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BUILDING AND SAFETY  
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CALIFORNIA



ERIC GARCETTI  
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

August 6, 2021

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

**SUBJECT: REQUEST FOR REFUND FROM ABS HOLLYWOOD LLC**

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) Sections 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests Council approval of refund claim number 151411 in the amount of \$67,419.93.

On December 18, 2018, the LADBS received payment in the amount of \$84,274.92 from ABS Hollywood LLC under building permit number 18010-10000-06089 for project located at 1661 N. Western Avenue, Los Angeles, CA 90027. On July 23, 2020, ABS Hollywood submitted a claim for refund due to project change. Attached are supporting documents and email correspondence regarding the claim for refund.

The LADBS recommends approval of the claim for refund under LAMC Section 22.13(a)5, where twenty (20) percent of the amount paid will be retained by the City to cover clerical and other overhead costs and expenses entailed in the transaction. The recommended refund amount is \$67,419.93, which consists of \$58,579.02 from the Building and Safety Building Permit Enterprise Fund, \$1,657.67 from the Development Services Trust Fund, \$3,315.34 from the City Planning System Development Fund, and \$3,867.90 from the City Planning Long-Range Plan Fund.

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  
Department of Building and Safety  
REPORT ON CLAIM FOR REFUND

Sent to: Eng 12  
Location: \_\_\_\_\_  
Date: OCT 26 2020

Bldg - Com PC

CLAIM NO.: 151411

Review Again: 4/13/21 JUN 02 2021

OPERATION DIVISIONS REPORT AND RECOMMENDATIONS

- 1. Did Building and Safety perform any work for which the permit or receipt was issued? YES X NO \_\_\_\_\_
- 2. Are reasons given by claimant correct? YES X 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 X 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 X NO \_\_\_\_\_  
If "YES," please explain Although the applicant requested for the project to be placed on hold, LADBS forgot to put it on hold in the System.
- 6. Is claim over one year from date of expiration? YES \_\_\_\_\_ NO X  
If "YES," was permit extended? \_\_\_\_\_
- 7. Is a refund recommended? YES X NO\* \_\_\_\_\_  
\*Explain under item 10
- 8. Is this a duplicate permit or receipt of the same job or item? YES \_\_\_\_\_ NO X  
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):  
Although the claimant was the one who requested the project to be placed on hold, it was LADBS forgot to note it in the System. Per Victor Cuevas' email on 7/22/2021, the request was made over the phone and the conversation may have dated back in December 2018. However, he forgot to put the project on hold in the System. DAS and Green plan check were conducted in mid-January of 2019.

Date: 8/5/2021 Signature of Recommender: Wing Kam Suen Ext. \_\_\_\_\_  
Division: PEB Approved: Binh Phan  
Bureau, Division, district or Branch head



Wing Suen &lt;wing.suen@lacity.org&gt;

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## RUSH - Claim #151411 - Review Again

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**Victor Cuevas** <victor.cuevas@lacity.org>

Thu, Jul 22, 2021 at 9:47 AM

To: Binh Phan &lt;binh.phan@lacity.org&gt;

Cc: Wing Suen &lt;Wing.Suen@lacity.org&gt;, Emily Hu &lt;emily.hu@lacity.org&gt;, Mary Sum &lt;mary.sum@lacity.org&gt;

Binh,

I had spoken to the applicant a few times over the phone regarding the request to put the project on hold. I remember asking Sia or Bill to assign them to me, because it was going to be put on hold.

Once the plans were assigned to me I put them on hold. I believe the conversations with the applicant started back in December 2018, but again all this was done over the phone.

I later asked the applicant to send me an email to document this. but it came in later or after these dates.

I have communicated this to Financial Services staff a few times and I believe that I even recommended a full refund because it was our mistake (mine), but I guess it's still ongoing.

Anyway, I hope this helps.

Thanks!



**Victor Cuevas, P.E.**  
Assistant Bureau Chief, Inspection Bureau  
**Department of Building & Safety**

On Thu, Jul 22, 2021 at 9:22 AM Binh Phan <binh.phan@lacity.org> wrote:

Victor - Do you recall the timeline for when the applicant requested that this job (B18LA27154) be placed on hold? Any email correspondences or discussions you've had with the applicant would be helpful. Thanks.

