

BOARD OF
BUILDING AND SAFETY
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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

October 21, 2022

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

SUBJECT: REFUND CLAIM FROM 11867 JEFFERSON, LLC - LINKAGE FEES

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) Sections 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests Council approval of refund claim number 160989 in the amount of \$80,731.20.

On November 21, 2021, LADBS received payment in the amount of \$705,836.86 from 11867 Jefferson LLC (Claimant) under building permit 19010-10000-04149 for the project located at 11863 W. Jefferson Blvd, Los Angeles, CA 90230. The Claimant submitted a claim for refund on March 2, 2022 for overcharge of linkage fees. Upon further review, LADBS plan check staff determined the linkage fee should have been calculated based on the net new floor area after deducting the demolished floor area. Therefore, the Claimant is entitled to a linkage fee refund in the amount of \$80,731.20. Attached are supporting documents regarding the claim for refund.

Should you have any questions regarding this matter, please contact the LADBS Chief Accounting Employee at (213) 482-6782. Thank you for your consideration.

Sincerely,

for

Osama Younan
General Manager
Los Angeles Department of Building and Safety

**CITY OF LOS ANGELES
CLAIMS BOARD**

**RECOMMENDATION OF THE CLAIMS BOARD
FOR CONSIDERATION BY THE CITY COUNCIL**

The Honorable City Council
City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Honorable Members:

At its meeting on November 7, 2022, the Claims Board of the City of Los Angeles considered a report of the Department of Building and Safety in the matter of:

Refund Claim From 11867 Jefferson, LLC – Linkage Fees re: Claim No. 160989

and voted (**2/0**) that your Honorable Body (**approve/reject**) the recommendation of the Department of Building and Safety.

Other action: _____

Claims Board, City of Los Angeles

By: /s/ Kellilyn Porter
Chairperson

cc: City Attorney



Margarit Avesyan <margarit.avesyan@lacity.org>

11/7/22 Claims Board

Kelli Porter <kelli.porter@lacity.org>
To: Margarit Avesyan <margarit.avesyan@lacity.org>

Mon, Nov 7, 2022 at 2:47 PM

The Claims Board approved items 2-21 by 2/0

Kellilyn Porter
Assistant City Attorney
Claims and Risk Management Division

City Hall East ■ 200 N. Main Street, 8th Floor ■ Los Angeles, CA 90012 ■ (213) 978-8373

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2022 MAR -4 9:42



CLAIM # 160989
RECEIVED
CITY CLERK'S OFFICE
2022 MAR -2 AM 11:05
CITY CLERK
Received Date Stamp

CLAIM FOR REFUND

(LADBS has been closed to public for Covid 19)

Client Name of Claimant (Last)	(First)	
11867 Jefferson, LLC & its attorney, The Law Office of Steve Hoffman		
Mailing 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: 11863 W. Jefferson Blvd, Los Angeles, CA 90230
 (LADBS has been closed to public for Covid 19)

Amount Claimed \$ \$80,731.20 Date Fees Paid: 11/23/21

RECEIPT #/PERMIT #/REFERENCE #: 19010 - 10000 - 04149 and 20019 - 10000 - 01000

STATE REASON FOR REQUESTING A REFUND - (Details):
 See attached letter + Exhibits documenting that we are owed a Linkage Fee refund of \$80,731.20.
 We were charged on gross sq footage of 27,315 instead of net of 23,145 after 4,170 demo.
 Because of the attached attorney's fee lien, please make the check payable to:
"11867 Jefferson, LLC & 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 11867 Jefferson, LLC		February 25, 2022
<small>SIGNATURE AND TITLE OF CLAIMANT</small>		<small>DATE</small>

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ \$80,731.20

REMARKS: Explain the prongs relationship with permit.
Credit was not given for demolished floor area.

