

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



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

May 25, 2022

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

SUBJECT: REQUEST FOR REFUND FROM BRENTANITA, INC.

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) Sections 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests Council approval of refund claim number 150380 in the amount of \$110,023.68.

On November 15, 2019, the LADBS received a payment in the amount of \$203,984.61 from Brentanita Inc. (Claimant) under building permit number 19010-10000-02574 for the project located at 388 N Homewood Rd, Los Angeles, CA 90049 (Project). The amount of the total linkage fee, among the total payment LADBS received was \$145,300.05. The Claimant submitted a claim for refund on April 21, 2020 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 linkage fee refund in the amount of \$110,023.68. 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



Margarit Avesyan <margarit.avesyan@lacity.org>

06-02-2022 Claims Board Packet

Scott Marcus <Scott.Marcus@lacity.org>

Fri, Jun 3, 2022 at 7:32 AM

To: Margarit Avesyan <margarit.avesyan@lacity.org>

Cc: Denise Mills <denise.mills@lacity.org>, Guadalupe Lopez Torres <Guadalupe.Lopez@lacity.org>

All items were approved 2-0

[Quoted text hidden]

Scott Marcus

[Quoted text hidden]

RECEIVED

2020 APR 30 AM 10:14

CITY OF LOS ANGELES
FINANCE SERVICES
BUILDING & SAFETY



CLAIM FOR REFUND

(LADBS has been closed to public for Covid 19)

CLAIM # 150380

RECEIVED
CITY CLERKS OFFICE
2020 APR 21 AM 9:06
CITY CLERK
BY DEPUTY
Received Date Stamp

Brentanita, Inc. & its attorney, The Law Office of Steve Hoffman

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: 388 Homewood Rd, Los Angeles, CA 90049

(LADBS has been closed to public for Covid 19)

Amount Claimed \$ \$82,856.51

Date Fees Paid: 11/15/19

RECEIPT #/PERMIT #/REFERENCE #: 19019 - 10000 - 02574 and 19019 - 30000 - 04385

STATE REASON FOR REQUESTING A REFUND - (Details):

See attached letter + Exhibits documenting that we are owed a Linkage Fee refund of \$82,856.5.

We were charged on gross sq footage of 6,634 instead of net of 2,851 after 3,783 demo.

Because of the attached attorney's fee lien, please make the check payable to:

"Brentanita, Inc. & 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 Brentanita, Inc.

April 17, 2020

SIGNATURE AND TITLE OF CLAIMANT

DATE

RF: 2259T080001

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

Level 1 approved in ES.

AMOUNT APPROVED FOR REFUND \$ 110,023.68

REMARKS: *Contract plan check engineer, for supplemental permit to accurately reflect floor area.*

- Refunded -

Doc #: _____

Amt: _____

Date: 01/2/21

Audited by: *CS*

Date: 07/18/20

Approved by: *CS*

Date: 7/21/20

5/27/21

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



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

Sent to: Eng'lr
Location: _____
Date: 10/29/2020

Linkage Fee Only

CLAIM NO.: 150380

Reconsideration 10/29/2020

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 _____ NO X Should be \$110,023.68

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 Plan checker used the incorrect floor area in calculating the linkage fee.

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):
Permit App #19010-10000-02574 used 11,743sf for linkage fee determination but RFA shown is 6,634sf.
Demo Permit per App #19019-30000-04385. Demolished floor area is 3,783sf.

Actual Linkage fee = $\$18.56 \times (2/3) \times (6634\text{sf} - 3783\text{sf}) = \$35,276.37$
Linkage fee paid per App #19010-10000-02574 = $\$145,300.05$
Linkage fee overpaid = $\$145,300.05 - \$35,276.37 = \$110,023.68$

Note that the refund for linkage fee shown in Permit App #19010-10003-02574 appears to be incorrect. Plan checker did not show calculations on how the refund is determined. Therefore, it was unable to be verified.

Date: 8/24/2021 Signature of Recommender: Wing Kam Suen Ext. _____
Division: PEB Approved: Brian Pham
Bureau, Division, district or Branch head



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

Sent to: Eng' 12
Location: _____
Date: 11-04

Linkage Fee Only

CLAIM NO.: 150380

Reconsolidation of OCT 5 & 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 \$110,023.68

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 incorrect Linkage Fee calculation.

