

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 24, 2022

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

SUBJECT: REFUND CLAIM FROM LOUISIANA GLEN, LP - 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 160235 in the amount of \$154,880.

On December 13, 2021, LADBS received payment in the amount of \$560,000.34 from Louisiana Glen, LP (Claimant) under building permit 19010-10000-02347 for the project located at 10405 Louisiana Ave, Los Angeles, CA 90025. The Claimant submitted a claim for refund on December 28, 2021 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 \$154,880. 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 Louisiana Glen – LP- Linkage Fees re: Claim No. 160235

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>

Mon, Nov 7, 2022 at 2:47 PM

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

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 JAN -3 PM 1:08



CLAIM # 160235

CLAIM FOR REFUND

(LADBS has been closed to public for Covid 19)

Received Date Stamp

2021 DEC 28 PM 2:16

CITY OF LOS ANGELES

| | |
|--|--|
| Print Name of Claimant (Last) (First) | |
| Louisiana Glen, LP & its attorney, The Law Office of Steve Hoffman | |
| Mailin 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: 10405 Louisiana Ave, Los Angeles, CA 90025

(LADBS has been closed to public for Covid 19)

Amount Claimed \$ \$155,004.57

Date Fees Paid: 12/13/21 (Submitted 6/4/19 fee is 2/

RECEIPT #/PERMIT #/REFERENCE #: 19010 - 10000 - 02347 and 19019 - 30000 - 01428

STATE REASON FOR REQUESTING A REFUND - (Details):

See attached letter + Exhibits documenting that we are owed a Linkage Fee refund of \$155,004.57.

We were charged on gross sq footage of 30,686 instead of Net of 18,686 after 12,000 demo.

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

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

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

Presentation of a false claim is a felony. (California Penal Code Section 72.)

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.

Steve Hoffman, Esq.,
Attorney for Louisiana Glen, LP

SIGNATURE AND TITLE OF CLAIMANT

December 22 2021

DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 154,880.00

REMARKS: Credit should be given for demolished floor area.

Audited by:

ASR

Approved by:

wh

Date:

10/13/22

Date:

10/21/22

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

Tuesday, September 27, 2022 14 : 35 PM

LADBS Recommendation Form

CLAIM # 160235
Bureau: Engineering
Division: Green Building

APPROVED

Document Number: 19010-10000-02347
Receipt Number:
Receipt Date:
Fee Period:
Job Address: 10405 Louisiana AVE 90025

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
 The linkage fee should have been calculated based on the net new floor area after deducting 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?
 no
 Rate used to calculate linkage fee was \$19.36, with a 2/3 phase in factor applied after calculation. Refund should be based on 12000 sf of demolished floor area. Refund amount should be: 12000 sf x \$19.36 x 2/3 = \$154,880.00 ✓

6. Is a refund recommended?
 yes
 The linkage fee should have been calculated based on the net new floor area after deducting the demolished floor area.

Reviewed By: TEODORO DIAZ RODRIGUEZ

Reviewed On: 09/23/2022

Approved By: CHARMIE HUYNH

Approved On: 09/26/2022

Financial Service Div.'s Comments:

Review Again and read email of 7/5/2022.

Liaison's Comments:**Reviewer's Comments:****Supervisor's Comments:**

History

| Action | By | On |
|---|------------------------|-----------------------|
| Review Approved & Returned to FSD | CHARMIE HUYNH | 9/26/2022 11:24:41 AM |
| Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH) | TEODORO DIAZ RODRIGUEZ | 9/23/2022 10:14:19 AM |
| Assigned (to TEODORO DIAZ RODRIGUEZ) | MARGARET KUHN | 7/6/2022 6:52:39 AM |
| Created | MARY SUM | 7/5/2022 4:51:32 PM |