- Refunded -
Doc #: _____
Amt: _____
Date: _____

Audited by: <u>CS</u>	ASR	Date: <u>03/24/22</u>	<u>09/30/22</u>
Approved by: <u>WJ</u>		Date: <u>10/13/22</u>	

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

LADBS Recommendation Form

CLAIM # 160989
Bureau: Engineering
Division: Green Building

Document Number: 19010-10000-04149
Receipt Number:
Receipt Date:
Fee Period:
Job Address: 11863 W Jefferson BLVD 90230

APPROVED

1. Did LADBS perform any work for which the permit or receipt was issued?
yes

2. Are the reasons given by claimant correct?
yes

3. Did LADBS initiate an action that resulted in an error?
yes
Credit was not given for the demolished floor area.

4. Is this a duplicated permit or receipt of the same job or item?
no

5. Of the gross amount claimed, is the amount claimed pertaining to the(se) particular item(s) correct?
yes

6. Is a refund recommended?
yes
Credit was not given for the demolished floor area.

Reviewed By: TEODORO DIAZ RODRIGUEZ
Reviewed On: 07/07/2022
Approved By: CHARMIE HUYNH
Approved On: 07/20/2022

Financial Service Div.'s Comments:

Linkage Fee Overcharged

Liaison's Comments:

Reviewer's Comments:

Supervisor's Comments:

History

Action	By	On
Review Approved & Returned to FSD	CHARMIE HUYNH	7/20/2022 12:58:44 PM
Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH)	TEODORO DIAZ RODRIGUEZ	7/7/2022 1:19:49 PM
Assigned (to TEODORO DIAZ RODRIGUEZ)	MARGARET KUHN	5/12/2022 1:27:23 PM
Created	MARY SUM	5/12/2022 10:34:25 AM

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

February 25, 2022

REQUEST FOR REFUND OF Overcharged LINKAGE FEE
CHARGED ON GROSS SQ FOOTAGE OF 27,315 INSTEAD OF NET OF 23,145 AFTER 4,170 DEMO;
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:	11863 W. Jefferson Blvd, Los Angeles, CA 90230
(Apt) Bldg Permit # 19010 - 10000 - 04149	\$528,818.40 = 27,315 FA x \$19.36 per sq ft
(Apt) Demo Permit # 20019 - 10000 - 01000	- 4,170 sq ft of Demo/Existing
Most we could be charged	<u>-\$448,087.20</u> 23,145 Increased FA x \$19.36
Overcharged Linkage Fee:	\$ 80,731.20
Date Paid:	11/23/21

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$80,731.20 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. Please communicate only with this office regarding this refund and our lien.

2. **Documentation:** In support of 11867 Jefferson, LLC's **Application for Refund of the Overcharged \$80,731.20 in Linkage Fees – CHARGED ON GROSS (APT) SQ FOOTAGE OF 27,315 INSTEAD OF NET OF 23,145 AFTER 4,170 (APT) DEMO** – we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1: **Building Permit (Apartment) # 19010 - 10000 - 04149**, confirming we were charged for **27,315 square feet of BUILT floor area**, and the receipt for payment of the **\$528,818.40 Linkage Fee**.
- Exhibit 2: **Demo Permit # (Apartment) 20019 - 10000 - 01000**, confirming **4,170 sq ft square feet of DEMO'd floor area**. Note that after deducting the Demo'd square floor area, the net increase of floor area is **23,145** square feet.
- Exhibit 3: Email to and from Cally Hardy of City Planning, stating as follows:

Emailed Question To Cally Hardy:

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.)

Exhibit 4: The Ordinance and Linkage Fee Implementation Memo stating that the Linkage Fee should be charged on the net increase in floor area.