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 Permit 19010-10000-02574, Linkage Fee charged (incorrectly) as follows:

$18.56 \text{ \$/S.F.} \times 11743 \text{ S.F.} \times \frac{2}{3} = \$145,300.05$

Linkage Fee Area should be →

$6634 \text{ S.F. (PFA)} - 3783 \text{ S.F. (demo)} = 2851 \text{ S.F.}$

Correct Linkage Fee should be:

$18.56 \text{ \$/S.F.} \times 2851 \text{ S.F.} \times \frac{2}{3} = \$35,276.37$

Refund Recommended:

$\$145,300.05 - \$35,276.37 = \$110,023.68$

See Permit 19010-10003-02574

Date: 11/16/2020

Signature of Recommender: [Signature]

Division: _____

Approved: _____

Bureau, Division, district or Branch head

388 N Homewood Road



Permit #:

Plan Check #: B20LA18284

Event Code:

19010 - 10003 - 02574

Printed: 10/07/20 09:25 PM

Bldg-Alter/Repair 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		Last Status: Ready to Issue Status Date: 10/07/2020	
1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)
TR 11275		47		M B 204-17/20	135B141 530
					2. ASSESSOR PARCEL #
					4403 - 005 - 023

3. PARCEL INFORMATION		
Airport Hazard Area - 1140' Height Limit Above Elevation 747 Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Mansionization Ordinance - Yes Council District - 11	Community Plan Area - Brentwood - Pacific Palisades Census Tract - 2623.03 District Map - 135B141 Energy Zone - 6 Fire District - VHFHSZ	Flood Haz. Zone - Outside Flood Zone Hillside Grading Area - YES Near Source Zone Distance - 0.5 Thomas Brothers Map Grid - 631-F2

ZONES(S): RE15-1

4. DOCUMENTS	
ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-156966-SA24 ORD - ORD-128730 ORD - ORD-129279 ORD - ORD-131264	CPC - CPC-16829-F CPC - CPC-2005-8252-CA CPC - CPC-29840 BMO - Yes

5. CHECKLIST ITEMS
Permit Flag - Not a Fire Life Safety Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): BRENTANITA INC.	388 HOMEWOOD RD	LOS ANGELES CA 90049
Tenant:		
Applicant: (Relationship: Agent for Owner) STEVE HOFFMAN -	4929 WILSHIRE BL. SUITE 410	LOS ANGELES, CA 90010 (323) 997-1188

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(01) Dwelling - Single Family (07) Garage - Private		SUPPLEMENTAL PERMIT TO 19010-10003-02574 TO CORRECT LINKAGE PERMIT FEE. OKAY FOR REFUND IN THE AMOUNT OF \$111,088.05 FROM THE ORIGINAL PERMIT.

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: OK for Cashier: Joe Vo Signature:	DAS PC By: Coord. OK: Date:

11. PROJECT VALUATION & FEE INFORMATION	
Permit Valuation \$0 FINAL TOTAL Bldg-Alter/Repair 43.13 Permit Fee Subtotal Bldg-Alter/Repair 0.00 Plan Check Subtotal Bldg-Alter/Repair 0.00 E.Q. Instrumentation 0.00 D.S.C. Surcharge 1.00 Sys. Surcharge 1.62 Planning Surcharge 1.62 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surcharge 1.89 CA Bldg Std Commission Surcharge 0.00 Permit Issuing Fee 27.00 Linkage Fee 0.00	Final Fee Period PC Valuation: \$0 Total Bond(s) Due:

12. ATTACHMENTS
Owner-Builder Declaration

For Cashier's Use Only W/O #: 91002574

* 0 8 0 0 1 1 9 0 1 0 1 0 0 0 3 0 2 5 7 4 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")		19010 - 10003 - 02574										
(P) Basement (ZC): +1 Levels / 1 Levels (P) Floor Area (ZC): +6634 Sqft / 6634 Sqft (P) Height (ZC): +28 Feet / 28 Feet (P) Length: +46.75 Feet / 46.75 Feet (P) Residential Floor Area: +6634 Sqft / 6634 Sqft (P) Stories: +2 Stories / 2 Stories (P) Width: +86.7 Feet / 86.7 Feet (P) NFPA-13D Fire Sprinklers Thru-out (P) Wood (Plywood, OSB, etc.) Shearwall (P) R3 Occ. Group: +11500 Sqft / 11500 Sqft	(P) U Occ. Group: +361 Sqft / 361 Sqft (P) Parking Req'd for Bldg (Auto+Bicycle): +2 Stalls / 2 Sta (P) Type V-B Construction (P) Floor Construction - Concrete Deck (P) Foundation - Continuous Footing (P) Foundation - Spread (Pad) Footing (P) Roof Construction - Wood Frame/Sheathing (P) Wall Construction - Wood Stud											
14. APPLICATION COMMENTS: Linkage Fee Exempt: Not a Development Project		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:												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 60%;">16. CONTRACTOR, ARCHITECT & ENGINEER NAME</th> <th style="width: 20%;">ADDRESS</th> <th style="width: 10%;">CLASS</th> <th style="width: 10%;">LICENSE #</th> <th style="width: 10%;">PHONE #</th> </tr> <tr> <td>(O) OWNER-BUILDER</td> <td></td> <td></td> <td>0</td> <td>(310) 985-0909</td> </tr> </table>			16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #	(O) OWNER-BUILDER			0	(310) 985-0909
16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #								
(O) OWNER-BUILDER			0	(310) 985-0909								
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. OWNER-BUILDER DECLARATION I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).): <input type="checkbox"/> I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale). OR <input type="checkbox"/> I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)												
18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations: <input type="checkbox"/> 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. <input type="checkbox"/> 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: _____ <input type="checkbox"/> 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. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property.												
Print Name: _____ Sign: _____ Date: _____ <input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent												

LA Department of Building and Safety
WL M CA 301042954 11/15/2019 11:39:54 AM

BUILDING PERMIT-RES	\$5,892.00
ELECTRICAL PERMIT RES	\$1,531.92
HTG/REF PMT RES	\$765.96
PLUMBING PERMIT RES	\$1,531.92
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$117.84
EI RESIDENTIAL	\$182.00
DEV SERV CENTER SURCH	\$300.65
SYSTEMS DEVT FEE	\$601.30
CITY PLANNING SURCH	\$360.59
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$420.69
SCHOOL DEV RES	\$44,505.97
DWELLING UNIT	\$200.00
RES DEVT TAX	\$300.00
CA BLDG STD COMMISSION SURCHARGE	\$56.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$145,300.05

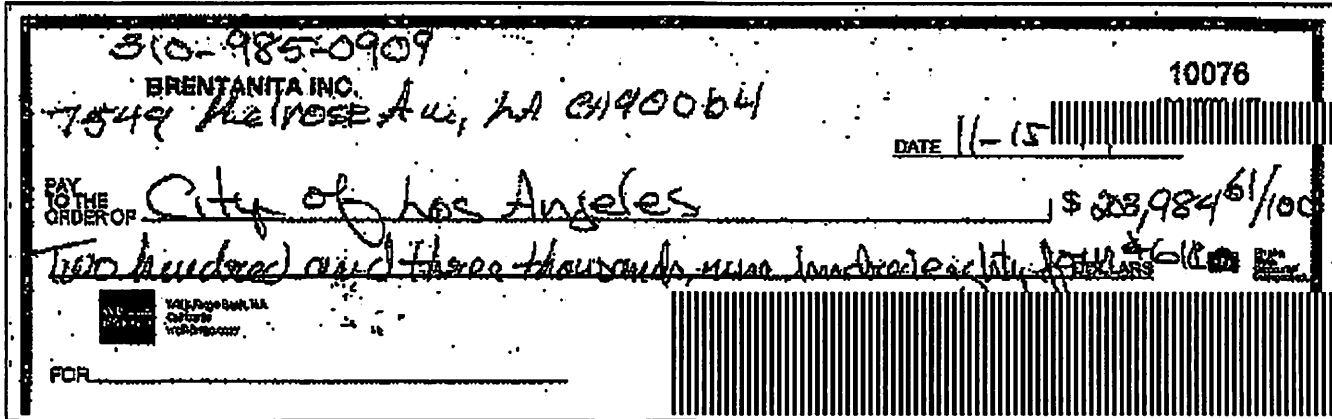
Sub Total: \$202,076.89

Permit #: 190101000002574
Building Card #: 2019WL03388
Receipt #: 0301168730

<u>Payment Records</u>	
Receipt No. 0301168730	\$202,076.89
Receipt No. 0301168731	\$1,907.72
Total Amount:	<u>\$203,984.61</u>
Check:	\$203,984.61

