

**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 April 15, 2024, 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 re: Claim #169427 for Linkage Fee Refund from 743
Hancock LLC.

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

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
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

March 18, 2024

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

REQUEST FOR LINKAGE FEE REFUND FROM 643 HANCOCK LLC

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) §§ 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests your approval of refund for claim number 169427 in the amount of \$217,236.57.

On September 9, 2021, LADBS received a payment in the amount of \$303,989.67 from 643 Hancock LLC (Claimant) under building permit number 20010-30000-01988 for the job located at 645 N. Rossmore Ave (1-10), Los Angeles, CA 90004 (Project). The owner/claimant decided not to develop the project with the permitted plan due to financial constraint. The claim was submitted to Office of the City Clerk on November 22, 2023. Of the amount paid, \$217,236.57 was for the linkage fees. 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



169427
CLAIM #

CLAIM FOR REFUND

3recs + RDT/DU tx

Received Date Stamp

Print Name of Claimant (Last)	(First)	
643 HANCOCK LLC		
Mailing Address (Street)	(City)	(State/Zip)
1318 BROADWAY #100	SANTA MONICA	CA 90404
(Area Code) (Phone Number)		
310-505-3518		

REFUND INFORMATION

JOB LOCATION: 643-645 ROSMARE AVE

Amount Claimed \$ 303,989⁶⁷ Date Fees Paid: 9/4/21

RECEIPT #/PERMIT #/REFERENCE #: 20010-30000-01988

STATE REASON FOR REQUESTING A REFUND - (Details):

COULD NOT RECEIVE CONSTRUCTION FINANCING
DUE TO COVID

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.

SIGNATURE AND TITLE OF CLAIMANT	DATE
	11/20/23

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

RF: 2448R082669 \$15,345.77

AMOUNT APPROVED FOR REFUND \$ 217,236.57
~~15,345.77~~

REMARKS: No inspection history.

- Refunded -

Doc #: _____
Amt: _____
Date: MAR 07 2024

Audited by:	Date: 3/7/24
Approved by:	Date: 3/7/24

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

APPROVED

CLAIM # 169427
 Bureau: Inspection
 Division: Building

Document Number: 20010-30000-01988
 Receipt Number: 2021252003-3
 Receipt Date: 09/09/2021
 Fee Period: Final
 Job Address: 645 N ROSSMORE AVE (1 - 10) 90004

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
 A review of Department records reveals no work started.

Reviewed By: TIM GRIFFITH
 Reviewed On: 12/12/2023
 Approved By: Adam Burgess
 Approved On: 12/13/2023

Financial Service Div.'s Comments:

Please reference attachment 169427-bldg. RDT/DUCT form is attached.

Liaison's Comments:

Please see notes above from F.S.

PCIS - 3/4/22 Special order compliance inspection approved.

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

History

Action

Review Approved & Returned to FSD
 Review Completed & Submitted for Supervisor Review (to Adam Burgess)
 Assigned (to TIM GRIFFITH)
 Created

By

Adam Burgess
 TIM GRIFFITH
 DAISY GUDINO
 LUIS FERNANDO GARCIA

On

12/13/2023 7:14:29 AM
 12/12/2023 9:10:22 AM
 12/11/2023 9:01:09 PM
 11/30/2023 3:51:29 PM

LADBS Recommendation Form

APPROVED

CLAIM # 169427
Bureau: Engineering
Division: Major Structures

Document Number: 20010-30000-01988
Receipt Number: 2021252003-3
Receipt Date: 09/09/2021
Fee Period: Final
Job Address: 645 N ROSSMORE AVE (1 - 10) 90004

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?
 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
 The linkage fee charged under permit 20010-30000-01988 was \$217,236.57. \$217,236.57 is the correct refund / claim amount.

6. Is a refund recommended?
 yes
 Given that the permit status is "Refund in Progress" and the permit is effectively on pause, and the permit status will be updated to "Refund Completed" (no longer active or usable) a refund of the Linkage Fee is recommended since the work will no longer be completed. Furthermore, inspection permit fee refund recommendation confirms no work has been started.

