

**CITY OF LOS ANGELES  
CLAIMS BOARD**

**RECOMMENDATION OF THE CLAIMS BOARD  
FOR CONSIDERATION BY THE CITY COUNCIL**

The Honorable City Council  
City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Honorable Members:

At its meeting on September 11, 2023, the Claims Board of  
the City of Los Angeles considered a report of the Department of Building and Safety in  
the matter of: Refund Claim From Pharmacy Services, LLC – Refund Claim  
**No. 153835.**

and voted ( 3/0 ) that your Honorable Body (approve/reject) the recommendation of  
the Department of Building and Safety.

Other action: \_\_\_\_\_

Claims Board, City of Los Angeles

By: \_\_\_\_\_

Chairperson

cc: City Attorney

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
VICE PRESIDENT

JACOB STEVENS  
MOISES ROSALES  
NANCY YAP

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

July 31, 2023

Honorable City Council  
Room 395, City Hall  
Los Angeles, CA 90012  
Attention: Lisa Hughes

**SUBJECT: REQUEST FOR REFUND FROM PHARMACY SERVICES, LLC.**

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) Sections 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests Council approval of refund claim number 153835 in the amount of \$115,294.72.

On August 8, 2019, LADBS received a payment in the amount of \$199,148.49 from Pharmacy Services, LLC (Claimant) under building permit number 18010-30000-06066 for the project located at 219 Homewood Rd, Los Angeles, CA 90049 (Project). The Claimant submitted a claim for refund on December 29, 2020 related to the linkage fee. Upon further review, LADBS plan check staff determined the Claimant is entitled to a linkage fee refund in the amount of \$115,294.72. Attached are supporting documents regarding the claim for refund.

Should you have any questions regarding this matter, please contact the LADBS Chief Accounting Employee at (213) 482-6782. Thank you for your consideration.

Sincerely,

for

Osama Younan  
General Manager  
Los Angeles Department of Building and Safety



# CLAIM FOR REFUND

(LADBS has been closed to public for Covid 19)

CLAIM # **153835**  
2020 DEC 29 AM 10:09  
CITY CLERK  
RECEIVED  
CITY OF LOS ANGELES  
Received Date Stamp

Name of Claimant (Last) (First)  
**Pharmacy Services, LLC & its attorney, The Law Office of Steve Hoffman**

Mailing Address (Street) (City) (State Zip)  
**C/O The Law Office of Steve Hoffman, 4929 Wilshire Blvd., Suite 410, Los Angeles, CA 90010**

Area Code (Phone Number)  
**(323) 997-1188**

REFUND INFORMATION 8/8/19 (Submitted 12/17/18)

JOB LOCATION: **219 Homewood Rd, Los Angeles, CA 90049** (LADBS had been closed to public for Covid 19)

Amount Claimed \$ **\$116,012.64** Date Fees Paid: **8/8/19**

RECEIPT #/PERMIT #/REFERENCE #: **18010 - 30000 - 06066 and 19019 - 30000 - 02812**

STATE REASON FOR REQUESTING A REFUND - (Details):  
See attached letter and Exhibits documenting that we are owed \$116,012.64. Charged on gross sq footage of 7,088 instead of net of 3,846 after 3,242 demo x \$6.00 (Submitted 12/17/18).  
Because of the attached attorney's fee lien, please make the check payable to:  
**"Pharmacy Services, LLC & Law Office of Steve Hoffman" and mail to 4929 Wilshire Blvd., #410, L.A., CA 90010**

NOTE: A Claimant may be required to submit to examination under oath. (Charter Section 217.)  
Presentation of a false claim is a felony. (California Penal Code Section 72.)

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.

