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

JOHN WEIGHT
EXECUTIVE OFFICER

February 16, 2022

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

SUBJECT: REQUEST FOR REFUND FROM AJR INVESTMENT PARTNERSHIP, LP

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 150552 in the amount of \$123,568.50.

On January 13, 2020, LADBS received payment in the amount of \$636,314.25 from A. R. Woodman Properties under building permit number 18010-20000-05384 for the project located at 5020-5030 Woodman Ave., Los Angeles, CA 91423 (Project). The amount of the total linkage fee, among the total payment LADBS received, was \$189,211.00. The new apartment building built over the old 5020-5030 Woodman Ave. lots has the address 5020 Woodman Avenue. On May 5, 2020, AJR Investment Partnership, LP (Claimant), submitted a refund claim for a portion of the linkage fee assessed on the Project. Upon further review, LADBS plan check staff determined the Claimant is entitled to a refund in the amount of \$123,568.50, associated with the permit for the new 5020 Woodman Ave. apartment, under LAMC Section 19.18 C.2.

The following is a summary and explanation of the amount of the recommended refund (\$123,568.50):

The Project involved the demolition of 1) a 19-unit, 22,443 sq. ft. apartment on lot 20 under Permit No. 19019-10000- 04830 issued on October 21, 2019 and 2) a 18-unit, 22,491 sq. ft. apartment on lot 21 under Permit No. 19019-10000- 04833 issued on October 21, 2019; and the construction of a new 51-unit 68,804 sq. ft. apartment on lots 20 & 21 under Permit No. 18010-20000-05384 filed for plan check on November 5, 2018 and issued on January 13, 2020. The "sq. ft." referred to herein all refer to the zoning code floor area.

First, the Project was subject to linkage fees because it is a "development project" per L.A.M.C. Section 19.18A, as it resulted in additional housing units.

Second, the linkage fee should have been charged based on the net increase in the zoning code floor area, which is 23,870 sq.ft. (68,804 sq. ft. of new building - 44,934 sq. ft.). 44,934 sq. ft. is the total demolished area (22,443 + 22,491 sq.ft.). However, the linkage fee was in fact charged on a total zoning code floor area of 68,804 sq. ft., instead of the net floor area of 23,870 sq ft., which resulted in an overcharge on 44,934 sq. ft., resulting in a total linkage fee paid of \$189,211 (68,804 sq. ft. x. \$2.75/sq. ft.). The linkage fee rate was \$ 2.75 per sq. ft. (1/3rd of \$8.25) because it was filed for plan check prior to 306 days after the effective date of the ordinance, February 17, 2018, per L.A.M.C. Section 19.18B1c.

Thus, we recommend refunding the amount of the linkage fee paid attributable to the demolished area, and the recommended refund amount is \$123,568.50 (44,934 sq. ft., demolished area x \$ 2.75 /sq ft). (Please also note that the claimant's requested refund is less than the recommended refund because claimant erroneously used an incorrect total area of 77,075 sq. ft.).

Attached are supporting documents regarding the claim for refund.

Should you have any questions regarding this matter, please contact Christine Isidro at (213) 482-6892. Thank you for your consideration.

Sincerely,

 for

Osama Younan
General Manager
Los Angeles Department of Building and Safety

150552

RECEIVED

2020 MAY 12 AM 10:16

CITY OF LOS ANGELES
FINANCE SERVICES
BUILDING & SAFETY



CLAIM FOR REFUND

(LADBS has been closed to public for Covid 19)

CLAIM # _____

2020 MAY -5 AM 10:14

RECEIVED
CITY CLERK'S OFFICE

BY: _____
CITY CLERK

Received Date Stamp

From: Name of Claimant (Last) (First)
AJR Investment Partnership, LP & its attorney, The Law Office of Steve Hoffman

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

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

REFUND INFORMATION

JOB LOCATION: 5020 - 5030 Woodman Ave, Los Angeles, CA 91423
(LADBS has been closed to public for Covid 19)

Amount Claimed \$ \$110,308.23 Date Fees Paid: 1/13/20

18010 - 20000 - 05384 and 19010 - 10000 - 04830
RECEIPT #/PERMIT #/REFERENCE #: and 19010 - 10000 - 04833

STATE REASON FOR REQUESTING A REFUND - (Details):

See attached letter + Exhibits documenting that we are owed a Linkage Fee refund of \$110,308.23.
We were charged on gross sq footage of 77,075 instead of net of 32,141 after 44,934 demo.
Because of the attached attorney's fee lien, please make the check payable to:

"AJR Investment Partnership, LP & Law Office of Steve Hoffman" and mail to 4929 Wilshire Blvd., #410, L.A., CA 90010"

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

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.

Steve Hoffman, Esq.,
Attorney for AJR Investment Partnership, LP

April 29, 2020

SIGNATURE AND TITLE OF CLAIMANT DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

Level 2 approved in POS. AMOUNT APPROVED FOR REFUND \$ \$123,568.50

REMARKS: Reduction of linkage fee due to demolition is not allowed. Therefore, no refund is recommended.

- Refunded -

Doc #: _____
Amt: _____
Date: _____

Audited by: [Signature] Date: 10/27/20

Approved by: [Signature] Date: 10/30/20

12/22/21

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.

