

**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

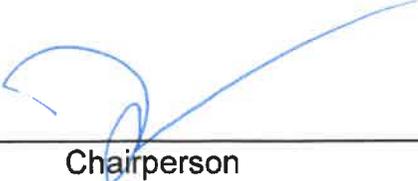
Honorable Members:

At its meeting on November 6, 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 Southland Building & Remodel Inc. Linkage Fees – Refund Claim No. 165598.

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

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JAVIER NUNEZ
PRESIDENT

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

JOSELYN GEAGA-ROSENTHAL
VICE PRESIDENT

KAREN BASS
MAYOR

JACOB STEVENS
MOISES ROSALES
NANCY YAP

JOHN WEIGHT
EXECUTIVE OFFICER

September 18, 2023

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

**SUBJECT: REFUND CLAIM FROM SOUTHLAND BUILDING & REMODEL INC. -
LINKAGE FEES**

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 165598 in the amount of \$68,540.09.

On November 9, 2022, LADBS received payment in the amount of \$90,907.20 from Southland Building & Remodel Inc. (Claimant) under building permit 22014-10000-03250 for the project located at 6472 W. 80th Street, Los Angeles, CA 90045. Subsequently, the Claimant executed a Covenant and Agreement Regarding the Payment of Linkage Fee which was filed/recorded with the LA County Recorder's Office on January 13, 2023. The Claimant submitted a claim for refund on February 10, 2023 for the linkage fee. LADBS recommends approval of the claim for refund in the amount of \$68,540.09. 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

Please issue check to:

Southland Building & Remodel Inc. ✓

at new Mailing address:

1324 W. Rosecrans Ave.
Compton, CA 90220 ✓
(See Attachment) ✓

CLAIM # 165598

2023 FEB 10 AM 9:06
CITY CLERK
Received Date Stamp

RECEIVED
2023 FEB 16 PM 3:01
CITY OF LOS ANGELES
FINANCIAL SERVICES
BUILDING & SAFETY

Print Name of Claimant (Last)

WALTERS

JON

Mailing Address

(Street)

(City)

(State/Zip)

2100 S. SANTELE BLVD #306 L.A. CA. 90025

(Area Code) (Phone Number)

(E-mail Address)

310 600 6502

scala.jonathan@yahoo.com

REFUND INFORMATION

JOB LOCATION: 6472 W 80th STREET L.D. 90045 ✓

Amount Claimed \$ 68,540.09 ✓ Date Fees Paid: 11/09/22 ✓

RECEIPT #/PERMIT #/REFERENCE #: B22LA12581 ✓ B22LA 26112 ✓
22014-10K-03250, 22014-10001-03250 ✓

STATE REASON FOR REQUESTING A REFUND - (Details):

"LINKAGE FEES" WERE ERRONEOUSLY PAID AT THE TIME OF PERMIT ISSUANCE. SUPPLEMENTAL PERMIT AND RECORDING OF AFFIDAVIT HAS BEEN COMPLETED

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.

[Redacted Signature] / 1/20/23

DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 68,540.09

REMARKS: What is payors relation & need covenant proof. Linkage fee affidavit is recorded. ✓

Duplicate of claim # 166038 - closed

Audited by: HBR Date: 08/09/23.
Approved by: [Signature] Date: 8/11/23

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.

#165598

R2J2 Development, LLC
PO BOX 641008
Los Angeles, CA 90064
By: Jay Lappen, Manager

April 11, 2023

This letter confirms that Jon Walters is the legal representative for R2J2 Development, LLC and submitted the linkage fees refund application.

This letter also confirms that Southland Building & Remodel Inc is the legal recipient of the linkage fees refund associated with:

6472 W 80th Street
Los Angeles, CA 90045

The address to which the refund check shall be sent is:

Southland Building & Remodel Inc
1324 W Rosecrans Avenue
Compton, CA 90222

Thank you.