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

December 22, 2021

REQUEST FOR REFUND OF Overcharged LINKAGE FEE
CHARGED ON GROSS SQ FOOTAGE OF 30,686 INSTEAD OF NET OF 18,686 AFTER 12,000 DEMO;
THE ORDINANCE STATES THAT THE 1-YEAR DEADLINE IS FROM WHEN THE
DWELLING UNITS ARE "LEGALLY REMOVED". IT DOES NOT STATE, FROM
"ISSUANCE" OF THE DEMO PERMIT. ISSUANCE OF THE DEMO PERMIT DOES
NOT "LEGALLY REMOVE" DWELLING UNITS.
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: | 10405 Louisiana Ave, Los Angeles, CA 90025 |
| (Apt) Bldg Permit # 19010 - 10000 - 02347 | \$396,053.97 = 30,686 FA x \$12.90 per sq ft |
| (Apt) Demo Permit # 19019 - 30000 - 01428 | -12,000 sq ft of Demo/Existing |
| Most we could be charged | -\$241,049.40 18,686 Increased FA x \$12.90 |
| Overcharged Linkage Fee: | \$155,004.57 |
| Date Bldg Permit Paid: | 12/13/21 (Submitted 6/4/19, fee is 2/3 = \$12.90) |
| Demo Permit Finaled = " <u>Legally Removed</u> " | 12/11/21 |

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$155,004.57 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 Louisiana Glen, LP's **Application for Refund of the Overcharged \$155,004.57 in Linkage Fees – CHARGED ON GROSS (BLDG-APT) SQ FOOTAGE OF 30,686 INSTEAD OF NET OF 18,686 AFTER 12,000 (DEMO-APT) DEMO –** we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1:** **Building Permit (Apartment) # 19010 - 10000 - 02347**, confirming we were charged for **30,686 square feet of BUILT floor area**, and the receipt for payment of the **\$396,053.97 Linkage Fee**.
- Exhibit 2:** **Demo Permit (Apartment) (Finaled) # 19019 - 30000 - 01428**, confirming **12,000 sq ft square feet of DEMO'd floor area**, and that the permit is **finaled**. Note that after deducting the Demo'd square floor area, the net increase of floor area is **18,686 square feet**.
- Exhibit 3:** **Zimas and Assessor records** confirming that pre-addition, the existing **(Apartment) square footage was 12,000**.
- Exhibit 4:** 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 5: The Ordinance and Linkage Fee Implementation Memo state that the Linkage Fee should be charged on the net increase in floor area.

Exhibit 6: **THE ORDINANCE STATES THAT THE 1-YEAR DEADLINE IS FROM WHEN THE DWELLING IS "LEGALLY REMOVED". IT DOES NOT SAY FROM "ISSUANCE" OF THE DEMO PERMIT. ISSUANCE OF THE DEMO PERMIT DOES NOT "LEGALLY REMOVE" THE DWELLING UNITS.**

3. The circled language of **Exhibit "6"**, the **"Additional Housing Units,"** LAMC Section 19.18 A.1 of Ordinance #185342 (page 2), states, as follows:

" 'Additional Housing Units' means a net increase in the number of dwelling units or guest rooms to be added on a parcel or parcels of land by ISSUANCE OF A BUILDING PERMIT, after subtracting the number of DWELLING UNITS or guest rooms LEGALLY REMOVED from the same parcel of real property during the year preceding the ISSUANCE of the BUILDING PERMIT." (Caps and bold added.)

AGAIN, THE ORDINANCE STATES THAT THE 1-YEAR DEADLINE IS FROM WHEN THE DWELLING IS "LEGALLY REMOVED". IT DOES NOT SAY, FROM "ISSUANCE" OF THE DEMO PERMIT. ISSUANCE OF THE DEMO PERMIT DOES NOT "LEGALLY REMOVE" DWELLING UNITS.