WELLS FARGO**Check Details**

Check Number	10076
Date Posted	11/18/19
Check Amount	\$203,984.61



For your security, information like account numbers, signatures, and the ability to view the backs of checks have been removed from the images.
You can see full or partial fronts and backs of the images by using the link at the top of the window.

 Equal Housing Lender

122000247

0000010076

2097616466

BRENTANITA INC

Security Features exceed industry standards and include:

- ImageMatch®: Matching account and check number on back (Patent No. 9,240,082)
- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Weave® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Photo Safe Deposit® Icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive Ink on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back, and in Chemical Wash Detection Box



ELECTRONICALLY DEPOSITED

3D1042154
11/15/2018 11:39:54 AM
\$203,984.61

PAY TO THE ORDER OF
WELLS FARGO BANK, N.A.
FOR DEPOSIT ONLY
CITY OF LOS ANGELES
BUILDING & SAFETY
#603 WEST LA
200046258721

☐ CHECK BOX FOR MOBILE REMOTE DEPOSIT
WRITE NAME OF FINANCIAL INSTITUTION ONLINE ABOVE

150380-D

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

October 12, 2020

PLEASE EXPEDITE ALREADY-APPROVED-BY-LADBS \$111,088.05 LINKAGE FEE REFUND
Section 8 of SUPPLEMENTAL PERMIT # 19010-10000-02574 states:
"TO CORRECT LINKAGE/PERMIT FEE. OKAY FOR REFUND IN THE AMOUNT
OF \$111,088.05 FROM THE ORIGINAL PERMIT."

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:	Refund Claim #	150380
	Address:	388 Homewood Rd, Los Angeles, CA 90049
	Permit #	19010 - 10003 - 02574
	Approved Refund:	\$111,088.05
	Description:	Charged on gross sq footage of 6,634 x 21.902329, instead of Net of 2,851 after 3,783 Demo x \$12.00. Permit was submitted on 6/14/19, when the fee was 2/3 of \$18.00.)

Dear LADBS:

Thank you for completing this approved refund claim.

1. **PLEASE EXPEDITE THIS ALREADY-APPROVED-BY-LADBS \$111,088.05 LINKAGE FEE REFUND.** Section 8 of SUPPLEMENTAL PERMIT # 19010-10000-02574 states: "TO CORRECT LINKAGE/PERMIT FEE. OKAY FOR REFUND IN THE AMOUNT OF \$111,088.05 FROM THE ORIGINAL PERMIT."

Exhibit "1" LADBS's July 23, 2020 letter requesting a supplemental permit to accurately reflect the linkage fee and correct the departmental error.

Exhibit "2" Supplemental Permit # 19010 - 10003 - 02574, stating in Section 8 "TO CORRECT LINKAGE/PERMIT FEE. OKAY FOR REFUND IN THE AMOUNT OF \$111,088.05 FROM THE ORIGINAL PERMIT."

Exhibit "3" Permit check and bank statement of check clearing the bank.

2. **Payment & Lien on refund of overcharged \$111,088.05 in Linkage Fees:**
Please issue Brentanita, Inc.'s already-approved-by-LADBS \$111,088.05 Linkage Fee refund, payable to: "Brentanita, Inc. & 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.