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

November 12, 2020

(NEW) PRE-LAWSUIT REQUEST FOR RECONSIDERATION OF DENIED LINKAGE FEE REFUND CLAIM
CALLY HARDY'S ATTACHED EMAIL CONFIRMS THAT THE LINKAGE FEE
MUST BE REDUCED BY THE DEMO'D APARTMENT BUILDINGS
- CHARGED ON GROSS SO FOOTAGE OF 77,075 INSTEAD OF NET OF 32,141
AFTER 44,934 DEMO

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

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

Refund Claim #	150552
Job Location	5020 - 5030 Woodman Ave, Los Angeles, CA 91423
Permit #	18010 - 20000 - 05384 and 19010 - 10000 - 04830 and 19010 - 10000 - 04833
Linkage Fee Charged:	\$189,211.00 = 77,075 sq ft
Overcharged Linkage Fee:	\$110,308.23 = 44,934 sq ft of Demo/Existing
Date Paid:	1/13/20

Dear LADBS:

(NEW) PRE-LAWSUIT REQUEST FOR RECONSIDERATION OF DENIED CLAIM:
CALLY HARDY'S ATTACHED EMAIL CONFIRMS THAT THE LINKAGE FEE
MUST BE REDUCED BY THE DEMO'D APARTMENT BUILDINGS: To avoid the need
for a lawsuit, attached is the email to and from Cally Hardy of City Planning, stating as follows:

Emailed Question To Cally Hardy:

We are again requesting your guidance and clarification so that the Ordinance can be applied correctly. A similar issue has come up on this 745 -747 Moreno address. Within a 12-month period, my developer client Demo'd a 2,995 sq ft Duplex and built another 6,014 sq ft Duplex in its place, i.e., the same use. Permit Numbers are 19010 - 30000 - 04558 and 19019 - 30000 - 05178.

Clarification #2:

Please also confirm that if within a 12-month period, a developer Demo'd a **multi-unit apartment building** and replaced it with a new multi-unit apartment building, under the Ordinance, LAMC 19.18 C.2, the Linkage Fee should be calculated by deducting the RFA of the multi-unit apartment building Demo'd-within-the-12-months from the new replacement multi-unit apartment building, i.e., the same use.

Emailed Answer from Cally Hardy:

My apologies for the delay. **You are correct**, with the exception that the definition of Floor Area, and not Residential Floor Area, would be used here to calculate the fee for multifamily residential development.

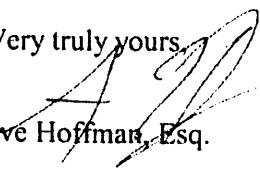
The interpretation is based on the same language in 19.18 C.2 that states that the fee is "calculated as the amount of new or added Floor Area in the Development Project devoted to the uses described in the Linkage Fee schedule, as determined by the Department of Building and Safety, multiplied by the amount of the applicable fee, as found in the most recent

Linkage Fee schedule adopted by City Council, at the time the building permit for the Development Project is issued, minus any deductions or credits. (Emphasis added.)

(NEW) PRE-LAWSUIT REQUEST FOR RECONSIDERATION OF DENIED CLAIM: CALLY HARDY'S ATTACHED EMAIL CONFIRMS THAT THE LINKAGE FEE MUST BE REDUCED BY THE DEMO'D BY THE DEMO'D APARTMENT BUILDINGS:

To avoid the need for a lawsuit on Cally Hardy's email directing that the Linkage Fee on ALL development projects, **including Multi-Unit**, must be calculated on the net increase in square footage after deducting the demo'd square feet, please reconsider this erroneous denial and approve the **\$110,308.23** refund. Thank you.

Very truly yours,


Steve Hoffman, Esq.

STEVE A. HOFFMAN

Attorney At Law

4929 Wilshire Boulevard, Suite 410 Los Angeles, CA 90010

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

Email: hoffpi@sbcglobal.net Website: www.Hoffmanpi.com

DESIGNATION, LIEN, PAYMENT INSTRUCTIONS & AUTHORIZATION TO RELEASE RECORDS

AJR Investment Partnership, LP hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 5020 - 5030 Woodman Ave, Los Angeles, CA 91423. It further consents to have the City and LADBS, release to Steve A. Hoffman, Esq.'s office, documents and information, regarding this matter.

LIEN: It grants Steve Hoffman, Esq. a lien on its linkage fee refunds for 5020 - 5030 Woodman Ave, Los Angeles, CA 91423 and irrevocably requests that the refund check(s) be payable to "AJR Investment Partnership, LP & attorney Steve A. Hoffman Trust Account" and mailed to Steve Hoffman, Esq., at 4929 Wilshire Blvd., Suite 410, Los Angeles, CA 90010. This lien is only on the refunds/overpayment, NOT on the property.

Dated: April 20, 2020 By: DocuSigned by: Gilly Rojany
Gilly Rojany, Managing Officer of AJR Investment Partnership, LP

Lien

156552

Steve A. Hoffman
The Law Offices of Steve A. Hoffman
4929 Wilshire Blvd. Suite 410
Los Angeles, CA 90010
Tel. (323) 997-1188
Fax. (323) 937-1539

A.R. Woodman Properties Acknowledgement and Assignment To AJR Investment Partnership, LP:

The relationship between A.R. Woodman Properties and AJR Investment Partnership, LP is as follows: A.R. Woodman is not a corporation or an LLC. It is just a name we used on the building. Regarding 5020 - 5030 Woodman Ave, Los Angeles, CA 91423, AR Woodman Properties was the name on our building (my initials) and the tenants were used to writing their rent checks to AR Woodman Properties, so we had a Wells Fargo bank account in that name. In 2019-2020, while we were rebuilding 5020 - 5030 Woodman Ave, Los Angeles, CA 91423, the building was owned by our family corporation AJR Investment Partnership, LP (which is initials plus my wife Janis' initial). I am also the father of Gilly Rojany and Micha Rojany, officers of AJR Investment Partnership, LP.