4. **Issuance of a Demo permit does not "LEGALLY REMOVE DWELLING UNITS."** First, as stated in the above Ordinance quote, it cannot be argued that **ISSUANCE** of a Demo permit **"LEGALLY REMOVES DWELLING UNITS."** In fact, many demo permits are parked for months/years until the demolition is concluded in proximity to the issuance of the building permit. Second, the Ordinance deliberately uses two different permit terms, **"ISSUANCE"** (twice) for the **BUILDING** permit, and **"LEGALLY REMOVED"** for the **DEMOLITION**. The City would be wrong to nonetheless claim that despite the Ordinance deliberately using two different permit terms, **"ISSUANCE"** (of the building permit) still equals **"LEGALLY REMOVED"** (for the demo permit).

5. **Exhibit "7": The Demo permit was finalized = "Legally removed" on 12/11/21.**
As confirmed in Exhibit "7", the Demo permit of the prior apartment building was finalized =
"Legally removed" on 12/11/21.

6. **Refund Calculations:**
(Apt) Bldg Permit # 19010 - 10000 - 02347 \$396,053.97 = 30,686 FA x \$12.90 per sq ft
(Apt) Demo Permit # 19019 - 30000 - 01428 -12,000 sq ft of Demo/Existing
Most we could be charged -\$241,049.40 18,686 Increased FA x \$12.90 ✓
Overcharged Linkage Fee: \$155,004.57
Date Bldg Permit Paid: 12/13/21 (Submitted 6/4/19, fee is 2/3 = \$12.90)
Demo Permit Finalized = "Legally Removed" 12/11/21

7. **Payment & Lien on refund of overcharged \$155,004.57 in Linkage Fees:**
Please issue Louisiana Glen, LP's **\$155,004.57** Linkage Fee refund, payable to: "**Louisiana
Glen, LP & S Hoffman Tr,**" and mail to Steve Hoffman, Esq., 4929 Wilshire Blvd., Suite 410,
L.A., CA 90010. Thank you.

Very truly yours,

Steve Hoffman, Esq.

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

Louisiana Glen, LP hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 10405 Louisiana Ave, Los Angeles, CA 90025. 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 10405 Louisiana Ave, Los Angeles, CA 90025 and irrevocably requests that the refund check(s) be payable to Louisiana Glen, LP & attorney Steve A. Hoffman Trust Account" and mailed to Steve Hoffman, Esq., at 4929 Wilshire Blvd., Suite 410, Los Angeles, CA 90010. This lien is only on the refunds/overpayment, NOT on the property.

Dated: December 21; 2021

By:

Dec: Signed by:

Michael Conzad, Managing Officer of Louisiana Glen, LP

Lien

10405 W Louisiana Ave 1 - 16


 Permit #:
 Plan Check #: B19LA11414
 Event Code:

19010 - 10000 - 02347

Printed: 12/17/21 02:45 PM

 Bldg-New GREEN - MANDATORY
 Apartment
 Regular Plan Check
 Plan Check

 City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

 Issued on: 12/13/2021
 Last Status: Issued
 Status Date: 12/13/2021

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|----------|-------|--------|-----|--------------------------------|---------------------|----------------------|
| TR 5609 | 137 | 23 | | M B 76-68/71 (SHTS 13-1129B157 | 417 | 4317 - 012 - 061 |
| TR 5609 | 137 | 22 | | M B 76-68/71 (SHTS 13-1129B157 | 439 | 4317 - 012 - 061 |

3. PARCEL INFORMATION
 Area Planning Commission - West Los Angeles
 LADBS Branch Office - WLA
 Council District - 5
 Certified Neighborhood Council - Westside
 Community Plan Area - West Los Angeles

 Census Tract - 2671.00
 District Map - 129B157
 Energy Zone - 9
 Flood Haz. Zone - AO D=3 E=N/A IN
 Hillside Grading Area - YES

 Methane Hazard Site - Methane Zone
 Near Source Zone Distance - 0.7
 Thomas Brothers Map Grid - 632-D4

ZONES(S): R3-I-O

4. DOCUMENTS
 ZI - ZI-2192 WLA Transportation Impro ORD - ORD-129279
 SPA - West LA Transportation Improver ORD - ORD-147819
 RENT - YES ORD - ORD-163205
 ORD - ORD-114517 ORD - ORD-171227