Reviewed By: Rodolfo Arias
Reviewed On: 01/24/2024
Approved By: ALLEN MANALANSAN
Approved On: 01/25/2024

Financial Service Div.'s Comments:

Please assign to Rodolfo Arias. Reference attachment 169427-re. Linkage Fee Only.
 Please review for re recommendation.

Liaison's Comments:

Please assign to Rodolfo Arias. Reference attachment 169427-re. Linkage Fee Only.
 Please review for re recommendation

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

Action	By	On
Review Approved & Returned to FSD	ALLEN MANALANSAN	1/25/2024 9:14:08 AM
Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)	Rodolfo Arias	1/24/2024 10:53:45 AM
Assigned (to Rodolfo Arias)	MARGARET KUHN	1/22/2024 9:11:09 AM
Created	LUIS FERNANDO GARCIA	1/22/2024 9:03:57 AM

Application # **20010 30000 01988** 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
03/04/2022	Special Order Compliance	Approved		03/07/2022	DAVID	BURKHEAD	1 29491024	INSPECTN	368655
03/04/2022	Special Order Compliance	Insp Scheduled		03/03/2022	DAVID	BURKHEAD	29491024	INSPECTN	105594

PCIS Document Status Audit Trail - G6PERMIT

Application # **20010 30000 01988** Insp. History

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	06/15/2020	06/15/2020 12:49 PM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	07/08/2020	07/08/2020 11:31 AM	REZA	HAGHIGHAT	KGHOTBIR
PCAM	PC in Progress	07/14/2020	07/15/2020 01:58 PM	REZA	HAGHIGHAT	395359
PCAM	PC in Progress	07/13/2020	07/18/2020 04:47 PM	REZA	HAGHIGHAT	395359
PCAM	PC in Progress	07/15/2020	07/18/2020 04:47 PM	REZA	HAGHIGHAT	395359
PCAM	PC in Progress	07/16/2020	07/18/2020 04:47 PM	REZA	HAGHIGHAT	395359
PCAM	PC in Progress	07/21/2020	07/25/2020 07:14 PM	REZA	HAGHIGHAT	395359
PCAM	PC in Progress	07/24/2020	07/25/2020 07:14 PM	REZA	HAGHIGHAT	395359
PCAM	PC in Progress	08/10/2020	08/14/2020 04:27 PM	REZA	HAGHIGHAT	395359
PCAM	Corrections Issued	08/19/2020	08/20/2020 02:08 PM	REZA	HAGHIGHAT	395359
PCAM	Submitted for Quality Review	08/19/2020	08/20/2020 02:09 PM	REZA	HAGHIGHAT	395359
PCAM	Quality Review Completed	08/26/2020	08/30/2020 08:27 PM	TARIK	SAOUD	352085
PCAM	Verifications in Progress	12/11/2020	12/14/2020 03:04 PM	REZA	HAGHIGHAT	395359
PCAM	Verifications in Progress	04/08/2021	04/08/2021 01:18 PM	REZA	HAGHIGHAT	395359
PCAM	Verifications in Progress	04/16/2021	04/16/2021 06:33 PM	REZA	HAGHIGHAT	395359
PCAM	PC Approved	07/22/2021	07/22/2021 04:02 PM	REZA	HAGHIGHAT	395359
PCIS	PC Info Complete	07/22/2021	07/22/2021 04:04 PM	REZA	HAGHIGHAT	395359
PCIS	Ready to Issue	09/09/2021	09/09/2021 11:14 AM	KHUONG	TRUONG	411743
PCIS	Issued	09/09/2021	09/09/2021 11:32 AM	PCIS	SYSTEM	PCIS
PCIS	Refund in Progress	11/30/2023	11/30/2023 11:03 AM	SELENIA	GARCIA	ARCF