- DAS: Assigned on 1/10/2019, and corrections issued on 1/14/2019
- Green: Assigned on 1/10/2019, and corrections issued on 1/15/2019



CLAIM # 151411

RECEIVED  
CITY CLERK'S OFFICE  
2020 JUL 23 PM 12:35  
CITY CLERK  
BY DEPUTY  
Received Date Stamp

2020 JUL 28 AM 9:01

CITY OF LOS ANGELES  
FINANCIAL SERVICES  
BUILDING & SAFETY

# CLAIM FOR REFUND

Payable to: ABAS Hollywood LLC  
Srivastava Samir (First) (Last)

5500 Hollywood Blvd 4th Floor, Los Angeles, CA 90028 (Mailing Address) (Street) (City) (State/Zip)

213-214-5303 (Area Code) (Phone Number)

**REFUND INFORMATION**

JOB LOCATION: 1661 N Western Ave. LA, CA 90027

Amount Claimed \$ 84,274.92 Date Fees Paid: 12/18/18

RECEIPT #/PERMIT #/REFERENCE #: Permit #180101000006089

STATE REASON FOR REQUESTING A REFUND - (Details):  
Project Change

NOTE: A Claimant may be required to submit to examination under oath. (Charter Section 217.)

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.

Samir Srivastava SIGNATURE AND TITLE OF CLAIMANT DATE 07/21/20

RF: 2148R082339 **FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY** \$ 67,419.93

**AMOUNT APPROVED FOR REFUND \$**

REMARKS: Explain the relationship w/ the claimant to the permit/ Plan check services have been rendered. therefore, no refund is recommended.

- Refunded -  
Doc #: \_\_\_\_\_  
Amt: \_\_\_\_\_  
Date: \_\_\_\_\_

Audited by: <u>CT</u>	Date: <u>02/28/20 01/29/21</u>
Approved by: <u>CT</u>	Date: <u>9/2/20</u>

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

Brent L. Nichols  
BRENT NICHOLS (16)  
DEPUTY CITY ATTORNEY III

1661 N Western Ave



Application #:  
Plan Check #: B191 427154  
Event Code:

18010 - 10000 - 06089

Printed 12/18/18 11:28 AM

Hldg-New GREEN - MANDATORY 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>	Last Status: Submitted Status Date: 12/18/2018
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TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF.	PARCEL ID (PIN)	ASSESSOR PARCEL #
CLARK TRACT		8		M B 8-119	148-5A193 189	5544 - 025 - 908

**1. PARCEL INFORMATION**  
 Area Planning Commission - Central  
 ADSS Branch Office - 1 A  
 Council District - 13  
 Certified Neighborhood Council - Hollywood Studio District  
 Community Plan Area - Hollywood  
 Census Tract - 1905.10  
 District Map - 148-5A193  
 Energy Zone - 9  
 Near Source Zone Distance - 11  
 Thomas Brothers Map Grid - 949-114

ZONING: [Q]R5-2

**1. DOCUMENTS**

ZI - ZI-1352 Hollywood Redevelopment Prop PKLY - PKG-198	ORD - ORD-173562	ORD - ORD-184385
ZI - ZI-2277 Hollywood Redevelopment Prop PKLY - PKG-273	ORD - ORD-173749	ORD - ORD-184414
ZI - ZI-2274 LOS ANGELES STATE ENTER PKLY - PKLY-796	ORD - ORD-173799	ORD - ORD-184598
ZI - ZI-2452 Transit Priority Area in the CH	ORD - ORD-165608-5-4629	DIRM - LMR-2013-1226-SPF

**1.1. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**  
 Owner:  
 ABS HOLLYWOOD LLC  
 5500 HOLLYWOOD BLVD 4TH FL, LOS ANGELES CA 90028 --  
 Tenant:  
 Applicant (Relationship Agent for Owner):  
 SAMIR SOTVASTAVA  
 5500 HOLLYWOOD BLVD 11TH FLOOR, LOS ANGELES, CA 90028 - (323) 464-7857

**For Cashier's Use Only**      W/O #: 8100489

**11. DESCRIPTION OF WORK**  
 NEW 91-UNIT MIXED-USE BUILDING, TYPE I-A      AT TO W/ADJACENT TERRACE AND  
 PARKING GARAGE (4-LEVELS) 2-LEVEL PODIUM (1ST & 2ND FLOOR),      TYPE  
 III-A      5-STORY APARTMENTS (3RD-7TH FLOOR) COMMERCIAL, 11,781  
 SQFT RESIDENTIAL: 96,865 SQFT TOTAL: 117,311 SQFT. (NOT INCLUDING

**11.1. Payment for & fee.**

**11. APPLICATION PROCESSING INFORMATION**  
 BLDG PC By:      DAS PC By:  
 OK for Cashier:      Coord (R):  
 Signature:      Date:

**11. PROJECT VALUATION** (Submitted Fee Paid)  
 Parcel Valuation: \$20,000,000      PC Valuation:  
 Source Cap ID:      Total Paid(a) Due:

**11. ATTACHMENTS**

For inspection requests call toll-free (800) LA-BUILD (524-2845). Outside LA County call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County call (213) 473-3231

LA NELL 101137271 12/18/2018 11:28:44 AM	
BUILDING PLAN CHECK	\$69,069.60
DEV SERV CENTER SURCH	\$2,072.09
SYSTEMS DEVT FEE	\$4,144.18
CITY PLANNING SURCH	\$4,144.18
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$4,834.87

Sub Total: 94,274.92

Permit #: 18010100006089  
Receipt #: 0101981342



\* P I B 9 1 0 1 0 0 0 9 0 6 0 8 9 1 8 \*

**13. STRUCTURE INSIGNIA:** (Note: Numeric measurement data in the format "number" / "number" implies "change to units" / "unit resulting numeric value") 18010 - 10000 - 06089

**14. APPLICATION COMMENTS:**  
 \*\* approved Seismic Gas Shut-Off Valve may be required \*\*

**15. BILLING/LOCATED FROM:**

16. CONTRACTOR ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	EXEMPLE	PHONE#
(A) CHO, LEOD	GRACE PARTNERSHIP INC, 870 S WILSON, LOS ANGELES, CA 90026		C2658	(213) 387-7788

**PLAN CHECK EXPIRATION:** Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid.

1661 N WESTERN AVE

Courier? ( Yes or No )

- P.C.                       N.P.                       S.P.I.  
 D.A.S.                       G.P.I.                       D.P.I.

USE:	18010 - 10000 - 06089
C	Plan Check Number - Regular PC
30	<b>B18LA27154</b>

Submittal Date: 12.18/2018

Notes: \_\_\_\_\_

PC Engr: \_\_\_\_\_

Ready for Pick-up



**DEPARTMENT OF BUILDING AND SAFETY**

LA Department of Building and Safety  
LA MAIL 10137270 12/18/2018 11:28:44 AM

BUILDING PLAN CHECK	\$69,089.60
DEV SERV CENTER SUPCH	02,072.09
SYSTEMS DEVD FEE	96,144.18
UTIL PLANNING SUPCH	85,144.16
MISCELLANEOUS	010.00
PLANNING GEN PLAN MGMT SUPCH	84,834.87
sub total	<u>\$88,274.92</u>

Format #: 160101-00006089  
Receipt #: 0101081312

LA Department of Building and Safety  
LA NELI 101137271 12/18/2018 11:28:44 AM

BUILDING PLAN CHECK	\$69,069.60
DEV SERV CENTER SURCH	\$2,072.09
SYSTEMS DEVT FEE	\$4,144.18
CITY PLANNING SURCH	\$4,144.18
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$4,834.87

Sub Total: \$84,274.92

Permit #: 180101000006089  
Receipt #: 0101981342

\_\_\_\_\_ Payment Records \_\_\_\_\_

Receipt No. 0101981342 \$84,274.92

Total Amount: \$84,274.92

Check: \$84,274.92



<b>CLAIM FOR REFUND - PAYMENTS</b>					
<b>CLAIM#</b>	<b>151411</b>				
<b>FEE</b>	<b>FUND</b>	<b>FUND</b>	<b>AMOUNT</b>	<b>20%</b>	<b>NET</b>
<b>TYPE</b>		<b>TYPE</b>	<b>PAID</b>	<b>RETENTION</b>	<b>REFUND</b>
<b>B-PC</b>	48R/08/4156/3896	AP10	<b>69069.60</b>	<b>13813.92</b>	<b>55255.68</b>
<b>OSS</b>	58V/08/4659/465901	AP10	<b>2072.09</b>	<b>414.42</b>	<b>1657.67</b>
<b>SYS</b>	48R/08/4001/3800	AP10	<b>4144.18</b>	<b>828.84</b>	<b>3315.34</b>
<b>CPLS</b>	588/68/4665/466500	AP10	<b>4144.18</b>	<b>828.84</b>	<b>3315.34</b>
<b>MISC</b>	48R/08/4225/3947	AP10	<b>10.00</b>	<b>2.00</b>	<b>8.00</b>
<b>GPMS</b>	52F/68/4670/467000	AP10	<b>4834.87</b>	<b>966.97</b>	<b>3867.90</b>
<b>TOTAL</b>			<b>84274.92</b>	<b>16854.99</b>	<b>67419.93</b>