

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
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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

February 3, 2025

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

**SUBJECT: REQUEST FOR REFUND FROM SYNTAX BUILDERS, INC.**

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 172252 in the amount of \$81,252.32

On October 26, 2023, LADBS received payment in the amount of \$147,069.12 from Syntax Builders, Inc. (Claimant) under building permit 22016-10000-20415 for the project located at 18455 S. Figueroa St., Gardena, CA 90248 (Project). The claimant decided not to develop the project with the permitted plan and submitted the refund claim to Office of City Clerk on June 12, 2024. Upon further review, LADBS plan checker staff recommends approval of the refund claim permit fees in the amount of \$81,252.32 due to no inspections have been started. 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,

Osama Younan  
General Manager  
Los Angeles Department of Building and Safety

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 March 03, 2025, 2025, the Claims Board of  
the City of Los Angeles considered a report of the Department of Building and Safety in  
the matter of:

Los Angeles Department of Building and Safety report relative to Request for Refund  
from Syntax Builders, Inc. – Refund Claim No. 172252.

and voted ( ~~3/0~~ ) that your Honorable Body (approve/reject) the recommendation of  
the Department of Building and Safety. <sup>2/0</sup>

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

Claims Board, City of Los Angeles

By  \_\_\_\_\_  
Chairperson

cc: City Attorney



RECEIVED

2024 JUN 18 AM 10:04

FINANCIAL SERVICES



# CLAIM FOR REFUND

CLAIM # 172252

BY CITY CLERK

RECEIVED DATE STAMP

2023 JUN 12 AM 8:47

CITY CLERK'S OFFICE

Mailing address:

→ 6973 W. Stadium St.  
Eagle, ID 83616

Print Name of Claimant (Last) (First) Keyte, Lee "Syntax Builders, Inc."

Mailing Address (Street) (City) (State/Zip)  
49710 Avila Drive La Quinta CA 92253

(Area Code) (Phone Number) (E-mail Address)  
818 726-9981 lee@syntaxbuilders.com

### REFUND INFORMATION

JOB LOCATION: 18455 S. Figueroa St., Gardena, CA

Amount Claimed \$ 147,069.12 Date Fees Paid: 9/01/2023 10/26/23 ✓

RECEIPT #/PERMIT #/REFERENCE #: 22016-10000-20415

STATE REASON FOR REQUESTING A REFUND - (Details): Project cancelled contract terminated with Syntax Builders.

New Mailing Address: 6973 W. Stadium St.  
Eagle, ID 83616

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.

	<u>6/11/2024</u>
SIGNATURE AND TITLE OF CLAIMANT	DATE

### FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 81,752.<sup>32</sup>

REMARKS: Partial. No inspection history under permit

Audited by:	Date: <u>1/30/25</u>
Approved by:	Date: <u>2/3/25</u>

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.



Luis Fernando Garcia &lt;luis.f.garcia@lacity.org&gt;

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**Claim for Refund No.172252 - Permit 22016 10000 20415 - Mailing Address**

2 messages

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**Luis Fernando Garcia** <luis.f.garcia@lacity.org>  
To: "lee@syntaxbuilders.com" <lee@syntaxbuilders.com>

Mon, Feb 3, 2025 at 9:39 AM

Good morning Lee,

Thank you for your call. Please respond to this email confirming your new mailing address.

Thank you

--  
Regards,  
Luis Fernando Garcia  
Accounting Clerk  
Los Angeles Department of Building and Safety  
201 N. Figueroa St. 7th Floor  
Los Angeles, CA 90012



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**Lee Keyte** <Lee@syntaxbuilders.com>  
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>  
Cc: Janet Anderson Keyte <Janet@syntaxbuilders.com>, Taylor <taylorkeyte@gmail.com>

Mon, Feb 3, 2025 at 9:45 AM

Luis,

Thank you for taking my call. We have moved and our new address for Syntax Builders, Inc. Care of Lee Keyte is 6973 W Stadium St. Eagle ID 83616. As you know we have been waiting for this refund for a long time and we are hoping to see the refund soon. Please let me know if I can help in any way. Thank you