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By

Application # **20010 30000 01988** Save & ESC Condition Type Exit

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by	Description
1976551	Miscellaneous	Approved with Co	07/07/2021	Discretionary Approval for use of reduced side yard per tr		
2976552	Miscellaneous	Not Applicable	07/07/2021	Discretionary Approval for YD-9086		
2959202	DAS Clearance	Approved	06/03/2021	Approval of Disabled Access corrections		
2935119	Work Adjacent to Public Way	Approved with Co	04/19/2021	Work Adjacent to or Removal of Lateral Support of Public		
2912609	Tract Map conditions	Approved with Co	05/26/2021	Tract Map conditions (Z11022) for Tract:82775-CN		
2817327	Miscellaneous	Not Applicable	05/25/2021	Miscellaneous Approval for: PAR-2018-5825-TOC		
2817313	Trees in Parkway	Approved with Co	11/16/2020	Work or construction of driveways/curbs/sidewalks/p		
2817328	ZA Case	Not Applicable	05/25/2021	Zoning Administrator Case #: DIR-2019-1693-TOC		
2817326	Low Impact Development	Approved with Co	01/19/2021	Obtain plan approval for development with more than 500		
2817339	Front yard landscape/Water mg	Approved with Co	05/25/2021	Front yard landscape per 12.21C1(g)		
2817330	Open space landscape/Water mg	Approved with Co	06/11/2021	Open space landscape for lot with > 5 dwelling units per 1		
2817318	Address approval	Approved with Co	10/15/2020	New or unrecognized address		

Mod Fields

Applied by Org. By Name

Action by Org. By Name

Standard Clearances Project Clearances

Clear Mod Fields Search Update Delete Save Comment

ch 2/14/24.

THIS IS A CLAIM FOR REFUND OF NOTICE OF
RESIDENTIAL DEVELOPMENT TAX PAID/
DWELLING UNIT CONSTRUCTION TAX PAID

Claimant: 643 Hancock LLC
Refund Claim #: 169427 Amount Claimed \$ 5,000.00
Receipt No.: 2021252003-3
Job Address: 643-645 Rossmore Ave.
Reason for Claim: financing fell through

Upon completion of this form, send to:
Office of Finance Refund Unit
(213)744-9724
1200 W. 7th St
Stop 178

TO BE COMPLETED BY BUILDING AND SAFETY DEPARTMENT

Has a Building Permit been approved? ☒ Yes [] No

Building Permit No.: 20010-30000-01988 Permit Expiration Date: N/A

Has this Building Permit lapsed or been cancelled? [] Yes ☒ No

Has a refund of Building Permit fee been approved? ☒ Yes [] No

How many units were built? None

Should the claim for refund be approved? ☒ Yes [] No

Comments:

A review of Department records reveals, no work
started on permit # 20010-30000-01988 and refund
request has been approved.

AUTHORIZED SUPERVISING INSPECTOR PROVIDING INFORMATION

<u>Tim Griffith</u>	<u>213-577-8480</u>
Inspector Name (Please print)	Telephone Number
<u>Tim Griffith</u>	<u>01/11/24</u>
Inspector Signature	Date

THIS IS A CLAIM FOR REFUND OF NOTICE OF
RESIDENTIAL DEVELOPMENT TAX PAID/
DWELLING UNIT CONSTRUCTION TAX PAID

Claimant: 643 Hancock LLC
Refund Claim #: 169427 Amount Claimed \$ 5,000.00
Receipt No.: 2021252003-3
Job Address: 643-645 Rossmore Ave.
Reason for Claim: financing fell through

Upon completion of this form, send to:
Office of Finance Refund Unit
(213) 744-9724
1200 W. 7th St
Stop 178

TO BE COMPLETED BY BUILDING AND SAFETY DEPARTMENT

Has a Building Permit been approved? ☒ Yes ☐ No

Building Permit No.: 20010-30000-01988 Permit Expiration Date: N/A

Has this Building Permit lapsed or been cancelled? ☐ Yes ☒ No

Has a refund of Building Permit fee been approved? ☒ Yes ☐ No

How many units were built? ZERO

Should the claim for refund be approved? ☒ Yes ☐ No

Comments:

AUTHORIZED SUPERVISING INSPECTOR PROVIDING INFORMATION

<u>ADAM BURGESS</u>	<u>(213) 202-7961</u>
Inspector Name (Please print)	Telephone Number
<u>[Signature]</u>	<u>1-17-2024</u>
Inspector Signature	Date

645 N Rossmore Ave (1 - 10)



Permit #:

20010 - 30000 - 01988

Plan Check #: B20WL02466

Printed: 09/09/21 11:33 AM

Event Code:

Bldg-New **GREEN - MANDATORY**
Apartment
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on: 09/09/2021

Last Status: Issued

Status Date: 09/09/2021

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 4058		4		M B 43-8	141B185 661	5523 - 007 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 5
Council District - 4
Certified Neighborhood Council - Greater Wilshire

Community Plan Area - Wilshire
Census Tract - 1923.00
District Map - 141B185
Energy Zone - 9
Methane Hazard Site - Methane Zone

Near Source Zone Distance - 2.7
Thomas Brothers Map Grid - 593-F7

ZONES(S): R4-2

4. DOCUMENTS

ZI - ZI-2452 Transit Priority Area in the	ORD - ORD-165331-SA5430	ORD - ORD-70880	MODF - 4-16-2021 LABC 1027.5
YC - YD-9086	ORD - ORD-175149	MODF - 4-16-2021 LABC 1009.2.1	MODF - 4-16-2021 LABC 1028.4.2
RENT - YES	ORD - ORD-176228	MODF - 4-16-2021 LABC 1020.1	MODF - 4-16-2021 LABC 504.4
ORD - ORD-161116-SA23	ORD - ORD-177839	MODF - 4-16-2021 LABC 1026.4	MODF - 4-23-2021 TABLE 705.8

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts	Special Inspect - Masonry	Fabricator Reqd - Glued-Laminated Timber
Special Inspect - Concrete > 2.5ksi	Special Inspect - Structural Observation	Fabricator Reqd - Shop Welds
Special Inspect - Grade Beam/Caisson	Special Inspect - Structural Wood (periodic)	Fabricator Reqd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
643 HANCOCK LLC 1318 BROADWAY 1ST FL SANTA MONICA CA 90404

Tenant:

Applicant: (Relationship: Architect)
PETER WILSON - (310) 625-1683

7. EXISTING USE**PROPOSED USE**

(05) Apartment
(07) Garage - Private

8. DESCRIPTION OF WORK

New (6)-story (10 units) apartment building. (5) levels type IIIA over first floor lobby & parking type IA and two levels of subterranean parking. (16827 sf R2 Occupancy) over (8,863 sf of S2 Occupancy)

9. # Bldgs on Site & Use:

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

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Reza Haghighat DAS PC By: Choi Yan
OK for Cashier: Khuong Truong Coord. OK:
Signature: Date: 09/09/2021

For Cashier's Use Only

W/O #: 01001988

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$3,500,000	PC Valuation:	
FINAL TOTAL Bldg-New	303,989.67	Dwelling Unit Construction Tax	2,000.00
Permit Fee Subtotal Bldg-New	14,435.88	Residential Development Tax	3,000.00
Energy Surcharge		CA Bldg Std Commission Surchar	140.00
Handicapped Access		Green Building	
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee	0.00
Plan Maintenance	288.72	Linkage Fee	217,236.57
E.Q. Instrumentation	980.00		
D.S.C. Surcharge	471.14		
Sys. Surcharge	942.28		
Planning Surcharge	883.48		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surchar	1,030.72		
School District Residential Level 1	62,570.88		