Steve Hoffman, Esq.,  
attorney for Pharmacy Services, LLC  
December 28, 2020  
SIGNATURE AND TITLE OF CLAIMANT DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$

REMARKS:

**Level 1 approved in FSS.**

Audited by: **[Signature]** Date: **5/27/2021**  
Approved by: **[Signature]** Date: **7/21/23**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

## LADBS Recommendation Form

**CLAIM #** 153835  
**Bureau:** Engineering  
**Division:** Major Structures

**APPROVED**

**Document Number:** 18010-30000-06066 ✓  
**Receipt Number:**  
**Receipt Date:**  
**Fee Period:**  
**Job Address:** 219 Homewood ROAD 90049 ✓

1. Did LADBS perform any work for which the permit or receipt was issued?  
 yes ✓

2. Are the reasons given by claimant correct?  
 yes

3. Did LADBS initiate an action that resulted in an error?  
 yes ✓  
 The project was submitted on 12/17/2018 during the linkage fee phase in period, with an applicable rate of 1/3. Net new RFA for the project should be 7088(new)-3242(credit for demo)= 3846 sq ft.

4. Is this a duplicated permit or receipt of the same job or item?  
 no ✓

5. Of the gross amount claimed, is the amount claimed pertaining to the(se) particular item(s) correct?  
 no ✓  
 Applicable linkage fee rate is 1/3 of \$18.56 per sq ft. Linkage fee should be 3,846x18.56/= \$23,793.92. Linkage fee collected was \$139,088.64. Refund due is \$139,088.64 - \$23,793.92= \$115,294.72.

6. Is a refund recommended?  
 yes ✓  
 Applicable linkage fee rate is 1/3 of \$18.56 per sq ft. Linkage fee should be 3,846x18.56/3= \$23,793.92. Linkage fee collected was \$139,088.64. Refund due is \$139,088.64 - \$23,793.92= \$115,294.72. ✓

**Reviewed By:** FELIX FIGUEROA ✓  
**Reviewed On:** 07/05/2023  
**Approved By:** Shahan Akelyan ✓  
**Approved On:** 07/27/2023

**Financial Service Div.'s Comments:**

Linkage Fees Only. Please double check calculations.

**Liaison's Comments:**

Linkage Fee only

**Reviewer's Comments:****Supervisor's Comments:**

## History

**Action**

Review Approved & Returned to FSD  
 Review Completed & Submitted for Supervisor Review (to Shahan Akelyan)  
 Assigned (to FELIX FIGUEROA)  
 Created

**By**

Shahan Akelyan  
 FELIX FIGUEROA  
 MARGARET KUHN  
 LUIS FERNANDO GARCIA

**On**

7/27/2023 7:00:16 AM  
 7/5/2023 10:24:26 AM  
 6/14/2023 3:48:42 PM  
 6/9/2023 2:11:45 PM



City of Los Angeles  
Department of Building and Safety  
REPORT ON CLAIM FOR REFUND

Sent to: Eng.  
Location: \_\_\_\_\_  
Date: JAN 12 2020

Linkage Fees Only

CLAIM NO.: 153835

OPERATION DIVISIONS REPORT AND RECOMMENDATIONS

1. Did Building and Safety perform any work for which the permit or receipt was issued?

YES ☒ NO ☐

2. Are reasons given by claimant correct?

YES ☒ NO ☐ N.A. ☐

If "NO," please explain \_\_\_\_\_

3. Of the gross amount claimed, is the portion of the amount claimed pertaining to (these) particular item(s) correct?

YES ☒ NO ☐ Should be \_\_\_\_\_

4. If computations are involved, show computation on reverse side of this form or attach a separate sheet

5. Did Department initiate action resulting in an error?

YES ☒ NO ☒ C.S.

