCE COMPANY USE
A1. Building Owner's Name ✓ Uber Properties Unlimited, LLC						Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. ✓ 4721 1/2 St. Charles Place						Company NAIC Number:
City ✓ Los Angeles		State ✓ California		ZIP Code ✓ 90019		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 1 of tract number 72824; Lot 97 and 98 of tract no 569 in the city of Los Angeles, county of Los Angeles, state of California as per map recorded in book 17 pages 66 through 67, in the office of county of said county						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential ✓						
A5. Latitude/Longitude: Lat. 34.045806 ✓ Long. -118.340074 ✓ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. ✓						
A7. Building Diagram Number 8 ✓						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) 382 sq ft ✓						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 4 ✓						
c) Total net area of flood openings in A8.b 1512 sq in ✓						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ✓						
A9. For a building with an attached garage:						
a) Square footage of attached garage 341 sq ft ✓						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 2 ✓						
c) Total net area of flood openings in A9.b 360 sq in ✓						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ✓						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number ✓ City of Los Angeles 060137			B2. County Name ✓ Los Angeles		B3. State ✓ California	
B4. Map/Panel Number ✓ 06037C1615	B5. Suffix ✓ F	B6. FIRM Index Date ✓ 09/26/2008	B7. FIRM Panel Effective/ Revised Date ✓ 09/26/2008	B8. Flood Zone(s) ✓ AO	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) ✓ 2	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: N/A ✓ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA ✓						

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. ✓ 4721 1/2 St. Charles Pl.			Policy Number:
City ✓ Los Angeles	State ✓ California	ZIP Code ✓ 90019	Company NAIC Number

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
Benchmark Utilized: #13-03048 ✓ Vertical Datum: 128.761 NAVD 1988 ✓

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	129.66 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	132.66 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A ✓	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	129.66 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	132.66 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	129.41 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	129.59 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	129.56 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name Reynaldo T De Rama ✓	License Number 29108 ✓
Title ICE CIVIL ENGINEER ✓	
Company Name TALA Associates ✓	
Address 1916 Colby Ave ✓	
City Los Angeles ✓	State CA ✓
	ZIP Code 90028 ✓



Signature [Signature]	Date 1.29.18 ✓	Telephone (424) 832-3455 ✓	Ext.
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Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

- OUTLETS (INSIDE)  
- SUBPANELS (INSIDE)

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. ✓ 4721 1/2 St. Charles Place			Policy Number:	
City ✓ Los Angeles	State ✓ California	ZIP Code ✓ 90019	Company NAIC Number	

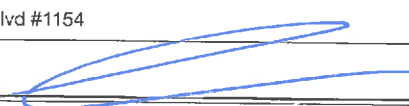
**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name Uber Properties Unlimited, LLC - Alex Goodson			
Address 6230 Wilshire Blvd #1154	City ✓ Los Angeles	State ✓ California	ZIP Code ✓ 90048
Signature 	Date ✓ 01/15/2018	Telephone ✓ (424)343-3505	

Comments

Check here if attachments.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ **0.07**  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ **0.25**  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ **3.07**  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ **0.07**  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ **3.07**  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. ✓ 4721 1/2 St. Charles Place			Policy Number:
City ✓ Los Angeles	State ✓ California	ZIP Code ✓ 90019	Company NAIC Number

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- ✓ G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number ✓ 16010-10000-04802	G5. Date Permit Issued ✓ 10/27/2016	G6. Date Certificate of Compliance/Occupancy Issued
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G7. This permit has been issued for: ✓  New Construction  Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ 129.66 ✓  feet  meters Datum NAVD 1988 ✓

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ 2.00 ✓  feet  meters Datum NAVD 1988 ✓

G10. Community's design flood elevation: \_\_\_\_\_ 132.66 ✓  feet  meters Datum NAVD 1988 ✓

Local Official's Name <b>SYLVIA DHIMDIS</b> ✓	Title <b>CEA II</b> ✓
Community Name City of Los Angeles	Telephone (213) 485-4465 ✓
Signature <i>Sylvia</i>	Date <b>7/23/18</b>

Comments (including type of equipment and location, per C2(e), if applicable)

**- OUTLETS (INSIDE)**  
**- SUBPANELS (INSIDE)**

**Lot 2**

**Bureau of Engineering  
Stormwater Group  
Elevation Certificate Review**

Permit No. 16010-10000-04802

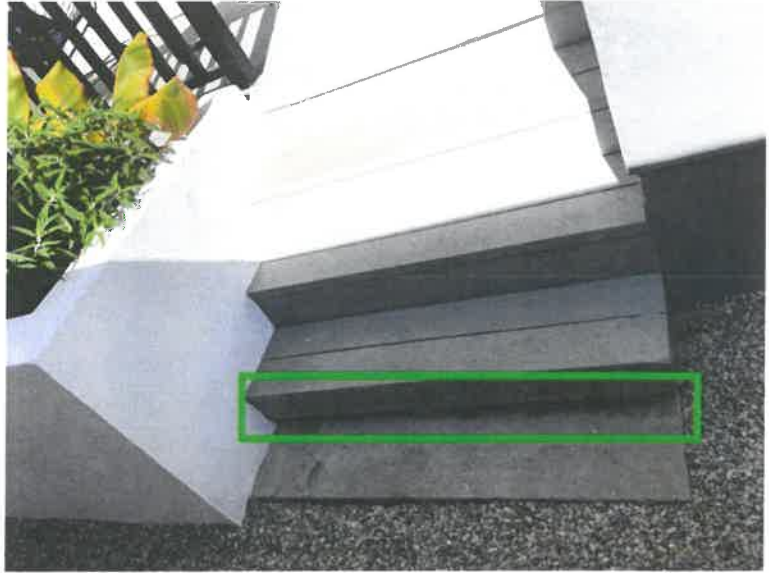
Approved By: Sylvia Dhimdis

Date: 7/23/18

Check here if attachments.

4721 ½ St. Charles Pl. Los Angeles, CA 90019 – Lot 2 – Building Photographs Attachment

**Photo 1:**  
**07/13/18**  
Back-First Riser Open for  
Ventilation. Vent (12" x 18") behind  
the Stairs.



**Photo 2:**  
**05/30/18**  
Outside-Back #1  
Front Vent



**Photo 3:**  
**05/30/18**  
Outside-Back #2  
Back Vent





**Photo 4:**  
**04/17/18**  
Front of Home – Vent Under the  
Stairs. Before finished construction of  
Stairs



**Photo 5:**  
**05/30/18**  
Inside-Garage #1  
East Wall Vent



**Photo 6:**  
**05/30/18**  
Inside-Garage #2  
North Wall Vent



**Photo 7:**  
**07/13/18**  
Interior -Back Vent  
In between the Back porch Vent and  
Garage West Wall vent



**Photo 8:**  
**07/13/18**  
Interior -Middle Vent



**Photo 9:**  
**07/13/18**  
Interior – Front Vent  
In between the Garage North Wall Vent  
And the front of home Vent under the  
stairs