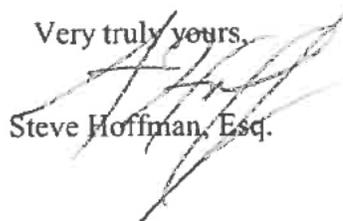
3. Refund Calculation:

(Apt) Bldg Permit # 19010 - 10000 - 04149	\$528,818.40	=	27,315	FA x \$19.36 per sq ft
(Apt) Demo Permit # 20019 - 10000 - 01000			- 4,170	sq ft of Demo/Existing
Most we could be charged	<u>-\$448,087.20</u>		23,145	Increased FA x \$19.36
Overcharged Linkage Fee:	\$ 80,731.20			

4. Payment & Lien on refund of overcharged \$80,731.20 in Linkage Fees:

Please issue 11867 Jefferson, LLC's \$80,731.20 Linkage Fee refund, payable to: "11867 Jefferson, LLC & 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

11867 Jefferson, LLC hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 11863 W. Jefferson Blvd LA, CA 90230. 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 11863 W. Jefferson Blvd LA, CA 90230 and irrevocably requests that the refund check(s) be payable to

"11867 Jefferson, LLC & 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: 02/21/2022

By:

DocuSigned by:

[Redacted Signature]

Simon James, Managing Officer of 11867 Jefferson, LLC

Lien

Exhibit "1"



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: 11/23/2021 Last Status: Issued Status Date: 11/23/2021
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL #
TR 8539		526		M B 104-53/55	105B165 305	4220 - 005 - 041
TR 8539		525		M B 104-53/55	105B165 310	4220 - 005 - 041
TR 8539		524		M B 104-53/55	105B165 314	4220 - 005 - 040
TR 8539		523		M B 104-53/55	105B165 319	4220 - 005 - 040
TR 8539		522		M B 104-53/55	105B165 323	4220 - 005 - 039

3. PARCEL INFORMATION Airport Hazard Area - 350' Height Limit Above Elevation 126 Alley - 20' LADBS Branch Office - WLA Council District - 11 Certified Neighborhood Council - Del Rey	Census Tract - 2756.03 District Map - 105B165 Energy Zone - 6 Lot Size - 100'X124.88' Lot Type - Interior	Thomas Brothers Map Grid - 672-F6 Area Planning Commission - West Los Angeles Earthquake-Induced Liquefaction Area - Yes Community Plan Area - Palms - Mar Vista - Del Rey Near Source Zone Distance - 3.7
ZONES(S): R3-1		

4. DOCUMENTS ZI - ZI-1874 LA Coastal Transportation Corridor - ORD - ORD-164177-SA6040 ZI - ZI-2427 FWY Adj Advisory Notice for Study - ORD - ORD-168999 ZI - ZI-2452 Transit Priority Area in the City - ORD - ORD-186104 SPA - Los Angeles Coastal Transportation Corridor - MODF - 09/09/20: TO ALLOW EGRESS CO - CPC - CPC-1984-226-SP	MODF - 09/09/20: TO ALLOW EGRESS ST. CPC - CPC-2005-8252-CA MODF - 09/15/20: ROOFTOP PLANTERS 4 CPC - CPC-2014-1456-SP MODF - 11-20-20: TAPERED MAT SLAB IN JUNCTION - CPC - CPC-2018-7547-CPU AFF - 20200878169: MAINT ROOFTOP PLANTERS
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5. CHECKLIST ITEMS Special Inspect - Anchor Bolts Special Inspect - Impervious Methane Membrane Special Inspect - Structural Observation	Special Inspect - Structural Wood (continuous) Permit Flag - Fire Life Safety Clearance Req'd Storm Water - LID Project	Permit Flag - Rec and Parks Fee Memo Req'd Std. Work Descr - Seismic Gas Shut Off Valve
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6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s): 11867 JEFFERSON LLC	13101 WASHINGTON BLVD	LOS ANGELES CA 90066	
Tenant:			
Applicant: (Relationship: Agent for Owner) MATT HEPBURN -	5150 WILSHIRE BLVD	LOS ANGELES CA 90036	(412) 818-6780