R2J2 Development, LLC
By: Jay Lappen, Manager
EIN - 85-0592573
SOSL - 202009010541
PO BOX 641008
Los Angeles, CA 90064
310.717.2954
jay@rivierapropertygroup.com

LADBS Recommendation Form

CLAIM # 165598
Bureau: Engineering
Division: Green Building

APPROVED

Document Number: 22014-10000-03250
Receipt Number:
Receipt Date:
Fee Period:
Job Address: 6472 W 80th ST

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?
yes

6. Is a refund recommended?
yes
A linkage fee affidavit was recorded and a supplemental permit was issued to exempt project from linkage fees so they should be refunded.

Reviewed By: TEODORO DIAZ RODRIGUEZ
Reviewed On: 07/20/2023
Approved By: ALLEN MANALANSAN
Approved On: 07/28/2023

Financial Service Div.'s Comments:
Liaison's Comments:
Reviewer's Comments:
Supervisor's Comments:

History

Action

Review Approved & Returned to FSD
Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)
Assigned (to TEODORO DIAZ RODRIGUEZ)
Created

By

ALLEN MANALANSAN
TEODORO DIAZ RODRIGUEZ
MARGARET KUHN
JESSIKA GARCIA

On

7/28/2023 8:41:59 AM
7/20/2023 10:25:13 AM
4/19/2023 2:12:14 PM
4/19/2023 1:02:26 PM

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria
 Applied By Organization
 Applied By

Application # 22014 10000 03250 Save & ESC
 Condition Type Exit

| Box | Condition# | Condition | Condition Status | Status Date | Description |
|-----|------------|-------------------------------|------------------|-------------|---|
| | 3172997 | Trees in Parkway | Approved | 09/16/2022 | Work or construction of driveways/curbramps/sidewalks/p |
| | 3172996 | Low Impact Development | Approved with Co | 10/06/2022 | Obtain plan approval for development with more than 500 |
| | 3172998 | Eng Process Fee Ord 176,300 | Approved | 09/01/2022 | The fee authorized by Ord. 176,300 for PW/Eng to process |
| | 3172993 | Permit | Approved with Co | 08/20/2022 | Permit for construction of driveways/curb ramps/sidewalks |
| | 3172994 | Roof/Waste drainage to street | Approved | 10/07/2022 | Roof and/or site drainage to street |
| | 3172995 | Sewer availability | Approved | 09/01/2022 | Sewer availability and connection |

Mod Fields

Applied by Org. By Name
 Action by Org. By Name

Standard Clearances
 Project Clearances

Clear Mod Fields Search Update Delete Save Comment

Level 1: ASR
 08/09/23





| | | |
|--|--|---|
| Bldg-Addition 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: 11/09/2022 Last Status: Issued Status Date: 11/09/2022 |
|--|--|---|

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|----------|-------|--------|-----|------------------|---------------------|----------------------|
| TR 13563 | | 152 | | M B 276-11/18 | 099B165 309 | 4109 - 019 - 020 |

3. PARCEL INFORMATION

| | | |
|--|---|--|
| Baseline Mansions Ordinance - Yes Airport Hazard Area - 150' Height Limit Above Elevation 126 LADBS Branch Office - WLA Council District - 11 Certified Neighborhood Council - Westchester/Playa | Census Tract - 2770.00 District Map - 099B165 Energy Zone - 6 Thomas Brothers Map Grid - 702-G1 Area Planning Commission - West Los Angeles | Community Plan Area - Westchester - Playa del Rey Near Source Zone Distance - 4.5 School Within 500 Foot Radius - YES Methane Hazard Site - Methane Buffer Zone |
|--|---|--|

ZONES(S): R1V2

4. DOCUMENTS

| | | |
|--|---|--|
| ZI - ZI-1874 Specific Plan: Los Angeles Coast ORD - ORD-129279 ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-168999 ZI - ZI-2463 R1 Variation Zones ORD - ORD-183497 SPA - LOS ANGELES COASTAL TRANSP ORD - ORD-184802 | ORD - ORD-184811 ORD - ORD-186104 CPC - CPC-1984-226-SP CPC - CPC-2005-8252-CA | CPC - CPC-2014-1456-SP CPC - CPC-2016-2110-CA CPC - CPC-2016-2112-ZC CPC - CPC-2016-2115-ZC |
|--|---|--|