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan
Signed Declaration



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

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**20010 - 30000 - 01988**

(P) Floor Area (ZC): +16827 Sqft / 16827 Sqft	(P) Masonry Shearwall	(P) Provided Disabled for Bldg: +2 Stalls / 2 Stalls
(P) Height (BC): +68.62 Feet / 68.62 Feet	(P) Wood (Plywood, OSB, etc.) Shearwall	(P) Provided Standard for Bldg: +9 Stalls / 9 Stalls
(P) Height (ZC): +69.66 Feet / 69.66 Feet	(P) Methane Site Design Level I	(P) Short Term Bicycle Parking Provided for Bldg: +1 Sp
(P) Landscape Area: +617 Sqft / 617 Sqft	(P) R2 Occ. Group: +16827 Sqft / 16827 Sqft	(P) Short Term Bicycle Parking Req'd for Bldg: +2 Space
(P) Length: +105.09 Feet / 105.09 Feet	(P) S2 Occ. Group: +8863 Sqft / 8863 Sqft	(P) Type I-A Construction
(P) Stories: +6 Stories / 6 Stories	(P) R2 Occ. Load: +23 Max Occ. / 23 Max Occ.	(P) Type III-A Construction
(P) Width: +35.58 Feet / 35.58 Feet	(P) Long Term Bicycle Parking Provided for Bldg: +10 S	(P) Floor Construction - Concrete Slab on Grade
(P) Dwelling Unit: +10 Units / 10 Units	(P) Long Term Bicycle Parking Req'd for Bldg: +10 Spac	(P) Foundation - Continuous Footing
(P) NFPA-13 Fire Sprinklers Thru-out	(P) Parking Req'd for Bldg (Auto+Bicycle): +32 Stalls / 3	(P) Foundation - Spread (Pad) Footing
(P) Concrete Shearwall	(P) Provided Compact for Bldg: +11 Stalls / 11 Stalls	(P) Roof Construction - Wood Frame/Sheathing

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required, ** [1] Email from Maritza Przekop (City planner) on 07/01/2021 to Chiharu Suzuki (LADBS WLA office manager): "Good morning Chiharu, Per our conversation yesterday, City Planning reviewed LAMC Section 17.04 and 17.06 and found that this project can receive an early start permit as long as no Certificate of Occupancy is issued until the Final Map is recorded. Hope this helps, Maritza"

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 & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) HY-MAX BUILDING CORP	425 W BROADWAY #410,	GLENDAL, CA 91204	B	702339	
(E) DEJBAN,, MASOUD	17200 VENTURA BLVD STE 213A,	ENCINO, CA 91316		S2521	
(G) ,	7438 SHIRLEY AVE,	RESEDA, CA 91335		GE0861	

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. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **702339** Contractor: **HY-MAX BUILDING CORP**

18. 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: **STATE COMP. INS. FUND**

Policy Number: **9293385**

☐ 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

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 (909) 396-2336 and the notification form at 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.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. 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 Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: **09/09/2021** ☒ Contractor ☒ Authorized Agent

Receipt

Your Reference Number:

2021252003-3

09/09/2021 11:30:21 AM

rkhachatryan

TRANSACTIONS

LADBS PERMIT

\$303,989.67

2021252003-3-1

Name: PETER WILSON
Job Address: 645 N ROSSMORE AVE (1 - 10)
Permit Number: 20010-30000-01988
Building Permit Reference Number: 2021WL00345

Dwelling Unit Construction Tax	\$2000.00
Sys. Surcharge	\$942.28
Planning Surcharge	\$883.48
Planning Gen Plan Maint Surcharge	\$1030.72
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$217236.57
Residential Development Tax	\$3000.00
CA Bldg Std Commission Surcharge	\$140.00
School District Residential Level 1	\$62570.88
Permit Fee Subtotal Bldg-New	\$14435.88
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$288.72
E.Q. Instrumentation	\$980.00
D.S.C. Surcharge	\$471.14

Total Amount: \$303,989.67

PAYMENT

ICL Check

\$303,989.67 ✓

Check Number: 001186

iPayment Reference Number:
2021252003-3
Effective Date 9/9/2021
Workgroup West Los Angeles
User rkhachatryan

643 HANCOCK LLC 1318 BROADWAY STE 100 SANTA MONICA, CA 90404		<small>FIRST REPUBLIC BANK 1885 CENTURY PARK EAST LOS ANGELES, CA 90067</small>	1186 <small>11-0186/0210 CHECK IMAGE</small>
PAY TO THE ORDER OF <u>City of Los Angeles</u>		\$	7/26/2021 **303,989.67
Three Hundred Three Thousand Nine Hundred Eighty-Nine and 67/100*****		DOLLARS	
City of Los Angeles			
MEMO	645 N Rossmore Ave [REDACTED]		

Photo Safe Deposit®
Details on Back

iPayment Reference Number:

2021252003-3

Effective Date 9/9/2021

Workgroup West Los Angeles

User rkhachatryan

FOR DEPOSIT ONLY
PAY TO THE ORDER OF WELLS
FARGO BANK
CITY OF LA Building and Safety
#603-West Los Angeles
20000452581721
09/09/2021 11:32:37 AM
2021252003-3
\$303989.67