If "YES," please explain \_\_\_\_\_

6. Is claim over one year from date of expiration?

YES ☐ NO ☒

If "YES," was permit extended? \_\_\_\_\_

7. Is a refund recommended?

YES ☒ NO ☐ \*Explain under item 10

8. Is this a duplicate permit or receipt of the same job or item?

YES ☐ NO ☒

If "YES," indicate other permit or receipt number(s) \_\_\_\_\_

9. Enter this claim for refund number on your office copy of the receipt and/or permit, or other records.

Date entered \_\_\_\_\_

10. FURTHER COMMENT OR CLARIFICATION OF THE ABOVE ITEMS (use back of form if more space required):

Date: 1/19/21

Signature of Recommender: [Signature]

Ext. 58080

Division: Permit & Engineering

Approved: Binh Phan

Bureau, Division, district or Branch head

2021 JAN 26 AM 9:05  
CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
RECEIVED

**STEVE A. HOFFMAN**  
Attorney At Law  
4929 Wilshire Boulevard, Suite 410  
Los Angeles, CA 90010  
PHONE: (323) 997-1188/ FAX: (323) 937-1539

December 28, 2020

**(1) REQUEST FOR REFUND OF Overcharged LINKAGE FEE**  
**CHARGED ON GROSS SQ FOOTAGE OF 7,088 INSTEAD OF NET OF 3,846 AFTER 3,242 DEMO;**  
**PERMIT WAS SUBMITTED ON 12/17/18, WHEN THE FEE WAS 1/3 OF \$18.00; AND**  
**(2) NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON REFUND**

**Via Email Only – (LADBS has been closed for Covid 19)**

City Clerk  
Room 395, City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Re:	219 Homewood Rd, Los Angeles, CA 90049	
Permit #	18010 - 30000 - 06066 and 19019 - 30000 - 02812	
Linkage Fee & RFA Charged	\$139,088.64	7,088 sq ft @ 19.623
Demo'd/Existing RFA		-3,242 sq ft
Net RFA and Maximum Charges	-\$ 23,076.00	3,846 x \$6.00 Maximum Fee
Overcharged Linkage Fee:	\$116,012.64	
Date Permit Paid:	8/8/19 (Submitted 12/17/18)	

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$116,012.64 IN Overcharged LINKAGE FEES:** This office is also claiming an attorney's fees lien on the refund for the overcharged Linkage Fee and all checks must include our name and be mailed to our office. WARNING: The failure of LADBS to honor an attorney's fee lien, constitutes conversion, and entitles the attorney to maintain a separate lawsuit against LADBS for payment of his attorney's fees, plus treble damages. See, e.g., *Weiss v. Marcus*, 51 Cal.3d 590; *Siciliano v. Fireman's Fund*, 62 Cal.App.3d 745; *Fracasse v. Brent*, 6 Cal.3d 784; and *Kaiser Foundation Health Plan v. Aguiluz*, (1996) 47 Cal. App. 4th 302. Please communicate only with this office regarding this refund and our lien.

2. **Documentation:** In support of Pharmacy Services, LLC's **Application for Refund of the Overcharged \$116,012.64 in Linkage Fees – CHARGED ON GROSS SQ FOOTAGE OF 7,088 INSTEAD OF NET OF 3,846 AFTER 3,242 DEMO, AND PERMIT WAS SUBMITTED ON 12/17/18, WHEN THE FEE WAS 1/3 OF \$18.00** – we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1:** Building Permit# 18010 - 30000 - 06066, confirming we were charged for 7,088 square feet of **BUILT** floor area, and the receipt for payment of the \$139,088.64 Linkage Fee.
- Exhibit 2:** Demo Permit # 19019 - 30000 - 02812, confirming 3,242 square feet of Demo'd/Existing floor area. Note that after deducting the Demo'd square floor area, the net increase of floor area is 3,846 square feet.
- Exhibit 3:** Assessor records confirming that pre-addition, the existing square footage was 3,242.
- Exhibit 4:** The City's Linkage Fee Implementation Memo stating that the Linkage Fee should be charged on the net increase in floor area after deducting the Demo'd/Existing Sq ft., and that permits submitted 12/17/18 are charged 1/3 of the \$18.00 Linkage Fee.
- Exhibit 5:** LADBS print-out stating that the Building Permit was submitted on 12/17/18, when the Linkage Fee was at 1/3 of \$18.00, i.e., \$6.00 per sq. foot for the net increase in floor area of 3,846 = \$23,076.00.