5. CHECKLIST ITEMS

| | | |
|--|--|--|
| Special Inspect - Concrete > 2.5ksi Special Inspect - Field Welding Fabricator Reqd - Shop Welds | Fabricator Reqd - Structural Steel Storm Water - LID Project Permit Flag - Rec and Parks Fee Memo Reqd | Std. Work Descr - Seismic Gas Shut Off Valve Combine Plumbg - Wrk. per 91.107.2.1.1.1 Combine Elec - Wrk. per 91.107.2.1.1.1 |
|--|--|--|

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
WOODRUFF, JOY AND BONNIE TRS WOODR 6472 80TH ST LOS ANGELES CA 90045

Tenant:

Applicant: (Relationship: Architect)
JON WALTERS - (310) 600-6502

| 7. EXISTING USE | PROPOSED USE | 8. DESCRIPTION OF WORK |
|--|--|---|
| (01) Dwelling - Single Family (07) Garage - Private | (01) Dwelling - Single Family (07) Garage - Private (23) Patio Cover | MAJOR REMODEL AND 2ND STORY ADDITION TO AN EXISTING SFR |

9. # Bldgs on Site & Use: 1) SFD W/ ATT. GARAGE

10. APPLICATION PROCESSING INFORMATION

| | | |
|--|-----------------------------------|--|
| BLDG. PC By: Mahnaz Nourhashemi OK for Cashier: Marvin Anderson Signature: | DAS PC By: Coord. OK: Date: | 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. For Cashier's Use Only W/O #: 21403250 |
|--|-----------------------------------|--|

11. PROJECT VALUATION & FEE INFORMATION

| Permit Valuation: | Final Fee Period | PC Valuation: | |
|-----------------------------------|------------------|-------------------------------------|-----------|
| FINAL TOTAL Bldg-Addition | 90,907.20 | Planning Gen Plan Maint Surcharge | 300.71 |
| Permit Fee Subtotal Bldg-Addition | 3,065.40 | School District Residential Level 1 | 14,829.84 |
| Energy Surcharge | | CA Bldg Std Commission Surcharge | 26.00 |
| Electrical | 797.00 | Green Building | |
| HVAC | 398.50 | Permit Issuing Fee | 0.00 |
| Plumbing | 797.00 | Linkage Fee | 68,540.09 |
| Plan Check Subtotal Bldg-Addition | 820.26 | | |
| Off-hour Plan Check | 410.13 | | |
| E.Q. Instrumentation | 81.26 | | |
| D.S.C. Surcharge | 191.09 | | |
| Sys. Surcharge | 382.17 | | |
| Planning Surcharge | 257.75 | | |
| Planning Surcharge Misc Fee | 10.00 | | |
| Sewer Cap ID: | | Total Bond(s) Due: | |

Payment Date: 11/09/22
 Receipt No: 2022313001-103
 Amount: \$90,907.20
 Method: ICL Check

2022LA08607

12. ATTACHMENTS

Plot Plan

* 0 8 0 0 1 2 2 0 1 4 1 0 0 0 0 3 2 5 0 F N *

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

22014 - 10000 - 03250

- (P) Floor Area (ZC): +3281 Sqft / 4815 Sqft
- (P) Height (ZC): +27 Feet / 27 Feet
- (P) Length: +66.1 Feet / 66.1 Feet
- (P) Residential Floor Area: +3281 Sqft / 4815 Sqft
- (P) Stories: +2 Stories / 2 Stories
- (P) Width: +54.2 Feet / 54.2 Feet
- (P) Dwelling Unit: +1 Units / 1 Units
- (P) NFPA-13D Fire Sprinklers Thru-out
- (P) Wood (Plywood, OSB, etc.) Shearwall
- (P) Methane Site Design Level II - no work Buffer Zone
- (P) R3 Occ. Group: +3281 Sqft / 4815 Sqft
- (P) U Occ. Group: +400 Sqft / 400 Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): +2 Stalls / 2 Sta
- (P) Parking Req'd for Site (Auto+Bicycle): +2 Stalls / 2 Sta
- (P) Type V-B Construction

14. 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.