Get Outlook for iOS

---

**From:** Luis Fernando Garcia <luis.f.garcia@lacity.org>  
**Sent:** Monday, February 3, 2025 9:39:38 AM  
**To:** Lee Keyte <Lee@syntaxbuilders.com>  
**Subject:** Claim for Refund No.172252 - Permit 22016 10000 20415 - Mailing Address

[Quoted text hidden]

# APPROVED

## LADBS Recommendation Form

**CLAIM #** 172252  
**Bureau:** Inspection  
**Division:** Building

**Document Number:** 22016-10000-20415  
**Receipt Number:** 1703126  
**Receipt Date:** 10/26/2023  
**Fee Period:** Final  
**Job Address:** 18455 S FIGUEROA ST 90248

1. Did LADBS perform any work for which the permit or receipt was issued? no
2. Are the reasons given by claimant correct? yes
3. Did LADBS initiate an action that resulted in an error? no
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? yes
6. Is a refund recommended? yes No inspection performed

**Reviewed By:** David TSAU  
**Reviewed On:** 12/12/2024  
**Approved By:** Henry Baghdassarian  
**Approved On:** 12/13/2024

### Financial Service Div.'s Comments:

Per CEB (Brian Christian & Principal Inspector Moreno), the refund recommendation form should be completed by the Inspection Commercial group for permit 22016-10000-20415.

### Liaison's Comments:

PCIS - No inspection history.

LADBS WEBSITE - No inspection history.

### Reviewer's Comments:

### Supervisor's Comments:

### History

Action	By	On
Review Approved & Returned to FSD	Henry Baghdassarian	12/13/2024 5:55:16 AM
Review Completed & Submitted for Supervisor Review (to Henry Baghdassarian)	David TSAU	12/12/2024 2:38:17 PM
Assigned (to David TSAU)	Samantha Rangel	12/11/2024 9:57:52 AM

LADBS Recommendation Form

**DENIED**

**CLAIM #** 172252

**Bureau:** Engineering

**Division:** Major Structures

**Document Number:**

22016-10000-20415

**Receipt Number:**

1703126

**Receipt Date:**

10/26/2023

**Fee Period:**

Final

**Job Address:**

18455 S FIGUEROA ST 90248

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

2. Are the reasons given by claimant correct?  
no

This review is for the PC Fee only for the amount of \$24,865.42. The Plan Check Fee cannot be refunded as this is the additional plan check fee that should had been paid for the Plan Check review that was already completed and services provided based on the incorrect project valuation provided during submittal.

3. Did LADBS initiate an action that resulted in an error?  
no

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  
This review is for the Plan Check Fee only for the amount if \$24,865.42.

6. Is a refund recommended?  
no

This review is for the PC Fee only for the amount of \$24,865.42. The Plan Check Fee cannot be refunded as this is the additional plan check fee that should had been paid for the Plan Check review that was already completed and services provided based on the incorrect project valuation provided during submittal.

**Reviewed By:** JOHN FRANCIA

**Reviewed On:** 07/10/2024

**Approved By:** ALLEN MANALANSAN

**Approved On:** 07/11/2024

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

PC fees only. Reference attachment 172252-pc.

**Liaison's Comments:**

**Reviewer's Comments:**

**Supervisor's Comments:**

**History**

Action	By	On
Review Approved & Returned to FSD	ALLEN MANALANSAN	7/11/2024 8:27:23 AM
Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)	JOHN FRANCIA	7/10/2024 3:16:45 PM
Assigned (to JOHN FRANCIA)	BRANDON JONES	7/3/2024 7:45:10 AM



Luis Fernando Garcia &lt;luis.f.garcia@lacity.org&gt;

**Claim No.172252 - Permit 22016 10000 20415 - Denied PC Question**

3 messages

Luis Fernando Garcia <luis.f.garcia@lacity.org>  
To: John Francia <john.francia@lacity.org>

Wed, Jan 15, 2025 at 7:22 AM

Good morning John,

Please reference the attached file. John, you completed the denial for the plan check fees.....may you please confirm if the off hour plan check fees under permit 22016-10000-20415 should be denied as well?