 ORD - ORD-171492
 ORD - ORD-183497
 CPC - CPC-1974-25468-A
 CPC - CPC-2014-1457-SP

CPC - CPC-9826

5. CHECKLIST ITEMS
 Flood Certif. - Flood Elevation Certif. Req'd
 Special Inspect - Concrete > 2.5ksi
 Special Inspect - Structural Observation

 Special Inspect - Structural Wood (periodic)
 Fabricator Req'd - Prefabricated Joist
 Permit Flag - Fire Life Safety Clearance Req'd

 Permit Flag - Rec and Parks Fee Memo Req'd
 Std. Work Deser - Seismic Gas Shut Off Valve
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

LOUISIANA GLEN LP

11601 SANTA MONICA BLVD

LOS ANGELES CA 90025

Tenant:

 Applicant: (Relationship: Agent for Owner)
 DON TOLENTINO -

(310) 914-5555

7. EXISTING USE**PROPOSED USE**
 (05) Apartment
 (07) Garage - Private
8. DESCRIPTION OF WORK

(N) 4 STORY 16 UNIT APARTMENT

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**
 BLDG. PC By: Hernan Arreola
 OK for Cashier: Derrick Magee

 DAS PC By: Elizabeth Toms
 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 #: 91002347

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

| Permit Valuation: | \$4,932,122 | PC Valuation: | |
|-------------------------------------|-------------|--------------------------------|------------|
| FINAL TOTAL Bldg-New | 560,000.34 | Dwelling Unit Construction Tax | 3,200.00 |
| Permit Fee Subtotal Bldg-New | 19,847.24 | Residential Development Tax | 4,800.00 |
| Energy Surcharge | | CA Bldg Std Commission Surchar | 198.00 |
| Handicapped Access | | Green Building | |
| Plan Check Subtotal Bldg-New | 3,651.29 | Permit Issuing Fee | 0.00 |
| Plan Maintenance | 300.00 | Linkage Fee | 396,053.97 |
| E.Q. Instrumentation | 1,380.99 | | |
| D.S.C. Surcharge | 755.39 | | |
| Sys. Surcharge | 1,510.77 | | |
| Planning Surcharge | 1,427.91 | | |
| Planning Surcharge Misc Fee | 10.00 | | |
| Planning Gen Plan Maint Surchar | 1,665.90 | | |
| School District Residential Level 1 | 125,198.88 | | |

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS
 Owner-Builder Declaration
 Plot Plan

Signed Declaration



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

 Payment Date: 12/13/21
 Receipt No: 2021347003-3
 Amount: \$560,000.34
 Method: ICL Check

2021WL00424

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**19010 - 10000 - 02347**

| | | |
|---|---|--|
| (P) Floor Area (ZC): +28882 Sqft / 28882 Sqft | (P) S2 Occ. Group: +11156 Sqft / 11156 Sqft | (P) Foundation - Continuous Footing |
| (P) Height (ZC): +45 Feet / 45 Feet | (P) Long Term Bicycle Parking Req'd for Bldg: +16 Spac | (P) Roof Construction - Wood Frame/Sheathing |
| (P) Length: +98 Feet / 98 Feet | (P) Parking Req'd for Bldg (Auto+Bicycle): +32 Stalls / 3 | (P) Wall Construction - Wood Stud |
| (P) Stories: +4 Stories / 4 Stories | (P) Provided Compact for Bldg: +16 Stalls / 16 Stalls | |
| (P) Width: +86 Feet / 86 Feet | (P) Provided Disabled for Bldg: +1 Stalls / 1 Stalls | |
| (P) Dwelling Unit: +16 Units / 16 Units | (P) Provided Standard for Bldg: +16 Stalls / 16 Stalls | |
| (P) NFPA-13 Fire Sprinklers Thru-out | (P) Short Term Bicycle Parking Req'd for Bldg: Spaces | |
| (P) Wood (Plywood, OSB, etc.) Shearwall | (P) Type I-A Construction | |
| (P) Methane Site Design Level I | (P) Type V-A Construction | |
| (P) R2 Occ. Group: +30686 Sqft / 30686 Sqft | (P) Floor Construction - Concrete Slab on Grade | |