# STEVE A. HOFFMAN

Attorney At Law

4929 Wilshire Boulevard, Suite 410 Los Angeles, CA 90010

PHONE: (323) 997-1188 FAX: (323) 937-1539

Email: [hoffpi@sbcglobal.net](mailto:hoffpi@sbcglobal.net) Website: [www.Hoffmanpi.com](http://www.Hoffmanpi.com)

## DESIGNATION, LIEN, PAYMENT INSTRUCTIONS & AUTHORIZATION TO RELEASE RECORDS

Pharmacy Services, LLC hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 219 Homewood Rd. Los Angeles, CA 90049. It further consents to have the City and LADBS, release to Steve A. Hoffman, Esq.'s office, documents and information, regarding this matter.

LIEN: It grants Steve Hoffman, Esq. a lien on its linkage fee refunds for 219 Homewood Rd. Los Angeles, CA 90049 and irrevocably requests that the refund check(s) be payable to "Pharmacy Services, LLC & attorney Steve A. Hoffman Trust Account" and mailed to Steve Hoffman, Esq., at 4929 Wilshire Blvd., Suite 410, Los Angeles, CA 90010. This lien is only on the refunds/overpayment. NOT on the property.

Dated: December 22, 2020

By:

  
Ali Pourmola, Managing Officer of Pharmacy Services, LLC

*Lien*



3. **Refund Calculations:**

Linkage Fee & RFA Charged	\$139,088.64	7,088 sq ft
Demo'd/Existing RFA		-3,242 sq ft
Net RFA and Maximum Charges	<del>\$ 23,076.00</del>	3,846 x \$6.00 Maximum Fee
Overcharged Linkage Fee:	\$116,012.64	

4. **Payment & Lien on refund of overcharged \$116,012.64 in Linkage Fees:**

Please issue Pharmacy Services, LLC's \$116,012.64 Linkage Fee refund, payable to:  
"Pharmacy Services, LLC & S Hoffman Tr," and mail to Steve Hoffman, Esq., 4929 Wilshire  
Blvd., Suite 410, L.A., CA 90010. Thank you.

Very truly yours,

  
Steve Hoffman, Esq.



LA Department of Building and Safety  
WL M CA 302080926 8/8/2019 11:55:22 AM

BUILDING PERMIT-RES	\$6,134.82
ELECTRICAL PERMIT RES	\$1,595.05
HTG/REF PMT RES	\$797.53
PLUMBING PERMIT RES	\$1,595.05
BUILDING PLAN CHECK	\$1,765.64
PLAN MAINTENANCE	\$122.70
EI RESIDENTIAL	\$191.23
DEV SERV CENTER SURCH	\$366.06
SYSTEMS DEVT FEE	\$732.12
CITY PLANNING SURCH	\$481.39
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$561.62
SCHOOL DEV RES	\$41,545.98
DWELLING UNIT	\$200.00
RES DEVT TAX	\$300.00
CA BLDG STD COMMISSION SURCHARGE	\$59.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$139,088.64

Sub Total: \$195,546.83

Permit #: 180103000006066 ✓  
Building Card #: 2019WL00897  
Receipt #: 0302161173

	Payment	Records
Receipt No. 0302161173	\$195,546.83	
Receipt No. 0302161174	\$1,005.15	
Receipt No. 0302161175	\$473.10	
Receipt No. 0302161176	\$1,870.50	
Receipt No. 0302161177	\$252.91	
Total Amount:	\$199,148.49	
Check:	\$199,148.49	

LA Department of Building and Safety  
WL M CA 302080926 8/8/2019 11:57:14 AM

DEMO PERMIT	\$160.00
PLUMBING PERMIT RES	\$41.60
BUILDING PLAN CHECK	\$0.00
EI RESIDENTIAL	\$1.25
DEV SERV CENTER SURCH	\$6.09
SYSTEMS DEVT FEE	\$12.17
CITY PLANNING SURCH	\$9.60
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$11.20
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$252.91