Thank you

--  
Regards,  
Luis Fernando Garcia  
Accounting Clerk  
Los Angeles Department of Building and Safety  
201 N. Figueroa St. 7th Floor  
Los Angeles, CA 90012



172252-Denied.pdf  
1447K

Luis Fernando Garcia <luis.f.garcia@lacity.org>  
To: John Francia <john.francia@lacity.org>, Allen Manalansan <Allen.Manalansan@lacity.org>

Wed, Jan 15, 2025 at 7:32 AM

Good morning Allen,

I sent this email to John, I got that auto reply that is out at the moment. Allen, would you be able to assist me with my inquiry?

"Please reference the attached file. John, you completed the denial for the plan check fees.....may you please confirm if the off hour plan check fees under permit 22016-10000-20415 should be denied as well?"

Thank you  
[Quoted text hidden]

172252-Denied.pdf  
1447K

Allen Manalansan <Allen.Manalansan@lacity.org>  
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>  
Cc: John Francia <john.francia@lacity.org>

Wed, Jan 15, 2025 at 7:53 AM

Hello Luis,  
Yes. That should be denied as well.

Allen Manalansan, S.E.  
Assistant Bureau Chief  
Permit and Engineering Bureau  
City of Los Angeles, Department of Building and Safety  
201 N. Figueroa St.. Room 880

[Quoted text hidden]

Application # **22016 10000 20415** Search Clear

Power Meter Summary Notes View code/ordinance list Audit Trail Exit

Insp Date	Inspection Type	Inspection Status	CMT	Action Date	First Name	Last Name	RFI#	Group Code	Audit Name

PCIS Document Status Audit Trail - G6PERMIT

Application # **22016 10000 20415** Insp. History Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	07/13/2022	07/13/2022 09:17 AM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	07/22/2022	07/22/2022 02:31 PM	KEVIN	MORALES	JFRANCIA
PCAM	PC in Progress	07/25/2022	07/23/2022 02:34 PM	KEVIN	MORALES	381580
PCAM	Corrections Issued	07/25/2022	07/23/2022 02:34 PM	KEVIN	MORALES	381580
PCAM	Submitted for Quality Review	07/25/2022	07/23/2022 02:34 PM	KEVIN	MORALES	381580
PCAM	Quality Review Completed	07/28/2022	07/28/2022 04:34 PM	EUGENE	BARBEAU	355934
PCAM	Verifications in Progress	11/02/2022	11/02/2022 01:37 PM	KEVIN	MORALES	381580
PCAM	Verifications in Progress	06/06/2023	06/06/2023 01:05 PM	KEVIN	MORALES	381580
PCAM	PC Approved	06/15/2023	06/15/2023 09:36 AM	KEVIN	MORALES	381580
PCIS	PC Info Complete	06/20/2023	06/20/2023 07:38 AM	KEVIN	MORALES	381580
PCIS	Ready to Issue	09/01/2023	09/01/2023 09:09 AM	MARVINA	ANDERSON	393263
PCIS	Issued	10/26/2023	10/26/2023 08:25 AM	PCIS	SYSTEM	PCIS
PCIS	Refund in Progress	06/24/2024	06/24/2024 11:27 AM	SELENIA	GARCIA	ARCF

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By

Application # **22016 10000 20415** Save or Exit

Condition Type

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by
3166437	DAS Clearance	Approved with Co.	05/26/2023		
3166436	Green Code	Approved	06/15/2023		Condition of Approval of Disabled Access corrections Approval for Green Building - Mandatory Compliance

Mod Fields //

Applied by Org. By Name

Action by Org. By Name

Standard Clearances

Project Clearances

Clear Mod Fields Search Update Delete Save Comment

*Service rendered  
 (plan check only).  
 -ST  
 4/30/25*

Payment History - GPAYHIST

Application # 2016 10000 20415

Quick Exit

Receipt	Payment Period	Payment Date	Method of Payment	Amount
1703126	Final	10/26/2023	ECHECK	147069.12
1374079	Submittal	07/13/2022	Credit Card	2572.34
		//		
		//		
		//		



# Contractor's License Detail for License # 991292

**DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.**

- ▶ CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click here for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Data current as of 1/15/2025 7:07:41 AM

### Business Information

SYNTAX BUILDERS INC  
 6973 W STADIUM STREET  
 EAGLE, ID 83616

Business Phone Number:(818) 726-9982

**Entity** Corporation  
**Issue Date** 03/19/2014  
**Expire Date** 03/31/2026

### License Status

This license is current and active.