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

April 17, 2020

(1) REQUEST FOR REFUND OF Overcharged LINKAGE FEE
- CHARGED ON GROSS SQ FOOTAGE OF 6,634 INSTEAD OF NET OF 2,851 AFTER 3,783 DEMO;
(2) NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON REFUND

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

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

Re: 388 Homewood Rd, Los Angeles, CA 90049
Permit # 19019 - 10000 - 02574 and 19019 - 30000 - 04385
Linkage Fee Charged: \$145,300.05 (6,634 sq ft)
Amount Overcharged : \$82,856.51 (3,783 sq ft of demo)
Date Paid: 11/15/19

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$82,856.51 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 Brentanita, Inc.'s **Application for Refund of the Overcharged \$82,856.51 in Linkage Fees – CHARGED ON GROSS SQ FOOTAGE OF 6,634 INSTEAD OF NET OF 2,851 AFTER 3,783 DEMO** – we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1: Building Permit (Single Family) #19019 - 10000 - 02574, confirming we were charged for 6,634 square feet of **BUILT** floor area, and the receipt for payment of the \$145,300.05 Linkage Fee.
- Exhibit 2: Demo Permit #, confirming 3,783 square feet of **DEMO'd** floor area. Note that after deducting the Demo'd square floor area, the net increase of floor area is 19019 - 30000 - 04385 square feet.
- Exhibit 3: Assessor record confirming existing/Demo'd sq. ft. of 3,783.
- Exhibit 4: 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 \$82,856.51 in Linkage Fees:**
Please issue Brentanita, Inc.'s \$82,856.51 Linkage Fee refund, payable to: "Brentanita, Inc. & 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.

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

Brentanita, Inc hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 388 Homewood Rd, Los Angeles, CA 90049. 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 388 Homewood Rd, Los Angeles, CA 90049 and irrevocably requests that the refund check(s) be payable to "Brentanita, Inc & 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 5, 2020 By: ^{DocuSigned by:} B. T. TUSINS
Behnam Toubian, Managing Officer of Brentanita, Inc
linkage fee refund for 388 Homewood Rd, Los Angeles, CA 90049. It further consents to have the

Los Angeles, CA 90049 and irrevocably requests that the refund check(s) be payable to

Lien

388 N Homewood Road


 Permit #
 Plan Check # B19LA12350
 Event Code

19010 - 10000 - 02574

Printed 11/15/19 11:40 AM

Bldg New 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 11/15/2019 Last Status Issued Status Date 11/15/2019
--	--	--

TRACT TR 11275	BLOCK 47	LOT 47	ALN M B 204 17/20	COUNTY MAP REF M B 204 17/20	PARCEL ID (PIN) 135B141 530	ASSESSOR PARCEL ID 4403 - 005 - 023
-------------------	-------------	-----------	----------------------	---------------------------------	--------------------------------	--

3. PARCEL INFORMATION Airport Hazard Area - 1140 Height Limit Above Elevation 747 Area Planning Commission West Los Angeles LADBS Branch Office WLA Baseline Maintenance Ordinance Yes Council District 11		Community Plan Area Brentwood Pacific Palisades Census Tract 2623 03 District Map 135B141 Energy Zone 6 Fire District VHPHSZ	Flood Haz. Zone Outside Flood Zone Hillside Grading Area - YES Near Source Zero Distance 05 Thomas Brothers Map Grid 631 F2
--	--	--	--

4. DOCUMENTS ZI ZI 2462 Modifications to SF Zones and S ORD ORD 156966-SA24 BMO Yes ORD ORD 128730 CPC CPC 16829-F ORD ORD 129279 CPC CPC 2005-8252-CA ORD ORD 131264 CPC CPC 29840	
--	--

5. CHECKLIST ITEMS Flood Cert. Flood Cert. Not Req'd Special Inspect Anchor Bolts Special Inspect Structural Observation	Fabricator Req'd Glued Laminated Timber Fabricator Req'd Prefabricated Joist Fabricator Req'd Shop Welds	SYSTEM DEVT FEE CITY Fabricator Req'd Structural Steel Storm Water CID Project Permit Flag Not a Fire Life Safety Project
--	--	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BRENTANITA INC 388 HOMEWOOD RD LOS ANGELES CA 90049 -- Tenant Applicant: (Relationship Agent for Owner) ANGEL VILA 2740 MIDVALE AVE #113 (310) 817-1616	
--	--