Authorization and Assignment: On 1/14/2020, A.R. Woodman Properties paid the building permit fee to the City of LA via Wells Fargo check #5560, in the amount of \$636,314.25. I, Avi Rojany, the account holder for that Wells Fargo account for A.R. Woodman Properties, hereby authorize AJR Investment Partnership, LP to receive any and all City and LADBS refunds of any and all building permit overcharges and refunds, including any Linkage Fee refunds, for 5020 - 5030 Woodman Ave, Los Angeles, CA 91423.

Dated: 12/29/21 By: Avi Rojany
Avi Rojany, Account Holder of Wells Fargo account in the name of "A.R. Woodman Properties"

5020 N Woodman Ave


 Permit #
 Plan Check # B13VN19109
 Event Code

18010 - 20000 - 05384

Printed 01/13/20 03:28 PM

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 01/13/2020 Last Status Issued Status Date 01/13/2020
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TRACT	BLOCK	LOT#	AKN	COUNTY MAP REF	PARCEL ID # (PIM)	ASSESSOR PARCEL #
TR 19777		20		M B 652-39/40	171B157 898	2359 - 024 - 031
TR 19777		21	1	M B 652-39/40	171B157 923	2359 - 024 - 031
TR 19777		21	2	M B 652-39/40	171B157 952	2359 - 024 - 031
TR 19777		21	3	M B 652-39/40	171B157 953	2359 - 024 - 031
TR 19777		22		M B 652-39/40	171B157 977	2359 - 024 - 031

1. PARCEL INFORMATION		
Alley 20' WIDE Area Planning Commission - South Valley LADBS Branch Office - VN Bldg. Line - 15 Council District - 4	Compt. Fill Ord. - CFG 1500 Certified Neighborhood Council - Sherman Oaks Community Plan Area - Van Nuys North Sherman Oaks Census Tract - 1246 00 District Map - 171B157	Energy Zone - 9 Earthquake Induced Liquefaction Area - Yes Near Source Zone Distance - 5 I School Within 500 Feet Radius - YES Thomas Brothers Map Grid - 562-C3
ZONES(S): R3-I-RIO		

4. DOCUMENTS		
ZI ZI-2358 River Improvement Overlay Dist ORD - ORD-183144 YC YD-11399 ORD ORD-183145 RENT - YES ORD ORD-184381 ORD - ORD-116924 ORD - ORD-86540	MODF 10/16/2019 (EXIT COURT OPENING AFF - AFF-20191063244 (LT) MODF - 10/21/2019 (GARAGE HEADROOM) CPC - CPC-2007-3036-RIO CPC CPC-2008-3125	

5. CHECKLIST ITEMS		
Special Inspect - Concrete > 2 Skt Special Inspect - S.M.R. Frame-Concrete Special Inspect - S.M.R. Frame-Steel	Special Inspect - Structural Observation Fabricator Req'd - Glued Laminated Timber Fabricator Req'd - Prefabricated Joist	Fabricator Req'd - Structural Steel Permit Flag - Fire Life Safety Clearance Req'd Storm Water - LID Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): AJR INVESTMENT PARTNERSHIP LP 10100 SANTA MONICA BLVD STE 300 LOS ANGELES CA 90067 - Tenant: Applicant: (Relationship Agent for Owner) ADRIENNE BAYLES - 4766 PARK GRANADA SUITE #112 CALABASAS CA 91302 - (310) 559-1332

For Cashier's Use Only W/O # 81005384

7. EXISTING USE	PROPOSED USE
	(05) Apartment (07) Garage - Private

8. DESCRIPTION OF WORK
(N) 51-UNIT 4 STORY TYPE V-A APARTMENT OVER TYPE I-A SUBTERRANEAN PARKING GARAGE (NFPA-13 FIRE SPRINKLERS THROUGHOUT)

9. # Bldg. Sta. & Loc.	PERMIT 1 OF 3
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10. APPLICATION PROCESSING INFORMATION	
BLDG PC By: Nileefar Mehraun OK for Cashier: Karen Hyde Signature: _____ Date: 01/13/2020	DAS PC By: Nerlito Medrano Coord. OK

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$12,600,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due

12. ATTACHMENTS
Plot Plan

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

VN ESTE 201179039 1/13/2020 3 28 00 PM

BUILDING PERMIT COMM	\$48,799.75
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$300.00
EI RESIDENTIAL	\$3,528.00
DEV SERV CENTER SURCH	\$1,578.83
SYSTEMS DEVT FEE	\$3,157.67
CITY PLANNING SURCH	\$2,945.99
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$3,436.98
SCHOOL DEV FES	\$297,621.12
DWELLING UNIT	\$10,200.00
RES DEVT TAX	\$15,300.00
CA BLDG STD COMMISSION SURCHARGE	\$504.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$189,211.00