Your Check Images
Front

Back

Los Angeles Dept of Building and Safety
1828 Sawtelle Blvd., 2nd Floor
West Los Angeles, CA 90025

Reference Number: 2021252003-3
Date/Time: 09/09/2021 11:30:21 AM PST

User ID: rkhachatryan

643 HANCOCK LLC
1318 BROADWAY
STE 100
SANTA MONICA, CA 90404

FIRST REPUBLIC BANK
100 CENTURY PARK EAST
LOS ANGELES, CA 90007

1186
11/11/2021
09/13/2021

PAY TO THE ORDER OF City of Los Angeles \$ **303,989.67

Three Hundred Three Thousand Nine Hundred Eighty-Nine and 67/100 ***** DOLLARS

City of Los Angeles

MEMO
645 N Rossmore Ave

Check # 1186 Date 09/13/2021 Amount \$303,989.67

643 HANCOCK LLC
1318 BROADWAY
STE 100
SANTA MONICA, CA 90404

FIRST REPUBLIC BANK
100 CENTURY PARK EAST
LOS ANGELES, CA 90007

1187
11/11/2021
09/13/2021

PAY TO THE ORDER OF City of Los Angeles \$ **4,284.88

Four Thousand Two Hundred Eighty-Four and 88/100 ***** DOLLARS

City of Los Angeles

MEMO
645 N Rossmore Ave

Check # 1187 Date 09/13/2021 Amount \$4,284.88

643 HANCOCK LLC
1318 BROADWAY
STE 100
SANTA MONICA, CA 90404

FIRST REPUBLIC BANK
100 CENTURY PARK EAST
LOS ANGELES, CA 90007

1188
11/11/2021
09/13/2021

PAY TO THE ORDER OF City of Los Angeles \$ **1,164.18

One Thousand One Hundred Eighty-Four and 18/100 ***** DOLLARS

City of Los Angeles

MEMO
645 N Rossmore Ave

Check # 1188 Date 09/13/2021 Amount \$1,164.18

LADBS PERMIT
2021252003-3-1
LADBS PERMIT PAYMENT
Name: PETER WILSON
Job Address: 645 N ROSSMORE AVE (1 - 10)
Permit Number: 20010-30000-01988
Building Permit Reference Number: 2021WL00345

Dwelling Unit Constructio	\$2,000.00
Sys. Surcharge	\$942.28
Planning Surcharge	\$883.48
Planning Gen Plan Maint S	\$1,030.72
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$217,236.57
Residential Development T	\$3,000.00
CA Bldg Std Commission Surc	\$140.00
School District Resident	\$62,570.88
Permit Fee Subtotal Bldg	\$14,435.88
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$288.72
E.Q. Instrumentation	\$980.00
D.S.C. Surcharge	\$471.14
Amount:	\$303,989.67

Total: \$303,989.67

1 ITEM TOTAL: \$303,989.67

TOTAL: \$303,989.67

ICL Check \$303,989.67

Method:

Check Number: 001186

Total Received: \$303,989.67



C E 2 0 2 1 2 5 2 0 0 3 - 3

Contractor's License Detail (Personnel List)

Contractor License # 702339

Contractor Name HY-MAX BUILDING CORP

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

Licenses Currently Associated With

Name MICHAEL DAVID BLAHA

Title RMO / CEO / PRES

Association Date 02/03/1995

Classification B

Additional Classification There are additional classifications that can be viewed by selecting this link.

Name RYAN SCOTT SCHAUER

Title OFFICER

Association Date 11/08/2018

Licenses No Longer Associated With

COVID-19 - EMERGENCY TOLLING OF DEADLINES RELATED TO EXPIRATION OF PERMITS AND RELATED DOCUMENTS

Effective February 28, 2023, in accordance with the end of the State of California COVID-19 emergency declaration, the Public Order under the City of Los Angeles Emergency Authority issued on March 21, 2020 regarding the tolling of deadlines prescribed in the Los Angeles Municipal Code (LAMC) has expired. Thus, the Tolling Period will hereby be defined as March 21, 2020 through February 28, 2023.