15. BUILDING RELOCATED FROM:

| 16. CONTRACTOR, ARCHITECT & ENGINEER NAME | ADDRESS | CLASS | LICENSE # | PHONE # |
|---|-----------------------------|-------|-----------|---------|
| (C) SOUTHLAND BUILDING & REMODEL COMF | 1324 WEST ROSECRANS AVENUE, | B | 894311 | |
| (E) NAMDAR,, MANSOUR TOM | 16867 SEVERO PLACE, | | S2976 | |
| | COMPTON, CA 90222 | | | |
| | ENCINO, CA 91436 | | | |

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 sub-contracts involving specialty trades.

License Class: B License No.: 894311 Contractor: SOUTHLAND BUILDING & REMODEL COMPANY

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: 9228267

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: _____ Contractor Authorized Agent

201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

Receipt

Your Reference Number:

2022313001-103

11/09/2022 2:44:19 PM

mhernandez

TRANSACTIONS

LADBS PERMIT \$2,422.28(V)
2022313001-103-1

Name:
Job Address: 6706 S MAIN ST
Permit Number: 22010-10000-05496

| | |
|-------------------------------------|-----------|
| CA Bldg Std Commission Surcharge | \$3.00 |
| Planning Gen Plan Maint Surcharge | \$54.16 |
| Planning Surcharge Misc Fee | \$10.00 |
| Permit Issuing Fee | \$27.00 |
| Linkage Fee | \$0.00 |
| School District Residential Level 1 | \$1456.16 |
| Permit Fee Subtotal Bldg-New | \$732.06 |
| Plan Check Subtotal Bldg-New | \$0.00 |
| Plan Maintenance | \$14.64 |
| E.Q. Instrumentation | \$8.45 |
| D.S.C. Surcharge | \$23.46 |
| Sys. Surcharge | \$46.93 |
| Planning Surcharge | \$46.42 |

LADBS PERMIT \$90,907.20
2022313001-103-3

Name: JON WALTERS
Job Address: 6472 W 80TH ST
Permit Number: 22014-10000-03250
Building Permit Reference Number: 2022LA08607

| | |
|-------------------------------------|------------|
| School District Residential Level 1 | \$14829.84 |
| Planning Surcharge | \$257.75 |
| CA Bldg Std Commission Surcharge | \$26.00 |
| Off-hour Plan Check | \$410.13 |
| Planning Gen Plan Maint Surcharge | \$300.71 |
| Planning Surcharge Misc Fee | \$10.00 |
| Permit Issuing Fee | \$0.00 |
| Linkage Fee | \$68540.09 |
| Permit Fee Subtotal Bldg-Addition | \$3065.40 |
| Electrical | \$797.00 |
| HVAC | \$398.50 |
| Plumbing | \$797.00 |
| Plan Check Subtotal Bldg-Addition | \$820.26 |
| E.Q. Instrumentation | \$81.26 |
| D.S.C. Surcharge | \$191.09 |
| Sys. Surcharge | \$382.17 |

Total Amount: \$90,907.20

PAYMENT

ICL Check \$90,907.20

Check Number: 002597

iPayment Reference Number:
2022313001-103
 Effective Date 11/9/2022
 Workgroup Metro 4th Floor
 User mhernandez

SOUTHLAND BUILDING & REMODEL INC
 1324 W ROSECRANS AVE
 COMPTON, CA 90222-3828
 323 819-0745

2597
 11-35/1210 CA
 51497

DATE 11/09/22

PAY TO THE ORDER OF CITY OF LOS ANGELES \$ 90,907.²⁰

NINETY THOUSAND NINE HUNDRED & SEVEN ²⁰/₁₀₀ DOLLARS

BANK OF AMERICA

ACH R/T 121000358

FOR 6472 W. 80TH ST/PERMIT FEE

MP

ASR
 08/09/23

iPayment Reference Number:
2022313001-103
Effective Date 11/9/2022
Workgroup Metro 4th Floor
User mhernandez

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
CITY OF LA Building and Safety
#801 -Metro 4th Floor
668270330
11/09/2022 2:50:30 PM
2022313001-103
\$90907.20

6472 W 80th St



Permit #: B22LA26112
Plan Check #: B22LA26112
Event Code:

22014 - 10001 - 03250

Printed: 04/11/23 08:32 AM

| | | |
|---|--|---|
| Bldg-Alter/Repair GREEN - NONE 1 or 2 Family Dwelling Plan Check at Counter Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY | Issued on: 01/18/2023 Last Status: Issued Status Date: 01/18/2023 |
|---|--|---|

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|----------|-------|--------|-----|------------------|---------------------|----------------------|
| TR 13563 | | 152 | | M B 276-11/18 | 099B165 309 | 4109 - 019 - 020 |

3. PARCEL INFORMATION

| | | |
|---|---|---|
| Baseline Mansionization Ordinance - Yes | Census Tract - 2770.00 | Community Plan Area - Westchester - Playa del Rey |
| Airport Hazard Area - 150' Height Limit Above Elevation 126 | District Map - 099B165 | Near Source Zone Distance - 4.5 |
| LADBS Branch Office - WLA | Energy Zone - 6 | School Within 500 Foot Radius - YES |
| Council District - 11 | Thomas Brothers Map Grid - 702-G1 | Methane Hazard Site - Methane Buffer Zone |
| Certified Neighborhood Council - Westchester/Playa | Area Planning Commission - West Los Angeles | |

ZONES(S): R1V2

4. DOCUMENTS

| | | |
|--|------------------------|------------------------|
| ZI - ZI-1874 Specific Plan: Los Angeles Coast ORD - ORD-129279 | ORD - ORD-184811 | CPC - CPC-2014-1456-SP |
| ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-168999 | ORD - ORD-186104 | CPC - CPC-2016-2110-CA |
| ZI - ZI-2463 R1 Variation Zones ORD - ORD-183497 | CPC - CPC-1984-226-SP | CPC - CPC-2016-2112-ZC |
| SPA - LOS ANGELES COASTAL TRANSP ORD - ORD-184802 | CPC - CPC-2005-8252-CA | CPC - CPC-2016-2115-ZC |

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
R2J2 DEVELOPMENT LLC, A LIMITED LIABI 1941 MIDVALE AVENUE LOS ANGELES CA 90025

Tenant:

Applicant: (Relationship: Architect)
JON WALTERS - (310) 600-6502

7. EXISTING USE **PROPOSED USE**

| | |
|-------------------------------|--|
| (01) Dwelling - Single Family | |
| (07) Garage - Private | |
| (23) Patio Cover | |

8. DESCRIPTION OF WORK

A SUPPLEMENTAL PERMIT TO 22014-10000-03250 TO CAPTURE A COPY OF RECORDED LINKAGE FEES AFFIDAVIT AND CHANGE OWNER INFO.

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: Mahnaz Nourhashemi | DAS PC By: |
| OK for Cashier: Mahnaz Nourhashemi | Coord. OK: |
| Signature: | Date: |

For Cashier's Use Only **W/O #: 21403250**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

| Permit Valuation: | \$501 | PC Valuation: |
|-----------------------------------|--------------------|---------------|
| FINAL TOTAL Bldg-Alter/Repair | 44.66 | |
| Additional Plan Check | 0.00 | |
| E.Q. Instrumentation | 0.50 | |
| D.S.C. Surcharge | 1.00 | |
| Sys. Surcharge | 1.65 | |
| Planning Surcharge | 1.62 | |
| Planning Surcharge Misc Fee | 10.00 | |
| Planning Gen Plan Maint Surcharge | 1.89 | |
| CA Bldg Std Commission Surcharge | 1.00 | |
| Permit Issuing Fee | 27.00 | |
| Permit Fee-Single Inspection Flag | | |
| Linkage Fee | 0.00 | |
| Sewer Cap ID: | Total Bond(s) Due: | |

Payment Date: 01/18/23
Receipt No: 1499124
Amount: \$44.66
Method: CC

2023ON 00267

12. ATTACHMENTS



* 0 8 0 0 1 2 2 0 1 4 1 0 0 0 1 0 3 2 5 0 F N *

13. STRUCTURE INVENTORY

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

22014 - 10001 - 03250

14. APPLICATION COMMENTS:

* A COPY OF RECORDED LINKAGE FEE IS RECEIVED #20230026999 DATE: 1/13/23

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) SOUTHLAND BUILDING & REMODEL COMF