Permit #: 190193000002812  
Building Card #: 2019WL00901  
Receipt #: 0302161177

Payment Records

Receipt No. 0302161173	\$195,546.83
Receipt No. 0302161174	\$1,005.15
Receipt No. 0302161175	\$473.10
Receipt No. 0302161176	\$1,870.50
Receipt No. 0302161177	\$252.91

Total Amount: \$199,148.49

Check: \$199,148.49

PHARMACY SERVICES, LLC

PO BOX 49251

LOS ANGELES CA 90049-0251

909 262 9643

1168

11-35/1210 CA  
82614

8/5/19

Date

Pay To The  
Order Of

City of LA

\$ 199,148.44

one hundred ninety nine thousand one hundred forty eight and 44/100 dollars

Photo  
Safe  
Deposit  
Details on back

Bank of America

ACH R/T 121000358

For

219 Home Wood Rd

⑆121000358⑆ 32511134045⑈1168

Harland Clarke

OW

✓

eh

6/19/23

219 N Homewood Road



Permit #:

18010 - 30000 - 06066

Plan Check #: B18WL07882

Printed: 08/08/19 11:55 AM

Event Code:

Bldg-New GREEN - MANDATORY

1 or 2 Family Dwelling

Regular Plan Check

Plan Check

City of Los Angeles - Department of Building and Safety

# APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 08/08/2019

Last Status: Issued

Status Date: 08/08/2019

TRACT	BLOCK	LOT	ABR	COUNTY MAP REF	PARCEL ID # (PIN)	ASSESSOR PARCEL
TR 11275		11		M B 204-17/20	132B141 138	4403 - 001 - 011

**1. PARCEL INFORMATION**

Area Planning Commission - West Los Angeles

LADBS Branch Office - WLA

Baseline Hillside Ordinance - Yes

Council District - 11

Community Plan Area - Brentwood - Pacific Palisades

Census Tract - 2623.03

District Map - 132B141

Energy Zone - 6

Fire District - VHFHSZ

Hillside Grading Area - YES

Hillside Ordinance - YES

Near Source Zone Distance - 0

Thomas Brothers Map Grid - 631-F3

ZONES(S): RE1S-1

**2. DOCUMENTS**

Z1 - Z1-2462 Modifications to SF Zones and S ORD - ORD-156966-SA24

ORD - ORD-128730

ORD - ORD-129279

ORD - ORD-131265

ORD - ORD-170003

HLSAREA - Yes

CPC - CPC-1964-16829-E

CPC - CPC-1995-148-GPC-ZC

CPC - CPC-2005-8252-CA

CPC - CPC-29840

BHO - Yes

**3. CHECKLIST ITEMS**

Special Inspect - Anchor Bolts

Special Inspect - Concrete &gt; 2.5ksi

Special Inspect - Epoxy Bolts

Special Inspect - Field Welding

Special Inspect - Structural Observation

Special Inspect - Structural Wood (continuous)

Fabricator Req'd - Glued-Laminated Timber

Fabricator Req'd - Shop Welds

Fabricator Req'd - Structural Steel

**4. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):

PHARMACY SERVICES LLC

0 PO BOX 49251, LOS ANGELES CA 90049 -- (909) 262-9643

Tenant:

Applicant: (Relationship: Agent for Owner)

FAHAD VAKIL -

-- (909) 262-9643

For Cashier's Use Only

W/O #: 81006066

**5. EXISTING USE****PROPOSED USE**

(01) Dwelling - Single Family

(07) Garage - Private

**6. DESCRIPTION OF WORK**

(N) 2-story SFD with attached 3 car garage &amp; 1 level basement.