All information below should be reviewed.

### Classifications

B - GENERAL BUILDING

### Bonding Information

#### Contractor's Bond

This license filed a Contractor's Bond with AMERICAN CONTRACTORS INDEMNITY COMPANY.

**Bond Number:** 100657453

**Bond Amount:** \$25,000

**Effective Date:** 01/01/2023

Contractor's Bond History

#### Bond of Qualifying Individual

The qualifying individual JANET ANDERSON KEYTE certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

**Effective Date:** 03/19/2014



Bldg-Alter/Repair <b>GREEN - MANDATORY</b> Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 10/26/2023 Last Status: Issued Status Date: 10/26/2023
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
M. E. WOOD'S GARDENA TRAC		4	1	M B 10-172	060B201 20	7339 - 008 - 034
M. E. WOOD'S GARDENA TRAC		10	1	M B 10-172	060B201 21	7339 - 008 - 034

<b>3. PARCEL INFORMATION</b> LADBS Branch Office - SP Council District - 15 Cmpt. Fill Grd. - CFG-1500 Certified Neighborhood Council - Harbor Gateway South Census Tract - 2913.00	District Map - 060B201 Energy Zone - 8 Fire District - 2 Thomas Brothers Map Grid - 764-C2 Area Planning Commission - Harbor	Community Plan Area - Harbor Gateway Near Source Zone Distance - 2.6
--	--	---

ZONES(S): M2-1VL

**4. DOCUMENTS**  
 ZI - ZI-1117 MTA Right-of-Way (ROW) Proj ZI - ZI-2498 Local Emergency Temporary Re; CPC - CPC-2018-6404-CPU  
 ZI - ZI-2130 State Enterprise Zone: Harbor Gateway ZI - ZI-2010-908-ZV AFF - AF-07-2244306  
 ZI - ZI-2427 FWY Adj Advisory Notice for State Order ORD - ORD-163982-SA1250  
 ZI - ZI-2452 Transit Priority Area in the City CPC - CPC-1986-254-GPC

**5. CHECKLIST ITEMS**  
 Pilot - Electronic Plan  
 Permit Flag - Fire Life Safety by LADBS  
 Std. Work Descr - Seismic Gas Shut Off Valve

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

Owner(s):  
 ATLAS V GARDENA LLC 450 PARK AVE 4TH FL NEW YORK NY 10022

Tenant:

Applicant: (Relationship: Architect)  
 EDUARDO SANTACRUZ - 2518 W 157th Street Gardena 90249 (310) 612-4574

7. EXISTING USE	PROPOSED USE
(09) Automobile Service Station (13) Office	

**8. DESCRIPTION OF WORK**  
 ePLAN. TENANT IMPROVEMENT TO (E) OFFICE AND CAR SERVICE BUILDING.  
 COMPLY WITH DEPARTMENT ORDER effective date 04/15/2019. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**  
 BLDG. PC By: Kevin Morales DAS PC By: Choi Yan  
 OK for Cashier: Marvina Anderson 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 #: 21620415**

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period	
Permit Valuation:	\$8,000,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	147,069.12	Green Building	
Permit Fee Subtotal Bldg-Alter/Repair	29,057.00	Permit Issuing Fee	0.00
Handicapped Access		Linkage Fee	0.00
Plan Check Subtotal Bldg-Alter/Repair	24,865.42		
Off-hour Plan Check	12,432.71		
E.Q. Instrumentation	2,240.00		
Investigation-CE	58,114.00		
D.S.C. Surcharge	3,801.27		
Sys. Surcharge	7,602.55		
Planning Surcharge	3,981.31		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	4,644.86		
CA Bldg Std Commission Surcharge	320.00		
Sewer Cap ID:		Total Bond(s) Due: \$0.00	