For Cashier's Use Only W/O # 91002574

7. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private
--

8. DESCRIPTION OF WORK NEW 2 STORY AND BASEMENT SFD W/ ATTACHED GARAGE.

9. PLAN SHEET & UIC 1 OF 2

10. APPLICATION PROCESSING INFORMATION BLDO PC By Joe Vo OK for Cashier Semkrat Supasyachetkul Signature _____ Date 11/15/2019		DAS PC By Coord OK
--	--	-----------------------

11. PROJECT VALUATION Final Fee Period Permit Valuation \$1 400 000 PC Valuation Sewer Cap ID Total Bond(s) Due	
--	--

12. ATTACHMENTS Owner Builder Declaration Plot Plan
--

For inspection requests call toll free (800) 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
--

WL M CA 301042954 11/15/2019 11 39 54 AM	
BUILDING PERMIT-RES	\$5,892 00
ELECTRICAL PERMIT RES	\$1,531 92
ETG/REE PMT RES	\$765 96
PLUMBING PERMIT RES	\$1,531 92
BUILDING PLAN CHECK	\$0 00
BUILDING PLAN CHECK	\$0 00
PLAN MAINTENANCE	\$117 84
EX RESIDENTIAL	\$182 00
DEV SERV CENTER SURCH	\$300 65
SYSTEMS DEVT FEE	\$601 30
CITY PLANNING SURCH	\$360 59
MISCELLANEOUS	\$10 00
PLANNING GEN PLAN MAINT SURCH	\$420 69
SCHOOL DEV RES	\$44,505 97
DWELLING UNIT	\$200 00
RES-DEVT TAX	\$300 00
CA BLDG STD COMMISSION SURCHARGE	\$56 00
BUILDING PLAN CHECK	\$0 00
LINKAGE FEE	\$145,300 05

Sub Total \$202,076 89

 Permit # 190101000002574
 Building Card # 2019NL03388
 Receipt # 0301168730


P 190101000002574 F H

12. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")		19010 - 10000 - 02574
(P) Basement (ZC): +1 Levels / 1 Levels (P) Floor Area (ZC): +6634 Sqft / 6634 Sqft (P) Height (ZC): +28 Feet / 28 Feet (P) Length: +46 75 Feet / 46 75 Feet (P) Residential Floor Area: +6634 Sqft / 6634 Sqft (P) Stories: +2 Stories / 2 Stories (P) Width: +86 7 Feet / 86 7 Feet (P) Dwelling Unit: +1 Units / 1 Units (P) NFPA-13D Fire Sprinklers: No (P) Wood (Plywood, OSB etc) Shearwall	(P) R3 Occ Group: +11500 Sqft / 11500 Sqft (P) U Occ. Group: +361 Sqft / 361 Sqft (P) Parking Req'd for Bldg (Auto+Bicycle): +2 Stalls / 2 Stalls (P) Type V B Construction (P) Floor Construction: Concrete Deck (P) Foundation: Continuous Footing (P) Foundation: Spread (Pad) Footing (P) Roof Construction: Wood Frame/Shedding (P) Wall Construction: Wood Stud	
14. APPLICATION COMMENTS ** Approved Seismic Gas Shut-Off Valve may be required. **		In the event that any box (i.e. 116) is filled in 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 19425 of the Health and Safety Code of the State of California.
15. BUILDING RELOCATED FROM:		
16. CONTRACTOR/ARCHITECT & ENGINEER NAME (C) OWNER BUILDER	ADDRESS	CLASS 0
LICENSE 0		PHONE (310) 985-0909
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. 91 0402 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. OWNER-BUILDER DECLARATION I hereby affirm under penalty of perjury that I am exempt from the Contractors State License Law for the following reason (Section 7021.5, Business and Professions Code). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 2, commencing with Section 7000) of Division 2 of the Business and Professions Code, or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7021.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). <input checked="" type="checkbox"/> I, as the owner of the property, or my employees with regard to their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale. OR <input type="checkbox"/> I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.		
18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations: <input checked="" type="checkbox"/> 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. <input type="checkbox"/> 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: _____ <input type="checkbox"/> 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 19427.5 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 L.A. County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/chil/lead .		
20. 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 Owner/Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration and (2) This permit is being obtained with the consent of the legal owner of the property.		
Print Name: <u>BEHZAD TOUBIA</u> Signature: <u>[Signature]</u> Date: <u>11/15/2019</u> Informant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent		