**7. Notes on Site & Use****8. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Jahanshah Pourhassan

OK for Cashier: Derrick Magee

DAS PC By:

Coord. OK:

Signature:

Date: 08/08/2019

**9. PROJECT VALUATION**

Final Fee Period

Permit Valuation: \$1,471,000

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

**10. ATTACHMENTS**

Owner-Builder Declaration

Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

WL M CA 302080926 8/8/2019 11:55:22 AM

BUILDING PERMIT-RES \$6,134.82

ELECTRICAL PERMIT RES \$1,595.05

HTG/REF FMT RES \$797.53

PLUMBING PERMIT RES \$1,595.05

BUILDING PLAN CHECK \$1,765.64

PLAN MAINTENANCE \$122.70

EI RESIDENTIAL \$191.23

DEV SERV CENTER SURCH \$366.06

SYSTEMS DEVT FEE \$732.12

CITY PLANNING SURCH \$481.39

MISCELLANEOUS \$10.00

PLANNING GEN PLAN MAINT SURCH \$561.62

SCHOOL DEV RES \$41,545.98

DWELLING UNIT \$200.00

RES DEVT TAX \$300.00

CA BLDG STD COMMISSION SURCHARGE \$59.00

BUILDING PLAN CHECK \$0.00

LINKAGE FEE \$139,088.64 /

Sub Total: \$195,546.83

Permit #: 180103000006066

Building Card #: 2019WL00897

Receipt #: 0302161173



\* P 1 8 0 1 0 3 0 0 0 0 0 6 0 6 6 F H \*

1060816201982515

**11. STRUCTURE INVENTORY**

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

18010 - 30000 - 06066

(P) Basement (ZC): +1 Levels / 1 Levels  
 (P) Floor Area (ZC): +8273 Sqft / 8273 Sqft  
 (P) Height (ZC): +30 Feet / 30 Feet  
 (P) Landscape Area: +7592 Sqft / 7592 Sqft  
 (P) Length: +84 Feet / 84 Feet  
 (P) Residential Floor Area: +7088 Sqft / 7088 Sqft  
 (P) Stories: +2 Stories / 2 Stories  
 (P) Width: +60 Feet / 60 Feet  
 (P) Dwelling Unit: +1 Units / 1 Units  
 (P) NFPA-13D Fire Sprinklers Thru-out

(P) Wood (Plywood, OSB, etc.) Shearwall  
 (P) R3 Occ. Group: +10346 Sqft / 10346 Sqft  
 (P) U Occ. Group: +812 Sqft / 812 Sqft  
 (P) Parking Req'd for Bldg (Auto+Bicycle): +5 Stalls / 5 Stalls  
 (P) Provided Compact for Bldg: +4 Stalls / 4 Stalls  
 (P) Provided Standard for Bldg: +1 Stalls / 1 Stalls  
 (P) Type V-B Construction  
 (P) Floor Construction - Concrete Slab on Grade  
 (P) Foundation - Continuous Footing  
 (P) Foundation - Spread (Pad) Footing

(P) Roof Construction - Wood Frame/Sheathing  
 (P) Wall Construction - Wood Stud

**12. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be 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.

**13. BUILDING RELOCATED FROM:****14. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS**

(E) GILL, GARY EDWARD  
 (E) MAHN, JONATHAN EDWARD  
 (E) PLOUFF, KACIE ALLISON  
 (G) KENNEDY, CAMERON L  
 (L) JENSEN, PETER CASSIDY

7527 SUNNYSIDE AVE N,  
 12848 FOOTHILL BLVD,  
 27821 FREMONT COURT 6,  
 25208 W DOLCE COURT,  
 1158 26TH ST,

SEATTLE, WA 98103  
 SYLMAR, CA 91381  
 VALENCIA, CA 91355  
 STEVENSON RANCH, CA 91:  
 SANTA MONICA, CA 90403

**CLASS****LICENSE #****PHONE**

S3382  
 C60293  
 L9013  
 EG2631  
 L5663  
 (206) 992-2728  
 (818) 898-1595  
 (661) 645-9320  
 (818) 898-1595  
 (310) 968-1076

**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).

**15. 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 7021.5, 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 2 (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.)

**16. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_

Policy Number: \_\_\_\_\_

☒ 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.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**17. 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 (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead 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).