**Project:**

Payment Date: 10/26/2023  
 Receipt No: 1703126  
 Amount: \$147,069.12 ✓  
 Method: ECHECK  
**Building Card No.: 2023ON 19887**

**12. ATTACHMENTS**  
 Plot Plan  
 Signed Declaration



\* 0 8 0 0 1 2 2 0 1 6 1 0 0 0 0 2 0 4 1 5 F N \*

=====  
(Group ID: 1703126) Receipt No: 1703126 10-26-2023 08:25 AM  
=====

Permit No: 22016-10000-20415 Bldg-Alter/Repair

Address: 18455 S FIGUEROA ST

CA Bldg Std Commission Surcharge	320.00
D.S.C. Surcharge	3,801.27
E.Q. Instrumentation	2,240.00
Investigation-CE	58,114.00
Off-hour Plan Check	12,432.71
Permit Fee Subtotal Bldg-Alter/Repair	29,057.00
Plan Check Subtotal Bldg-Alter/Repair	24,865.42
Planning Gen Plan Maint Surcharge	4,644.86
Planning Surcharge	3,981.31
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	7,602.55

Sub Total: 147,069.12

**Grand Total: 147,069.12**

Lee Keyte

Last four digits of Card Number: 3137

Expiration:

Approval No: 656009

=====  
(Group ID: 1703127) Receipt No: 1703127 10-26-2023 08:25 AM  
=====

Permit No: 23041-10000-64302 Electrical

Address: 3501 E EMERY ST

Off-hour Plan Check	94.30
P. C. Sys. Development Surcharge	16.97
Plan Check D.S.C. Surcharge	8.49
Plan Check Subtotal Electrical	188.60

Sub Total: 308.36

**Grand Total: 308.36**

Susie Putnam

Last four digits of Card Number: 7628

Expiration:

Approval No: 656011

## Contractor's License Detail (Personnel List)

**Contractor License #** 991292  
**Contractor Name** SYNTAX BUILDERS INC

Click on the person's name to see a more detailed page of information on that person

### Licenses Currently Associated With

**Name** JANET ANDERSON KEYTE  
**Title** RMO  
**Association Date** 03/19/2014  
**Classification** B  
**Name** LEE ROBERTSON KEYTE  
**Title** CEO / PRESIDENT  
**Association Date** 03/19/2014

### Licenses No Longer Associated With

[Back to Top](#)

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**CLAIM FOR REFUND - PAYMENTS**

**CLAIM # 172252**

FEE TYPE	FUND	FUND TYPE	AMOUNT PAID	AMOUNT DISALLOWED	AMOUNT ALLOWED	20% RETENTION	NET REFUND
B-PR	48R/08/3225/3239	AP10	\$ 29,057.00	-	\$ 29,057.00	\$ 5,811.40	\$ 23,245.60
IF	100/08/4223/3945	AP10	58,114.00	-	58,114.00	11,622.80	46,491.20
B-PC	48R/08/4156/3896	AP10	24,865.42	\$ (24,865.42)	-	-	-
OFF HR PC	48R/08/4044/3821	AP10	12,432.71	(12,432.71)	-	-	-
EI-C	820/08/2206	AP17	2,240.00	-	2,240.00	448.00	1,792.00
OSS	58V/08/4659/465901	AP10	3,801.27	(1,118.94)	2,682.33	536.47	2,145.86
SYS	48R/08/4001/3800	AP10	7,602.55	(2,237.89)	5,364.66	1,072.93	4,291.73
CPLS	588/68/4665/466500	AP10	3,981.31	(2,237.89)	1,743.42	348.68	1,394.74
MISC	48R/08/4225/3947	AP10	10.00	-	10.00	2.00	8.00
GBF	820/08/2101	AP17	320.00	-	320.00	64.00	256.00
GPMS	52F/68/4670/467000	AP10	4,644.86	(2,610.87)	2,033.99	406.80	1,627.19
<b>TOTAL</b>			<b>\$ 147,069.12</b>	<b>\$ (45,503.72)</b>	<b>\$ 101,565.40</b>	<b>\$ 20,313.08</b>	<b>\$ 81,252.32</b>

✓ ✓ ✓ ✓ ✓ LFE 01/16/25

ST  
1/30/25