388 N Homewood Road



Permit #:
Plan Check #: B19WL04927
Event Code:

19019 - 30000 - 04385

Printed: 09/12/2019 3:14 PM

Bldg-Demolition 1 or 2 Family Dwelling Plan Check at Counter Plan Check		City of Los Angeles - Department of Building and Safety		Issued on: 09/12/2019	
		APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE		Last Status: Issued	
				Status Date: 09/12/2019	
1. TRACT TR 11275	BLOCK 47	ADD M B 204-17/20	COUNTY MAP REF #	PARCEL ID # PIN # 135B141 530	2. ASSESSOR PARCEL # 4403 - 005 - 023

3. PARCEL INFORMATION

Airport Hazard Area - 1140' Height Limit Above Elevation 747	Community Plan Area - Brentwood - Pacific Palisades	Flood Haz. Zone - Outside Flood Zone
Area Planning Commission - West Los Angeles	Census Tract - 2623.03	Hillside Grading Area - YES
LADBS Branch Office - WLA	District Map - 135B141	Near Source Zone Distance - 0.5
Baseline Mansuonization Ordinance - Yes	Energy Zone - 6	Thomas Brothers Map Grid - 631-F2
Council District - 11	Fire District - VHFHSZ	

ZONES(S): RE1S-1

4. DOCUMENTS

ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-156966-SA24	BMO - Yes
ORD - ORD-128730	CPC - CPC-16829-P
ORD - ORD-129279	CPC - CPC-2005-8252-CA
ORD - ORD-131264	CPC - CPC-29840

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BRENTANTTA INC
7549 MELROSE AVE, LOS ANGELES, CA 90046 --
Tenant:

Applicant: (Relationship: Agent for Owner)
ANGEL VILA -
-- (310) 617-1616

For Cashier's Use Only

W/O #: 91904385

7. EXISTING USE

(01) Dwelling - Single Family
(07) Garage - Private

PROPOSED USE

(23) Demolition

M B 204-17/20

135B141 530

4403 - 005 - 023

8. DESCRIPTION OF WORK

Demolish (E) SFD with attached garage to clear lot. Sewer cap required.

9. Address Site & Use**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Kavian Refahi
OK for Cashier: Somkiat Supanyachotskul
Signature: _____

DAS PC By: _____
Coord. OK: _____
Date: 09/12/2019

11. PROJECT VALUATION

Fixed Fee Period

Permit Valuation: \$25,000

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). 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.

WL M CA 302082426 9/12/2019 3:13:50 PM

DEMO PERMIT	\$320.00
PLUMBING PERMIT RES	\$83.20
BUILDING PLAN CHECK	\$0.00
EI RESIDENTIAL	\$3.25
DEV SERV CENTER SURCH	\$12.19
SYSTEMS DEVT FEE	\$24.39
CITY PLANNING SURCH	\$19.20
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$22.40
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$495.63

Permit #: 190193000004385

Building Card #: 2019WL01782

Receipt #: 0302163830



P 1 9 0 1 9 3 0 0 0 0 4 3 8 5 F N

1060926201935859

15. STRUCTURE INVENTORY

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

19019 - 30000 - 04385

(P) Floor Area (ZC): -3783 Sqft / 0 Sqft
(P) Height (ZC): -18 Feet / 0 Feet
(P) Residential Floor Area: -3783 Sqft / 0 Sqft
(P) Stories: -1 Stories / 0 Stories
(P) Dwelling Units: 1 Units / 0 Units
(P) R3 Occ. Group: -3783 Sqft / 0 Sqft
(P) U Occ. Group: -400 Sqft / 0 Sqft
(P) Parking Req'd for Site (Auto+Bicycle): -3 Stalls / 0 Stalls
(P) Type V-B Construction

16. APPLICATION COMMENTS:

(1) DPM: 19019-30000-03632, Sewer cap required, notices mailed on 07/23/2019 (2) New ownership established under recorded grant deed document no. 20190483875

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.

17. BUILDING RELOCATED FROM: THE 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.**18. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) DESIGN & BUILD PARTNERS INC

13340 SATCOY ST UNIT K,

NORTH HOLLYWOOD, CA 91605

B

1053740

(818) 802-2059

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. 91.0602 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).