Sub Total \$576,593.34

 Permit # 180102000005384
 Building Card # 2020VN12233
 Receipt # 0201706976


* P 1 8 0 1 0 2 0 0 0 0 5 3 8 4 F H *

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

18010 20000 05384

(P) Basement (BC) +1 Levels / 1 Levels	(P) NPPA 13 Fire Sprinklers Thru-out	(P) Long Term Bicycle Parking, Provided for Bldg. +42 Spaces
(P) Basement (ZC) +1 Levels / 1 Levels	(P) Concrete Shearwall	(P) Long Term Bicycle Parking, Req'd for Bldg. +42 Spaces / 4
(P) Floor Area (ZC) +68804 Sqft / 68804 Sqft	(P) Steel Moment Frame	(P) Parking Req'd for Bldg. (Auto+Bicycle) +143 Stalls / 143
(P) Height (BC) +55 Feet / 55 Feet	(P) Wood (Plywood, OSB, etc.) Shearwall	(P) Provided Compact for Bldg. +36 Stalls / 36 Stalls
(P) Height (ZC) +45 Feet / 45 Feet	(P) A3 Occ. Group +2811 Sqft / 2011 Sqft	(P) Provided Disabled for Bldg. +2 Stalls / 2 Stalls
(P) Landscape Area, +6478 Sqft / 6478 Sqft	(P) R2 Occ. Group +71075 Sqft / 71075 Sqft	(P) Provided Standard for Bldg. +42 Stalls / 62 Stalls
(P) Length +291.33 Feet / 291.33 Feet	(P) S2 Occ. Group +26218 Sqft / 26218 Sqft	(P) Short Term Bicycle Parking Provided for Bldg. +4 Spaces
(P) Stories +4 Stories / 4 Stories	(P) A3 Occ. Load, +83 Max Occ. / 83 Max Occ.	(P) Short Term Bicycle Parking Req'd for Bldg. +4 Spaces / 4
(P) Width +100 Feet / 100 Feet	(P) R2 Occ. Load, +464 Max Occ. / 464 Max Occ.	(P) Total Provided Parking for Site +146 Stalls / 146 Stalls
(P) Dwelling Unit +51 Units / 51 Units	(P) S2 Occ. Load +124 Max Occ. / 124 Max Occ.	(P) Type I A Construction

12. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required ** Density Lot Area + 1/2 Alley = 38 684
+4 400 = 48 087/800 = 51.2 51 units proposed Auto Parking, (10) 1br units = 15sp (41) 2-Bdr Unit
units = 82sp Total Auto Req'd = 87sp 100sp proposed Bicycle Parking Long Term 1/Unit for 1st 25 &
1/1 Units for 26-100 42.3 req'd 42 proposed Short Term 1/10 for 1st 25 & 1/15 for 26-100 units 4.2
req'd 4 proposed, Total Bldg Pkg Req'd = 48 Total Auto + Bldg = 143sp req'd 146sp provided Open

In the event that any box (i.e. 116) is filled to capacity it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

13. BUILDING RELATED FROM

16. CONTRACTOR/ARCHITECT/ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE
(A) BARDONI GARY DAVID	4766 PARK GRANADA SUITE 112	CALABASAS CA 91302	C13793	
(C) BVC DEVELOPMENT CORP	1522 W 130TH STREET	GARDENA CA 90249	739999	(310) 560-6010
(E) ARCA, PERFECTO ALQUIZA	23222 ROSANNA COURT	TORRANCE, CA 90502	C28918	
(E) HILL EDWARD FOSTER	27865 AMBERWOOD LANE	VALENCIA, CA 91354	GE2126	
(E) NARAGHI ARANI KAMRAN	30423 CANWOOD ST STE 223	AGOURA HILLS CA 91301	C48985	

PERMIT EXPIRATION/REFUNDS This permit expires two years after the date of the permit issuance. This permit will also exp re if no construction work is performed for a continuous period of 180 days (Sec. 98 8692 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LAMBS (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 Professions Code related to my ability to take price contracts or contracts involving specialty trades.

License Class: B License No. 739999 Contractor BVC DEVELOPMENT CORP

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

() I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code I shall forthwith comply with those provisions.

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

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) 394-2336 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/dhird

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. 3997 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 to 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 violator or failure to comply with any applicable law. Furthermore neither the City of Los Angeles nor any board, department or 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 4.1 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: GILLY ROJANY

Sign: [Signature]

Date: 01/13/2020

☒ Contractor ☐ Authorized Agent

LA Department of Building and Safety
VN ESTE 201179039 1/13/2020 3:28:00 PM

BUILDING PERMIT COMM	\$48,799.75
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$300.00
EI RESIDENTIAL	\$3,528.00
DEV SERV CENTER SURCH	\$1,578.83
SYSTEMS DEVT FEE	\$3,157.67
CITY PLANNING SURCH	\$2,945.99
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$3,436.98
SCHOOL DEV RES	\$297,621.12
DWELLING UNIT	\$10,200.00
RES DEVT TAX	\$15,300.00
CA BLDG STD COMMISSION SURCHARGE	\$504.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$189,211.00

Sub Total: \$576,593.34

Permit #: 180102000005384
Building Card #: 2020VN12233
Receipt #: 0201706976

<u>Payment Records</u>	
Receipt No. 0201706976	\$576,593.34
Receipt No. 0201706977	\$2,327.21
Receipt No. 0201706978	\$4,424.51
Receipt No. 0201706980	\$1,059.62
Receipt No. 0201706981	\$10,610.34
Receipt No. 0201706982	\$24,520.64
Receipt No. 0201706983	\$16,778.59

Total Amount: \$636,314.25

Check: \$636,314.25

310-560-6010

16-24
1220(7)

5560

A. R. WOODMAN PROPERTIES
1999 AVENUE OF THE STARS, STE. 3300
LOS ANGELES, CA 90067

DATE 01-14-20

PAY
TO THE
ORDER OF

CITY OF L.A.