**18. 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: FAHAD YAKIL

Sign: \_\_\_\_\_

Date: 08/08/2019

☐ Owner☒ Authorized Agent

219 N Homewood Road



Application #:

19019 - 30000 - 02812

Plan Check #: B19WL03165

Printed: 11/22/19 10:08 AM

Event Code:

Bldg-Demolition  
1 or 2 Family Dwelling  
Plan Check at Counter  
Plan Check

City of Los Angeles - Department of Building and Safety

Issued on: 08/08/2019

### APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE

Last Status: Permit Finald

Status Date: 11/19/2019

1. TRACT	BLOCK	LOT#	ABR	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 11275		11		M B 204-17/20	132B141 138	4403 - 001 - 011

**3. PARCEL INFORMATION**

Area Planning Commission - West Los Angeles

LADBS Branch Office - WLA

Baseline Hillside Ordinance - Yes

Council District - 11

Community Plan Area - Brentwood - Pacific Palisades

Census Tract - 2623.03

District Map - 132B141

Energy Zone - 6

Fire District - VHFHSZ

Hillside Grading Area - YES

Hillside Ordinance - YES

Near Source Zone Distance - 0

Thomas Brothers Map Grid - 631-F3

ZONES(S): RE15-1

**4. DOCUMENTS**

ZI - ZI-2462 Modifications to SF Zones : ORD - ORD-156966-SA24

ORD - ORD-128730

ORD - ORD-129279

ORD - ORD-131265

ORD - ORD-170003

HLSAREA - Yes

CPC - CPC-1964-16829-E

CPC - CPC-1995-148-GPC-ZC

CPC - CPC-2005-8252-CA

CPC - CPC-29840

BHO - Yes

**5. CHECKLIST ITEMS**

Sewer Cap - Permit Required

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):

PHARMACY SERVICES LLC

0 PO BOX 49251

LOS ANGELES CA 90049

Tenant:

Applicant: (Relationship: Agent for Owner)

FAHAD VAKIL -

23105 S SEPULVEDA BLVD

LOS ANGELES CA 90064

(909) 262-9643

**7. EXISTING USE**

(01) Dwelling - Single Family

(07) Garage - Private

**PROPOSED USE**

(23) Demolition

**8. DESCRIPTION OF WORK**

Demo (e) single family dwelling w/ att. garage to clear lot. Sewer cap and pedestrian protection fence required.

**9. # Bldgs on Site & Use:****10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Alfredo Jara

DAS PC By:

OK for Cashier: Somkiat Supanyachotskul

Coord. OK:

Signature:

Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845),  
or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center  
agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 91902812

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$9,600

PC Valuation:

FINAL TOTAL Bldg-Demolition 252.91

Permit Fee Subtotal Bldg-Demolitu 160.00

Plumbing 41.60

Plan Check Subtotal Bldg-Demolit 0.00

E.Q. Instrumentation 1.25

D.S.C. Surcharge 6.09

Sys. Surcharge 12.17

Planning Surcharge 9.60

Planning Surcharge Misc Fee 10.00

Planning Gen Plan Maint Surchar 11.20

CA Bldg Std Commission Surchar 1.00

Permit Issuing Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

**12. ATTACHMENTS**

CEQA Bldg Demolition Notice

Demo Affirmation Posting

Owner-Builder Declaration

Plot Plan

Payment Date: 08/08/19  
Receipt No: 0302161177  
Amount: \$252.91  
Method: Check

2019WL00901



\* P 1 9 0 1 9 3 0 0 0 0 2 8 1 2 F N \*

**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**19019 - 30000 - 02812**

(P) Residential Floor Area: -3242 Sqft / 0 Sqft  
(P) Stories: -2 Stories / 0 Stories  
(P) Dwelling Unit: -1 Units / 0 Units  
(P) R3 Occ. Group: -3242 Sqft / 0 Sqft  
(P) U Occ. Group: -400 Sqft / 0 Sqft

**14. APPLICATION COMMENTS:**

[1] DPI# 19019-30000-02643 [2] Notices mailed out on 05/29/19

**15. BUILDING RELOCATED FROM:**

**16. CONTRACTOR, ARCHITECT & ENGINEER NAME**      **ADDRESS**  
(O) OWNER-BUILDER

**CLASS****LICENSE #****PHONE #**

0

(818) 554-2888



Exhibit "1"