7. EXISTING USE (05) Apartment (07) Garage - Private	8. DESCRIPTION OF WORK NEW 4 STORY, TYPE VA/IA, 17 UNIT APARTMENT BUILDING OVER 1 LEVEL, TYPE IA, SUBTERRANEAN PARKING. THE FIRST STORY IS, TYPE IA, RESIDENTIAL AND PARKING GARAGE.
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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: Kesete Haregot OK for Cashier: Stella Sargsyan Signature:	DAS PC By: Coord. OK: Date:

For Cashier's Use Only **W/O #: 91004149**

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period	
Permit Valuation: \$10,000,000	PC Valuation: \$0		
FINAL TOTAL Bldg-New	705,836.86	School District Residential Level 1	117,100.08
Permit Fee Subtotal Bldg-New	38,981.50	Dwelling Unit Construction Tax	3,400.00
Energy Surcharge		Residential Development Tax	5,100.00
Handicapped Access		CA Bldg Std Commission Surcharge	400.00
Plan Check Subtotal Bldg-New	0.00	Green Building	
Off-hour Plan Check	0.00	Permit Issuing Fee	27.00
Plan Maintenance	300.00	Linkage Fee	528,818.40
E.Q. Instrumentation	2,800.00		
D.S.C. Surcharge	1,263.26		
Sys. Surcharge	2,526.51		
Planning Surcharge	2,358.51		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	2,751.60		
Sewer Cap ID:		Total Bond(s) Due:	

Payment Date: 11/23/21
 Receipt No: 2021327001-64
 Amount: \$705,836.86
 Method: ICL Check

2021LA01576

12. ATTACHMENTS Plot Plan Signed Declaration



13. STRUCTURE INVENTORY

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

19010 - 10000 - 04149

(P) Basement (BC): +1 Levels / 1 Levels
 (P) Basement (ZC): +1 Levels / 1 Levels
 (P) Floor Area (ZC): +27315 Sqft / 27315 Sqft
 (P) Height (BC): +40.67 Feet / 40.67 Feet
 (P) Height (ZC): +44 Feet / 44 Feet
 (P) Length: +109.67 Feet / 109.67 Feet
 (P) Stories: +4 Stories / 4 Stories
 (P) Width: +77.47 Feet / 77.47 Feet
 (P) Dwelling Unit: +17 Units / 17 Units
 (P) NFPA-13 Fire Sprinklers Thru-out

(P) Methane Site Design Level II
 (P) R2 Occ. Group: +27492 Sqft / 27492 Sqft
 (P) S2 Occ. Group: +17501 Sqft / 17501 Sqft
 (P) Long Term Bicycle Parking Provided for Bldg: +18 Spaces
 (P) Long Term Bicycle Parking Req'd for Bldg: +17 Spaces / 1
 (P) Parking Req'd for Bldg (Auto+Bicycle): +53 Stalls / 53 S
 (P) Provided Compact for Bldg: +15 Stalls / 15 Stalls
 (P) Provided Disabled for Bldg: +3 Stalls / 3 Stalls
 (P) Provided Standard for Bldg: +19 Stalls / 19 Stalls
 (P) Short Term Bicycle Parking Provided for Bldg: +4 Spaces

(P) Short Term Bicycle Parking Req'd for Bldg: +2 Spaces / 2
 (P) Type I-A Construction
 (P) Type V-A Construction

14. APPLICATION COMMENTS:**PDPP Project's Total Valuation: \$10,000,000.00**

** Approved Seismic Gas Shut-Off Valve may be required. ** THE PROJECT VALUATION IS \$10,000,000 TO BE VERIFIED BY PLAN CHECK ENGINEER. 25% OF \$10,000,000 IS \$2,500,000 NEW 4 STORY, TYPE VA, 17 UNITS. 3 STORY TYPE VA BUILDING OVER 1 LEVEL TYPE IA OVER 1 LEVEL TYPE IA SUBTERRANEAN PARKING