\$ 636,314.29

SIX HUNDRED THIRTY SIX THOUSAND THREE HUNDRED FOURTEEN

^{25/100}
DOLLARS

WELLS FARGO BANK

FOR

5020 Woodman



⑈005560⑈ ⑆122000247⑆0619 268428⑈

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

FOR DEPOSIT ONLY

PAY TO THE ORDER OF WELLS FARGO
City of LA Building and Safety
#602-VAN NUYE
2000045258635
1/13/2020 3:27:55 PM
201179039
\$636,314.25

ORIGINAL DOCUMENT

The security features listed below, as well as those not listed, exceed industry guidelines.

Security Features: Results of document alteration:
MicroPrint Signature Line • Small type in signature line appears as dotted line when photocopied

Chemical Protection • Stains or spots appear with chemical alteration

Emboss Protection • White mark appears when etched

Security Screen • Absence of "Original Document" verbiage on back of check RS-1

* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC



Linkage fee only

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

CLAIM NO.: 150552

Sent to: Eng'ne
Location: MAY 20 11/20
Date: MAY 20 11/20

Reconsideration

NOV 9 0 2020

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 see #10 below
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) Reconsideration from 5-20-20
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):

Credit for demo should've been given.

Recommended refund is 44,934 Ft² demo x 2.75 \$/Ft²
= \$123,566.50

Date: 12-10-20 Signature of Recommender: [Signature] Ext. _____
Division: Plan Check Approved: [Signature] 3/22/21
Bureau, Division, District or Branch head



STEVE HOFFMAN Hi Cally: I hope you are well. It was my pleasure speaking with you two weeks ago. I j Wed, Nov 11 at 9:05 AM



Cally Hardy <cally.hardy@lacity.org>



Thu, Nov 12 at 11:21 AM

To: STEVE HOFFMAN

Cc: STEVE HOFFMAN

Hi Steve,

My apologies for the delay. You are correct, with the exception that the definition of Floor Area, and not Residential Floor Area, would be used here to calculate the fee for multifamily residential development.

The interpretation is based on the same language in 19.18 C.2 that states that the fee is "calculated as the amount of new or added Floor Area in the Development Project devoted to the uses described in the Linkage Fee schedule, as determined by the Department of Building and Safety, multiplied by the amount of the applicable fee, as found in the most recent Linkage Fee schedule adopted by City Council, at the time the building permit for the Development Project is issued, minus any deductions or credits."

> [Show original message](#)



LOS ANGELES
CITY PLANNING

Cally Hardy (she/her/hers)

City Planning Associate

Los Angeles City Planning

200 N. Spring St., Room 750

Los Angeles, CA 90012

Planning4LA.org

(213) 978-1643

...45 -747 Moreno Ave, Los Angeles, CA 90049

From: STEVE HOFFMAN (hoffpi@sbcglobal.net)

To: cally.hardy@lacity.org

Cc: asher.hoffpi@yahoo.com

Date: Wednesday, October 14, 2020, 4:09 PM PDT

Hi Cally:

I hope you are well.

Thank you for your September 21, 2020 email, pasted below, regarding 388 Homewood.

We are again requesting your guidance and clarification so that the Ordinance can be applied correctly. A similar issue has come up on this 745 -747 Moreno address. Within a 12-month period, my developer client Demo'd a 2,995 sq ft Duplex and built another 6,014 sq ft Duplex in its place, i.e., the same use. Permit Numbers are 19010 - 30000 - 04558 and 19019 - 30000 - 05178.

Clarification #1:

Please confirm that under the Ordinance, LAMC 19.18 C.2, the Linkage Fee should be calculated by deducting the RFA of the Demo'd-within-the-12-months 2,995 Duplex, from the new 6,014 sq ft replacement Duplex, i.e., the same use.

Clarification #2:

Please also confirm that if within a 12-month period, a developer Demo'd a multi-unit apartment building and replaced it with a new multi-unit apartment building, under the Ordinance, LAMC 19.18 C.2, the Linkage Fee should be calculated by deducting the RFA of the multi-unit apartment building Demo'd-within-the-12-months from the new replacement multi-unit apartment building, i.e., the same use.

Thank you for your anticipated guidance and clarification.

Best,

Steve Hoffman, Esq.
Attorney at Law
4929 Wilshire Blvd., Suite 410
Los Angeles, CA 90010-3817
(323) 997-1188



Selenia Garcia <selenia.garcia@lacity.org>

Request for Reconsideration of Denied Claim #150552 (5020-5030 Woodman)

2 messages



STEVE HOFFMAN <hoffpi@sbcglobal.net>

Thu, Nov 12, 2020 at 4:24 PM

To: Mary Sum <mary.sum@lacity.org>, Selenia Garcia <selenia.garcia@lacity.org>, LADBS Refunds <ladbs.refunds@lacity.org>

Cc: STEVE HOFFMAN <asher.hoffpi@yahoo.com>

Good afternoon Mary & Selenia:

I hope all is well.