Exhibit "2"

Exhibit "3"

Exhibit "4"

Exhibit "5"

## 219 N HOMEWOOD ROAD 90049

**Application / Permit** 18010-30000-06066

**Plan Check / Job No.** B18WLO7882

**Group** Building

**Type** Bldg-New

**Sub-Type** 1 or 2 Family Dwelling

**Primary Use** (1) Dwelling - Single Family

**Work Description** (N) 2-story SFD with attached 3 car garage & 1 level basement.

**Permit Issued** Issued on 8/8/2019

**Issuing Office** West Los Angeles

**Current Status** Issued on 8/8/2019

**Certificate of Occupancy** Pending

[More Information](#)

### Permit Application Status History

Submitted	12/17/2018	APPLICANT
Assigned to Plan Check Engineer	1/17/2019	JAHANSHAH POURHASSAN
Green Plans Picked Up	1/25/2019	APPLICANT
Corrections Issued	2/7/2019	JAHANSHAH POURHASSAN
Reviewed by Supervisor	2/14/2019	KAMRAN GHOTBI RAVANDI
Building Plans Picked Up	2/19/2019	APPLICANT
Applicant returned to address corrections	5/24/2019	JAHANSHAH POURHASSAN
Applicant returned to address corrections	6/7/2019	JAHANSHAH POURHASSAN
Applicant returned to address corrections	6/10/2019	JAHANSHAH POURHASSAN
	6/10/2019	JAHANSHAH POURHASSAN

Plans submitted on or after:

February 17, 2018:	Effective date of AHLF ordinance (no fee applies)
June 18, 2018:	One-third of full fee amount at the time of building permit issuance
December 20, 2018:	Two-thirds of full fee amount at the time of building permit issuance
June 17, 2019:	Full fee amount

**How is the Fee Calculated?**

For each Development Project, the Linkage Fee is calculated by the Department of Building and Safety as follows:

- 1) The amount of new or added floor area in the Development Project devoted to the uses described in the Linkage Fee Schedule below (after subtracting any eligible demolished floor area as defined in LAMC 12.03 within the prior year);
- 2) Multiplied by the amount of the applicable fee, depending on the market area in which the project is located, and type of project, at the time the building permit for the Development Project is issued;
- 3) Multiplied by the applicable phase-in ratio ( $\frac{1}{3}$  or  $\frac{2}{3}$ , based on when a building permit application or a complete planning or zoning entitlement is submitted). This phase-in ratio is applicable only during the initial phase-in period;
- 4) Minus any applicable deductions or credits.

**Payment of Linkage Fee**

- The Linkage Fee is due and payable prior to the issuance of a building permit for the Development Project (i.e. not a demolition permit or grading permit).
- The fee amount is based on the fee schedule and market area maps in effect at the time the building permit for the project is issued and the phase-in ratio in effect at the time of submittal.

**Linkage Fee Schedule as of June 29, 2018\***

	Low Market Area	Medium Market Area	Medium-High Market Area	High Market Area
Type of Development Project	Fee per Square Foot			
Residential Uses (single-family home or multifamily with 6 or more units)	\$8	\$10	\$12	\$18
Residential Uses (2-5 units)	\$1	\$1	\$1	\$18
Nonresidential Uses (including Hotels)	\$3	\$4	N/A	\$5
Additional Charge for the Net Loss of Dwelling Units (added to any other applicable fees)	\$3	\$3	\$3	\$3

\* Please check the current Linkage Fee Schedule maintained by the Department of City Planning for the most up to date information.



## CLAIM FOR REFUND - PAYMENTS

CLAIM # 153835

FEE TYPE	FUND	FUND TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 115,294.72	\$ -	\$ 115,294.72
TOTAL			\$ 115,294.72	\$ -	\$ 115,294.72

ASR  
07/31/23