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 #
(A) DRISCOLL, CHRISTOPHER	2826 8TH AVE,	LOS ANGELES, CA 90018		C36073	
(C) DESIGN CONSTRUCTION	14506 FRIAR ST,	VAN NUYS, CA 914112308	B	840542	
(E) LAI, YOON	1216 S GARFIELD AVE 200,	ALHAMBRA, CA 91801		L8886	
(E) MCGRATH, MICHAEL JOHN	2420 ROYCROFT AVE,	LONG BEACH, CA 90815		C86488	
(E) PUKKANASUT, JIRAYUS	15038 CLARK AVE,	HACIENDA HEIGHTS, CA 91		C73728	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** License No.: **840542** Contractor: **DESIGN CONSTRUCTION**

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: **NORGUARD INSURANCE COMPANY** Policy Number: **MOWC116058**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

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

Print Name: _____ Sign: _____ Date: _____ Contractor Authorized Agent

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

Receipt

Your Reference Number:

2021327001-64

11/23/2021 1:13:33 PM

jbitangcol

TRANSACTIONS

LADBS PERMIT **\$705,836.86**
2021327001-64-1

Name: MATT HEPBURN
Job Address: 11863 W JEFFERSON BLVD
Permit Number: 19010-10000-04149
Building Permit Reference Number: 2021LA01576

Off-hour Plan Check	\$0.00
D.S.C. Surcharge	\$1263.26
Sys. Surcharge	\$2526.51
Planning Surcharge	\$2358.51
Planning Gen Plan Maint Surcharge	\$2751.60
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$27.00
Linkage Fee	\$528818.40
Dwelling Unit Construction Tax	\$3400.00
Residential Development Tax	\$5100.00
CA Bldg Std Commission Surcharge	\$400.00
School District Residential Level 1	\$117100.08
Permit Fee Subtotal Bldg-New	\$38981.50
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$300.00
E.Q. Instrumentation	\$2800.00

Total Amount: \$705,836.86

PAYMENT

ICL Check **\$705,836.86**

Check Number: 0159

NM 8/9/22

iPayment Reference Number:

2021327001-64

Effective Date 11/23/2021

Workgroup Metro 4th Floor

User jbitangcol

WJR DEVELOPMENT LLC		90-7162/3222	159
13101 W WASHINGTON BLVD. LOS ANGELES, CA 90066-5131		DATE <u>11/18/21</u>	
PAY TO THE ORDER OF	<u>City of Los Angeles</u>	\$ <u>705,836.86</u>	
	<u>Seven hundred five thousand, eight hundred thirty six</u>	<u>86/100</u>	
CHASE			
JPMorgan Chase Bank, N.A. www.Chase.com			
MEMO <u>19010-10000-04149</u>			
⑆32227⑆1627⑆		601086777⑆0154	

iPayment Reference Number:
2021327001-64
Effective Date 11/23/2021
Workgroup Metro 4th Floor
User jbitangcol

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
City of LA Building and Safety
#601-Metro 4th Floor
668270330
11/23/2021 1:13:49 PM
2021327001-64
\$705836.86

Contractor's License Detail (Personnel List)

Contractor License # 840542

Contractor Name DESIGN CONSTRUCTION

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

Licenses Currently Associated With

Name MOEZ NMN OMRANIAN
Title SOLE OWNER
Association Date 06/10/2004
Classification B

Licenses No Longer Associated With

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

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Exhibit "2"

1863 W Jefferson Blvd



Permit #: B20LA03646
 Plan Check #: B20LA03646
 Event Code:

20019 - 10000 - 01000
 Printed: 10/16/20 04:11 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: 10/16/2020
 Last Status: Issued
 Status Date: 10/16/2020

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 8539		526		M B 104-53/55	105B165 305	4220 - 005 - 0<1
TR 8539		525		M B 104-53/55	105B165 310	4220 - 005 - 0<1

PARCEL INFORMATION

Report Hazard Area - 350' Height Limit Above Elevator
 Area Planning Commission - West Los Angeles
 JADBS Branch Office - WLA
 Council District - 11
 Certified Neighborhood Council - Del Rey