Attached is a Request for Reconsideration of Denied Claim #150552 (5020-5030 Woodman) .
It is supported by the attached email from Cally Hardy of City Planning.

Please email back confirming that this attached Request for Reconsideration of Denied Claim #150552 (5020-5030 Woodman)(New) Request for Reconsideration of Denied Claim #150132 (745 - 747 Moreno) has been sent to the plan checker for reconsideration. Thank you and have a great day.

Warm regards,

Steve Hoffman, Esq.
4929 Wilshire Blvd., Suite 410
Los Angeles, CA 90010
(323) 997-1188

 Request for Reconsideration of Denied Claim #150552 (5020-5030 Woodman).PDF
466K

STEVE HOFFMAN <hoffpi@sbcglobal.net>

Fri, Nov 13, 2020 at 9:17 AM

To: Selenia Garcia <selenia.garcia@lacity.org>, LADBS Refunds <ladbs.refunds@lacity.org>

Cc: STEVE HOFFMAN <asher.hoffpi@yahoo.com>

Good morning Selenia:

I hope you are well. I see that the highlighting on last night's emailed Reconsideration request got moved around during the scan. Attached is a replacement. Please disregard the prior version. Sorry for the inconvenience. Be safe and have a great weekend.

Best,

Steve Hoffman, Esq.
Attorney at Law
4929 Wilshire Blvd., Suite 410
Los Angeles, CA 90010-3817
(323) 997-1188

[Quoted text hidden]



Request for Reconsideration of Denied Claim #150552 (5020-5030 Woodman).PDF
439K

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

April 29, 2020

(1) REQUEST FOR REFUND OF Overcharged LINKAGE FEE
- CHARGED ON GROSS SQ FOOTAGE OF 77,075 INSTEAD OF NET OF 32,141 AFTER 44,934 DEMO;
(2) NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON REFUND

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

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

Re: 5020 - 5030 Woodman Ave, Los Angeles, CA 91423
Permit # 18010 - 20000 - 05384 and 19010 - 10000 - 04830 and 19010 - 10000 - 04833
Linkage Fee Charged: \$189,211.00 = 77,075 sq ft
Overcharged Linkage Fee: \$110,308.23 = 44,934 sq ft of Demo/Existing
Date Paid: 1/13/20

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$110,308.23 IN Overcharged LINKAGE FEES:** This office is also claiming an attorney's fees lien on the refund for the overcharged Linkage Fee and all checks must include our name and be mailed to our office. WARNING: The failure of LADBS to honor an attorney's fee lien, constitutes conversion, and entitles the attorney to maintain a separate lawsuit against LADBS for payment of his attorney's fees, plus treble damages. See, e.g., *Weiss v. Marcus*, 51 Cal.3d 590; *Siciliano v. Fireman's Fund*, 62 Cal.App.3d 745; *Fracasse v. Brent*, 6 Cal.3d 784; and *Kaiser Foundation Health Plan v. Aguiluz*, (1996) 47 Cal. App. 4th 302. Please communicate only with this office regarding this refund and our lien.

2. **Documentation:** In support of AJR Investment Partnership, LP's **Application for Refund of the Overcharged \$110,308.23 in Linkage Fees – CHARGED ON GROSS SQ FOOTAGE OF 77,075 INSTEAD OF NET OF 32,141 AFTER 44,934 DEMO** – we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1:** Building Permit#18010 - 20000 - 05384, confirming we were charged for 77,075 square feet of BUILT floor area, and the receipt for payment of the \$189,211.00 Linkage Fee.
- Exhibit 2:** Demo Permit #19010 - 10000 - 04830 and 19010 - 10000 - 04833, confirming 22,443 + 22,491 = 44,934 square feet of DEMO'd floor area. Note that after deducting the Demo'd square floor area, the net increase of floor area is 32,141 square feet.
- Exhibit 3:** The City's Linkage Fee Implementation Memo stating that the Linkage Fee should be charged on the net increase in floor area

3. **Payment & Lien on refund of overcharged \$110,308.23 in Linkage Fees:**
Please issue AJR Investment Partnership, LP's \$110,308.23 Linkage Fee refund, payable to: "AJR Investment Partnership, LP & S Hoffman Tr," and mail to Steve Hoffman, Esq., 4929 Wilshire Blvd., Suite 410, L.A., CA 90010. Thank you.

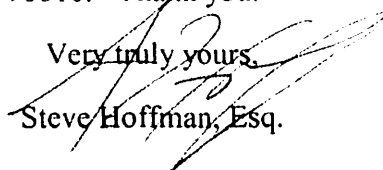
Very truly yours,

Steve Hoffman, Esq.

Exhibit "1"

[Home](#) | [Online Services](#) | [License Detail](#) | [Personnel List](#)

Contractor's License Detail (Personnel List)

Contractor License
739999

Contractor Name B V C DEVELOPMENT CORP

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

Licenses Currently Associated With

Name GILLY RAMMY ROJANY
Title RMO / CEO / PRES
Association Date 08/29/1997
Classification B
Additional There are additional classifications that can be viewed by
Classification selecting this link.