19. 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.: 1053740

Contractor:

DESIGN & BUILD PARTNERS INC

20. 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.

(X) 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 of the property.

Carrier: LIBERTY MTL. INS. CO.

Policy Number:

XWS2060040629

() 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.

21. 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/chlid/lead.

22. 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:

23. 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: ENRIQUE RAMIREZ

Sign: 

Date: 09/12/2019

☒ Contractor☐ Authorized Agent



Parcel Details

- Property records are kept at the West District Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No: 4403-005-023
Address: 388 HOMWOOD RD LOS ANGELES CA 90049
Property Type: Single Family Residential
Parcel / Cluster: 07 / 07187
Tax Rate Area (TRA): 00067
• View Assessor Map
• View Index Map

Recent Sales Information

Test Sale Date: 05/28/2019
Indicated Sale Price: \$5,570,055

Search for Recent Sales

19 Roll Values

Cording Date: 08/23/2013
Assessed Value: \$3,368,582
Improvements: \$842,143
Personal Property: \$0
Structures: \$0
Homeowners' Exemption: \$0
Special Use Exemption: \$0
Personal Property Exemption: \$0
Structure Exemptions: \$0

- 2019 Annual Taxes
- Property Tax Payment FAQs
- Estimate Supplemental Taxes

Property Boundary Description

ACT # 11275 LOT 47

Building Description

Building Improvement 1: 3,783
Square Footage: 1941 / 1964
Year Built / Effective Year Built: 5 / 4
Bedrooms / Bathrooms: 1
Units: 1



July 16, 2018

Page 2

Project (i.e. not a demolition permit or grading permit).

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.

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, F.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

July 23, 2020

BRENTANITA, INC. & ITS ATTORNEY,
THE LAW OFFICE OF STEVE HOFFMAN
4929 Wilshire Blvd. Suite 410
Los Angeles, CA. 90010

REFUND CLAIM NO: 150380
DATE CLAIM FILED: 04/21/2020
JOB LOCATION : 388 Homewood Rd. Los Angeles, CA. 90049

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) Prior to refund, contact plan check engineer to issue a supplemental permit to accurately reflect linkage fee for the floor area, then resubmit for refund. The supplemental permit is no fee since it was a department error.

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/r
Location: _____
Date: MAY 8 4 2020

Linkage fees only

CLAIM NO.: 150380

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 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) _____

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):

Prior to refund, contact plan check engineer to issue a supplemental permit to accurately reflect Linkage Fee Floor area, then resubmit for refund. The supplemental permit is no fee Department Error.

Date: 5-19-2020

Signature of Recommender: [Signature]

Ext. _____

Division: Plancheck

Approved: [Signature]

Bureau, Division, district or Branch head

CLAIM FOR REFUND - PAYMENTS					
CLAIM # 150380					
FEE	FUND	FUND	AMOUNT	0%	NET
TYPE		TYPE	PAID	RETENTION	REFUND
LINKAGE	59T/43/4680/468001	AP10	110,023.68	-	110,023.68
TOTAL			\$ 110,023.68	\$ -	\$ 110,023.68

✓ OK

**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 June 2, _____, 2022, the Claims Board of
the City of Los Angeles considered Report No. _____ of the City Attorney
in the matter of: Los Angeles Department of Building and Safety (LADBS) report
relative to Request for Refund from Brentanita, Inc.

and voted () that your Honorable Body (approve/reject) the City Attorney's
recommendation.

Other action: _____

Claims Board, City of Los Angeles

By _____
Chairperson

cc: City Attorney



Margarit Avesyan <margarit.avesyan@lacity.org>

06-02-2022 Claims Board Packet

Scott Marcus <Scott.Marcus@lacity.org>

Fri, Jun 3, 2022 at 7:32 AM

To: Margarit Avesyan <margarit.avesyan@lacity.org>

Cc: Denise Mills <denise.mills@lacity.org>, Guadalupe Lopez Torres <Guadalupe.Lopez@lacity.org>

All items were approved 2-0

[Quoted text hidden]

Scott Marcus

[Quoted text hidden]