1324 WEST ROSECRANS AVENUE,

COMPTON, CA 90222

B

894311

(E) NAMDAR,, MANSOUR TOM

16867 SEVERO PLACE,

ENCINO, CA 91436

S2976

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.: 894311 Contractor: SOUTHLAND BUILDING & REMODEL COMPANY

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: 9228267

- 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: _____ Contractor Authorized Agent

=====
(Group ID: 1499124) Receipt No: 149912 4 01-18-2023 01:50 PM
=====

Permit No: 22014-10001-03250 Bldg-Alter/Repair

Address: 6472 W 80TH ST

| | |
|-----------------------------------|-------|
| CA Bldg Std Commission Surcharge | 1.00 |
| D.S.C. Surcharge | 1.00 |
| E.Q. Instrumentation | 0.50 |
| Permit Issuing Fee | 27.00 |
| Planning Gen Plan Maint Surcharge | 1.89 |
| Planning Surcharge | 1.62 |
| Planning Surcharge Misc Fee | 10.00 |
| Sys. Surcharge | 1.65 |
| Sub Total: | 44.66 |
| Grand Total: | 44.66 |

jon walters

Last four digits of Card Number: 6306
Expiration: 5/2026
Approval No: 000053

=====
(Group ID: 1499126) Receipt No: 149912 6 01-18-2023 01:50 PM
=====

Permit No: 23043-10000-00208 Fire Sprinkler

Address: 800 W WILSHIRE BLVD Suite 102

| | |
|------------------------------------|--------|
| Permit D.S.C. Surcharge | 6.54 |
| Permit Fee Subtotal Fire Sprinkler | 194.00 |
| Permit Issuing Fee | 24.00 |
| Permit Sys. Development Surcharge | 13.08 |
| Sub Total: | 237.62 |
| Grand Total: | 237.62 |

Maurice Singleton

Last four digits of Card Number: 8255
Expiration:
Approval No: 675531

=====
(Group ID: 1499127) Receipt No: 149912 7 01-18-2023 01:50 PM
=====

Permit No: 23041-10000-01666 Electrical

Address: 6661 N DANNYBOYAR AVE

| | |
|----------------------------------|-------|
| P. C. Sys. Development Surcharge | 5.40 |
| Plan Check D.S.C. Surcharge | 2.70 |
| Plan Check Subtotal Electrical | 90.00 |
| Sub Total: | 98.10 |
| Grand Total: | 98.10 |

Alexandra Gregory

Last four digits of Card Number: 4969
Expiration: 8/2026
Approval No: 054485

This page is part of your document - DO NOT DISCARD



20230026999



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/13/23 AT 08:36AM

| | |
|--------|---------------|
| FEES: | 25.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| SB2: | 75.00 |
| PAID: | <u>100.00</u> |



LEADSHEET



202301130920001

00023121902



013870298

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recorded at the request of and mail to:

RIVIERA PROPERTY GROUP, LLC
(Name)
P.O. BOX 641008
(Address)
LOS ANGELES, CA 90064
City, State, & Zip



Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT REGARDING THE PAYMENT OF LINKAGE FEES TO THE CITY OF LOS ANGELES

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that I am/we are the sole fee simple owner(s) of real property located in the City of Los Angeles, State of California that is legally described as follows:

LEGAL DESCRIPTION:

LOT 152 OF TRACT TR 13563
as recorded in Book 276 Page 11/18, Records of Los Angeles County ("Property").

The Property is located at and is known by the following ADDRESS: 6472 W 80TH ST LA 90045
In compliance with Section 19.18.B.2(f) of the Los Angeles Municipal Code, I/we hereby agree and covenant with the City of Los Angeles ("City") to pay a Linkage Fee (as defined in LAMC Section 19.18.A), the amount of which shall be determined based on the applicable Linkage Fee schedule in effect at the time of payment if the Property is sold within three (3) years after the date of City's issuance of Building Permit Application No. 22014-10000-03250. If the Property is not sold during the said three-year period, then this covenant shall automatically (without any action by the City) terminate and be of no further force and effect. If the Property is sold (as may be evidenced by a title-vesting document on title) during the said three-year period, then this covenant shall remain in full force and effect until a Notice of Termination is recorded to expressly terminate this covenant. Such Notice of Termination shall be provided by the City once the applicable Linkage Fee has been paid in full to the City. This covenant and payment obligation set forth hereunder, shall run with the land and shall be binding upon myself/ourselves, and future owners, encumbrances, my/our successors, heirs, or assignees, regardless of who obtained said building permit.