Licenses No Longer Associated With

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

Copyright © 2020 State of California

^

Exhibit "2"

5030 N Woodman Ave



Permit #:
Plan Check #: B19LA20176
Event Code:

19019 - 10000 - 04830

Printed: 10/21/19 03:18 PM

Bldg-Demolition Apartment Plan Check at Counter Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE		Issued on: 10/21/2019 Last Status: Issued Status Date: 10/21/2019	
1. TRACT TR 19777	BLOCK 20	LOT 20	ASS M B 652-39/40	COUNTY MAP REF 171B157 898	2. ASSESSOR PARCEL # 2359 - 024 - 031
3. PARCEL INFORMATION Area Planning Commission - South Valley LADBS Branch Office - VN Bldg. Line - 15 Council District - 4 Cmpt. Fill Grd. - CFG-1500		Certified Neighborhood Council - Sherman Oaks Community Plan Area - Van Nuys - North Sherman Oaks Census Tract - 1246.00 District Map - 171B157 Energy Zone - 9		Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 5.1 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 562-C3	
ZONES: R3-1-RJO					
4. DOCUMENTS ZI - ZI-2338 River Improvement Overlay Dist ORD - ORD-183145 YC - YD-11399 ORD - ORD-184381 ORD - ORD-116924 ORD - ORD-86540 ORD - ORD-183144 CPC - CPC-2007-3036-RJO CPC - CPC-2008-3125					
5. CHECKLIST ITEMS Sewer Cap - Permit Required					
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): AJR INVESTMENT PARTNERSHIP LP 10100 SANTA MONICA BLVD STE 300, LOS ANGELES CA 90067 -- Tenant: Applicant (Relationship: Contractor) BUC DEVELOPMENT - -- (310) 532-4121			For Cashier's Use Only W/O #: 91904830		
7. EXISTING USE (05) Apartment (07) Garage - Private			PROPOSED USE (23) Demolition		
8. DESCRIPTION OF WORK DEMO EXISTING 3-STORY APARTMENT BLDG. WITH ATTACHED GARAGE. FENCE & CANOPY REQUIRED.					
9. # Bldgs on Site & Use:					
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Cristina Salazar OK for Cashier: Angelica Martinez Signature: <i>[Signature]</i> DAS PC By: Coord. OK: Date: 10/21/2019					
11. PROJECT VALUATION Final Fee Period Permit Valuation: \$67,000 PC Valuation: Sewer Cap ID: Total Bond(s) Due:					
12. ATTACHMENTS <i>[Signature]</i> CEQA Bldg Demolition Notice Plot Plan Demo Affirmation Posting					
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.					

VN SELV 201172918 10/21/2019 3:18:51 PM
 DEMO PERMIT \$563.50
 BUILDING PLAN CHECK \$0.00
 EI RESIDENTIAL \$8.71
 DEV SERV CENTER SURCH \$17.17
 SYSTEMS DEVT FEE \$34.33
 CITY PLANNING SURCH \$33.81
 MISCELLANEOUS \$10.00
 PLANNING GEN PLAN MAINT SURCH \$39.45
 CA BLDG STD COMMISSION SURCHARGE \$3.00
 BUILDING PLAN CHECK \$0.00

Sub Total: \$709.97

Permit #: 190191000004830
 Building Card #: 2019VN06268
 Receipt #: 0201682310



* P 1 9 0 1 9 1 0 0 0 0 4 8 3 0 F N *

1061028201987523

13. STRUCTURE INVENTORY (Note: Newmark measurement date in the format "number / month" implies "change in square value / total remaining square value") 19019 + 10000 - 04830

(F) Floor Area (ZC) 22443 Sqft / 0 Sqft
 (F) Height (ZC) -33 Feet / 0 Feet
 (F) Stories 3 Stories / 0 Stories
 (F) Dwelling Unit -19 Units / 0 Units
 (F) R2 Occ. Group -22443 Sqft / 0 Sqft
 (F) U Occ. Group -3800 Sqft / 0 Sqft

14. APPLICATION COMMENTS.

**PERMIT# 1902VN03542 & 1901VN73949 **DPI PER PERMIT#19019-10000-04548 Notices mailed on 09/10/2019

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) BVC DEVELOPMENT CORP	1522 W 130TH STREET	GARDENA, CA 90249	B 739999	

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 Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No. 739999 Contractor BVC DEVELOPMENT 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 _____ Policy Number _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these 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 makes 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: GILLY ROJANY Sign: [Signature] Date: 10/21/2019 ☒ Contractor ☐ Authorized Agent

5020 N Woodman Ave 1-69



Permit #:

19019 - 10000 - 04833

Plan Check #: B19LA20178

Printed: 10/21/19 03:20 PM

Event Code:

Bldg-Demolition Apartment Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 10/21/2019 Last Status: Issued Status Date: 10/21/2019
---	--	---

1. TRACT TR 19777	BLOCK 21	LOT 21	ASS 3	COUNTY MAP REF M B 652-39/40	PARCEL ID # (PIN #) 171B157 953	2. ASSessor PARCEL # 2359 - 024 - 031
----------------------	-------------	-----------	----------	---------------------------------	------------------------------------	--

3. PARCEL INFORMATION Area Planning Commission - South Valley LADBS Branch Office - VN Bldg. Line - 15 Council District - 4 Cmpt. Fill Grd. - CFG-1500	Certified Neighborhood Council - Sherman Oaks Community Plan Area - Van Nuys - North Sherman Oaks Census Tract - 1246.00 District Map - 171B157 Energy Zone - 9	Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 5.1 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 562-C3
---	---	---