For permit applications submitted and permits issued prior to the Mayor's Emergency Tolling Order, the LAMC expiration dates were paused during the COVID-19 emergency starting March 21, 2020. Any time remaining on the permit, plan check application or slight modification is banked and will be credited towards the project application expiration date. Any applications submitted during the Public Order will commence their validity term on March 1, 2023.

For example, a plan check that was submitted on December 21, 2019, would have 15 months left on the application as of March 21, 2020, since plan check applications are valid for 18 months. Therefore, the application will be valid for 15 months after March 1, 2023.

In addition, a permit issued on December 21, 2019, would have 9 months left to begin work (Residential projects) or 3 months left to begin work (Commercial projects) as of March 21, 2020, since permitted work must commence within 1 year for Residential projects and 6 months for Commercial projects. Therefore, the permits would still have 9 months or 3 months to commence construction after March 1, 2023. Those same permits would have 21 months to complete construction (or request an extension) since permits are valid for 2 years from the date of issuance.

The previous Public Order can be accessed below for reference:

[PUBLIC ORDER UNDER CITY OF LOS ANGELES EMERGENCY AUTHORITY - TOLLING OF DEADLINES PRESCRIBED IN THE MUNICIPAL CODE \(MARCH 21, 2020\)](#)



Suzy Ter-Oganesyan <suzy.teroganesyan@lacity.org>

RDT/DUCT refund for claim #169427

1 message

Emily Hu <emily.hu@lacity.org>

Fri, Feb 16, 2024 at 11:22 AM

To: Finance Refunds <finance.refunds@lacity.org>

Cc: Cynthia Serrano <cserrano@lapl.org>, LaRonda Lamothe <laronda.lamothe@lacity.org>, Sharita Johnson <sharita.johnson@lacity.org>, Emma Pangilinan <emma.pangilinan@lacity.org>, LADBS Refunds <LADBS.Refunds@lacity.org>

Hi,

Please find the attached claim #169427 with an approved recommendation form for RDT/DUCT refund.

Regards,



Claim 169427.pdf

3214K

CLAIM FOR REFUND - PAYMENTS

CLAIM # 169427

(EB - 2/14)

			TOTAL	20%	NET
FEE	FUND	FUND	AMOUNT	RETENTION	REFUND
TYPE		TYPE	PAID	AMOUNT	AMOUNT
B-PR	48R/08/3225/3239	AP10	\$ -	\$ -	\$ -
LINKAGE	59T/43/4680/468001	AP10	\$ 217,236.57	-	\$ 217,236.57
TOTAL			\$ 217,236.57	\$ -	\$ 217,236.57

CLAIM FOR REFUND - PAYMENTS

CLAIM # 169427

(EB - 2/14)

			TOTAL	20%	NET
FEE	FUND	FUND	AMOUNT	RETENTION	REFUND
TYPE		TYPE	PAID	AMOUNT	AMOUNT
B-PR	48R/08/3225/3239	AP10	\$ 14,435.88	\$ 2,887.18	\$ 11,548.70
EI-C	820/08/2206	AP17✓	980.00	196.00	784.00
OSS	58V/08/4659/465901	AP10	471.14	94.23	376.91
SYS	48R/08/4001/3800	AP10	942.28	188.46	753.82
CPLS	588/68/4665/466500	AP10	883.48	176.70	706.78
MISC	48R/08/4225/3947	AP10	10.00	2.00	8.00
GBF	820/08/2101	AP17✓	140.00	28.00	112.00
GPMS	52F/68/4670/467000	AP10	1,030.72	206.14	824.58
PLM	48R/08/4209/3928	AP10	288.72	57.74	230.98
TOTAL			\$ 19,182.22	\$ 3,836.45	\$ 15,345.77✓

\$ 15,345.77

SD-R	820/08/2174	AP17	62,570.88		62,570.88	*c/o LAUSD
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DUTAX	209/88/3121/3161	AP17	2,000.00		2,000.00	*c/o Ofc of Finance
RDTAX	100/62/3122/3122	AP17	3,000.00		3,000.00	*c/o Ofc of Finance
TOTAL			\$ 5,000.00		\$ 5,000.00	