| | | |
|-------------------------|--|------------------------|
| CARTOGRAPHER'S USE ONLY | Owner's Name(s) <u>R2J2 DEVELOPMENT, LLC BY: JAY LAPPEN, MANAGER</u> (Please type or print) | (Please type or print) |
| | Signature of Owner's/Owners' Name(s) | (sign) |
| | Two Officers' Signatures Required for Corporations | (sign) |
| | Name of Corporation | |
| | Dated this <u>14th</u> day of <u>NOVEMBER</u> 20 <u>22</u> | |

SIGNATURES MUST BE NOTARIZED
(Notary acknowledgement must be attached)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department
To be completed for City owned property only.

APPROVED BY: MAHWAR NOUR HASAEM Date: 12/23/22

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 11/14/2022 before me, Lilian Pudjowibowo, a Notary Public
(Here insert name and title of the officer)

personally appeared JAY LAPPEN
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity~~(ies)~~, and that by ~~his~~/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Lilian Pudjowibowo
Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION AND INSTRUCTIONS FOR COMPLETING THIS FORM

DESCRIPTION OF THE ATTACHED DOCUMENT
Covenant & Agreement
(Title or description of attached document)
the payment of \$100,000 to the City of Los Angeles
(Title or description of attached document) (if different)
Number of Pages _____ Date _____



CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other MANAGER

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they is/are) and circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- Seal impressions must be clear and photographically reproducible. Seal impressions must be on separate lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Contractor's License Detail (Personnel List)

Contractor License # 894311

Contractor Name SOUTHLAND BUILDING & REMODEL COMPANY

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

Licenses Currently Associated With

Name SANTIAGO GONZALEZ
Title SOLE OWNER
Association Date 04/11/2007
Classification B

Licenses No Longer Associated With

[Back to Top](#) [Conditions of Use](#) [Privacy Policy](#) [Accessibility](#) [Accessibility Certification](#)

Copyright © 2023 State of California

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

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 23, 2023

Jon Walters
2100 S. Sawtelle Blvd. #306
Los Angeles, CA. 90025

REFUND CLAIM NO: 165598
DATE CLAIM FILED: 02/10/2023
JOB LOCATION: 6472 W. 80th St Los Angeles, CA. 90045

To whom it may concern:

This is to inform you that your "Claim for Refund" has been:

- Closed

This determination is due to the following reason(s), based on Section 22.12 and 22.13 of the Los Angeles Municipal Code:

- Explain the relationship of the payor, Southland Building & Remodel Inc, with the permit.
- Provide a copy of the covenant of linkage fees and the supplemental permit that captured the covenant.

Please submit all documentation to the email address listed below.

For questions regarding your claim, please contact the Los Angeles Department of Building and Safety Financial Services Division by email at LADBS.Refunds@lacity.org (preferred) or by phone at (213) 482-6890.

Thank you,

Financial Services Division



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

Sent to: Eng.
Location: _____
Date: APR 19 2023

Linkage Fee Bldg-R

CLAIM NO.: 165598

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 _____
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: _____ Signature of Recommender: _____ Ext. _____
Division: _____ Approved: _____

Bureau, Division, district or Branch head

CLAIM FOR REFUND - PAYMENTS

CLAIM # 165598

(EB - 8/04)

| | | | TOTAL | 20% | NET |
|--------------|--------------------|------|---------------------|-------------|---------------------|
| FEE | FUND | FUND | AMOUNT | RETENTION | REFUND |
| TYPE | | TYPE | PAID | AMOUNT | AMOUNT |
| | | | | | |
| B-CI | 48R/08/4202/3921 | AP10 | | - | - |
| LINKAGE | 59T/43/4680/468001 | AP10 | \$ 68,540.09 | | \$ 68,540.09 |
| | | | | | |
| TOTAL | | | \$ 68,540.09 | \$ - | \$ 68,540.09 |