Community Plan Area - Palms - Mar Vista - Del Rey
 Census Tract - 2756.03
 District Map - 105B165
 Energy Zone - 6
 Earthquake-Induced Liquefaction Area - Yes

Methane Hazard Site - Methane Zone
 Near Source Zone Distance - 3.7
 Thomas Brothers Map Grid - 672-F6

ZONES: R3-1

4. DOCUMENTS

ZI - ZI-1874 LA Coastal Transportation ORD - ORD-164177-SA6040 CPC - CPC-2005-8252-CA
 ZI - ZI-2427 FWY Adj Advisory Notice ORD - ORD-168999 CPC - CPC-2014-1456-SP
 ZI - ZI-2452 Transit Priority Area in the ORD - ORD-186104 CPC - CPC-2018-7547-CPU
 RENT - YES CPC - CPC-1984-226-SP

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
 11867 JEFFERSON LLC 13101 WASHINGTON BLVD LOS ANGELES CA 90066

Tenant:

Applicant: (Relationship: Architect)
 CHRIS DRISCOLL - (412) 818-6780

EXISTING USE	PROPOSED USE	DESCRIPTION OF WORK
(05) Apartment	(23) Demolition	Handwreck demolition of (e) 2-story apartment building, clear lot

7. # Bldgs on Site & Uses

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Cristina Salazar DAS PC By:
 OK for Cashier: Jon Blaine Coord. OK:
 Signature: Date:

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

For Cashier's Use Only W/O #: 01901000

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	PC Valuation:
\$50,000	
FINAL TOTAL Bldg-Demolition	592.49
Permit Fee Subtotal Bldg-Demolition	470.00
Plan Check Subtotal Bldg-Demolition	0.00
E.Q. Instrumentation	6.50
D.S.C. Surcharge	14.30
Sys. Surcharge	28.59
Planning Surcharge	28.20
Planning Surcharge Misc Fee	10.00
Planning Gen. Plan Maint Surcharge	32.90
CA Bldg. Std. Commission Surcharge	2.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 10/16/20
 Receipt No: 854733
 Amount: \$592.49
 Method: CC

2020ON 18369

12. ATTACHMENTS

CEQA Bldg Demolition Notice Plot Plan
 Demo Affirmation Posting Signed Declaration



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

20019 - 10000 - 01000

(P) Dwelling Unit: -5 Units / 0 Units
(P) R2 Occ. Group: -4170 Sqft / 0 Sqft**14. APPLICATION COMMENTS:**

DPI per permit# 19019-30000-05927 5 UNIT apartment under 1963LA03591

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) DESIGN CONSTRUCTION**ADDRESS**
14506 FRIAR ST.

VAN NUYS, CA 91411230

CLASS
B**LICENSE #**
840542**PHONE #**
(818) 428-5801

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.: 840542 Contractor: DESIGN CONSTRUCTION**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: NORGUARD INSURANCE COMPANY Policy Number: MOWCI16058

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/shildlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.A.3.4 LAMC).

By signing below, I certify that:

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

Print Name: _____ Sign: _____ Date: _____ Contractor Authorized Agent

Exhibit "3"

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 ($\frac{1}{3}$ or $\frac{2}{3}$, 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.

...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



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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



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

Exhibit "4"

CLAIM FOR REFUND - PAYMENTS

CLAIM # 160989

			TOTAL	20%	NET
FEE	FUND	FUND	AMOUNT	RETENTION	REFUND
TYPE		TYPE	PAID	AMOUNT	AMOUNT
B-PR	48R/08/3225/3239	AP10	\$ -	\$ -	\$ -
LINKAGE	59T/43/4680/468001	AP10	\$ 80,731.20	-	\$ 80,731.20
TOTAL			\$ 80,731.20	\$ -	\$ 80,731.20

EB