ZONES: R3-1-RIO

4. DOCUMENTS

ZI - ZI-2358 River Improvement Overlay Dist ORD - ORD-183145 CPC - CPC-2008-3125
 RENT - YES ORD - ORD-184381
 ORD - ORD-116924 ORD - ORD-86540
 ORD - ORD-183144 CPC - CPC-2007-3036-RIO

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
AJR INVESTMENT PARTNERSHIP LP
10100 SANTA MONICA BLVD STE 300, LOS ANGELES CA 90067 --
 Tenant:

Applicant: (Relationships Contractor)
GILLY ROJANY - BVC DEVELOPMENT CORP
1522 W. 130TH ST, GARDENA, CA 90249 -- (310) 332-4121

For Cashier's Use Only

W/O #: 91904833

7. EXISTING USE

(05) Apartment
(07) Garage - Private

PROPOSED USE

(23) Demolition

8. DESCRIPTION OF WORK

DEMO EXISTING 3-STORY APARTMENT BLDG. WITH ATTACHED GARAGE.
FENCE AND CANOPY REQUIRED.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Cristina Salazar DAS PC By:
OK for Cashier: Angelica Martinez Coord. OK:
Signature: *[Signature]* Date: 10/21/2019

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$67,000 PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

CEQA Bldg Demolition Notice Plot Plan
Demo Affirmation Posting

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.

VN SELV 201172918 10/21/2019 3:19:27 PM
 DEMO PERMIT \$563.50
 BUILDING PLAN CHECK \$0.00
 SI RESIDENTIAL \$8.71
 DEV SERV CENTER SURCH \$17.17
 SYSTEMS DEVT FEE \$34.33
 CITY PLANNING SURCH \$33.81
 MISCELLANEOUS \$10.00
 PLANNING GEN PLAN MAINT SURCH \$39.45
 CA BLDG STD COMMISSION SURCHARGE \$3.00
 BUILDING PLAN CHECK \$0.00

Sub Total: \$709.97

Permit #: 190191000004833

Building Card #: 2019VN06269

Receipt #: 0201682312



* P 1 9 0 1 9 1 0 0 0 0 4 8 3 3 F N *

1061028201907523

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

19019 - 10000 - 04833

(P) Floor Area (ZC): -22491 Sqft / 0 Sqft
(P) Height (ZC): -33 Feet / 0 Feet
(P) Stories: -3 Stories / 0 Stories
(P) Dwelling Unit: -1R Units / 0 Units
(P) R2 Occ. Group: -22491 Sqft / 0 Sqft
(P) U Occ. Group: -2052 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

* (E) BLDG. PER PERMIT #1961VN73948 & 1962VN03542 *DPI PER PERMIT# 19019-10000-04547;
Notices mailed on 09/10/2019;

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**

(C) BVC DEVELOPMENT CORP

ADDRESS

1522 W 130TH STREET,

GARDENA, CA 90249

CLASS

B

LICENSE#

739999

PHONE#

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. 94.0602 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 Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 739999 Contractor: BVC DEVELOPMENT 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: _____ Policy Number: _____

- ☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

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 easements 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: GILLY ROJANY

Sign: [Signature]

Date: 10/21/2019

☒

Contractor

☐

Authorized Agent

Plans submitted on or after:

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

How is the Fee Calculated?

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

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

Payment of Linkage Fee

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

Linkage Fee Schedule as of June 29, 2018*

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

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

Exhibit "3"

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

—
VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

CITY OF LOS ANGELES
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 BUILDINGS

October 30, 2020

THE LAW OFFICE OF STEVE HOFFMAN
C/O AJR INVESTMENT PARTNERSHIP, LP
4929 Wilshire Blvd. Suite 410
Los Angeles, CA. 90010

REFUND CLAIM NO: 150552
DATE CLAIM FILED: 05/05/2020
JOB LOCATION : 5020-5030 Woodman Ave. Sherman Oaks, CA. 91423

This is to inform you that your "Claim for Refund" has been:
(X) Denied

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

(X) Per LAMC section 19.18B2, a reduction in the linkage fee for a demolished apartment for the construction of a replacement apartment is not allowed.

If you have any questions, please send an email to * LADBS.Refunds@lacity.org.* (preferred) or call 213-482-6890.



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

Sent to: Eng'lr
Location: _____
Date: MAY 20 2020

Linkage fee only

CLAIM NO.: 150552

Reconsideration-

NOV 30 2020

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

#9379



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

Sent to: Eng'ne
Location: _____
Date: MAY 20 2020

Linkage fee only

CLAIM NO.: 150552

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 SEE #10 below

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):

Per LAMC Section 19.18 B2, a reduction in the linkage fee for a demolished apartment for the construction of a replacement apartment is not allowed.

A refund is not recommended.

Date: 6-5-20
Division: Plan Check

Signature of Recommender: _____

Approved: _____

Bureau, Division, district or Branch head

Ext. 4-4373

10/9/20

✓

CLAIM FOR REFUND - PAYMENTS					
CLAIM # 150552 /					
FEE	FUND	FUND	AMOUNT	0%	NET
TYPE		TYPE	PAID	RETENTION	REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 123,568.50	\$ -	\$ 123,568.50
TOTAL			\$ 123,568.50	\$ -	\$ 123,568.50

✓

✓