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** Pending items Building mostly complete. Structural review complete.
1/21/21 2. Shoring review 3. Grading plans 4. Modifications and recorded affidavits 5. RW heights 6. Clearances 8. Check parking
+10" for obstructions

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) URIU, GIOVANNI | 830 SO GLENDALE AVENUE, | GLENDALE, CA 91205 | C7487 | |
| (E) MAHMOUDKHANI, BEHNAM | 120 W WILSON AVE 1550, | GLENDALE, CA 91203 | C88488 | |
| (O) OWNER-BUILDER | | | 0 | |

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).):

☐ 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

☐ 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:

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

☐ Owner

☐ Authorized Agent

1828 Sawtelle Blvd., 2nd Floor
West Los Angeles, CA 90025

Receipt

Your Reference Number:

2021347003-3

12/13/2021 3:16:51 PM

jblockson

TRANSACTIONS

LADBS PERMIT **\$560,000.34**
2021347003-3-1

Name: DON TOLENTINO
Job Address: 10405 W LOUISIANA AVE 1 16
Permit Number: 19010-10000-02347
Building Permit Reference Number: 2021WL00424

| | |
|-------------------------------------|--------------------|
| Dwelling Unit Construction Tax | \$3200.00 |
| Sys. Surcharge | \$1510.77 |
| Planning Surcharge | \$1427.91 |
| Planning Gen Plan Maint Surcharge | \$1665.90 |
| Planning Surcharge Misc Fee | \$10.00 |
| Permit Issuing Fee | \$0.00 |
| Linkage Fee | \$396053.97 |
| Residential Development Tax | \$4800.00 |
| CA Bldg Std Commission Surcharge | \$198.00 |
| School District Residential Level 1 | \$125198.88 |
| Permit Fee Subtotal Bldg-New | \$19847.24 |
| Plan Check Subtotal Bldg-New | \$3651.29 |
| Plan Maintenance | \$300.00 |
| E.Q. Instrumentation | \$1380.99 |
| D.S.C. Surcharge | \$755.39 |

LADBS PERMIT **\$760.39**
2021347003-3-3

Name: DON TOLENTINO
Job Address: 10405 W LOUISIANA AVE
Permit Number: 19026-10000-00310
Building Permit Reference Number: 2021WL00425

| | |
|--|----------|
| CA Bldg Std Commission Surcharge | \$1.00 |
| Planning Gen Plan Maint Surcharge | \$42.56 |
| Permit Fee Subtotal Nonbldg-Alter/Repair | \$320.00 |
| Plan Check Subtotal Nonbldg-Alter/Repair | \$288.00 |
| E.Q. Instrumentation | \$7.00 |
| D.S.C. Surcharge | \$18.45 |
| Sys. Surcharge | \$36.90 |
| Planning Surcharge | \$36.48 |
| Planning Surcharge Misc Fee | \$10.00 |
| Permit Issuing Fee | \$0.00 |

LADBS PERMIT **\$2,968.50**
2021347003-3-5

Name: DON TOLENTINO
Job Address: 10405 W LOUISIANA AVE
Permit Number: 19030-10000-03526
Building Permit Reference Number: 2021WL00426

| | |
|-----------------------------------|-----------|
| Permit Fee Subtotal Grading | \$2425.00 |
| Plan Check Subtotal Grading | \$0.00 |
| D.S.C. Surcharge | \$72.75 |
| Planning Gen Plan Maint Surcharge | \$169.75 |
| Planning Surcharge Misc Fee | \$10.00 |

| | |
|--------------------|----------|
| Planning Surcharge | \$145.50 |
| Sys. Surcharge | \$145.50 |
| Permit Issuing Fee | \$0.00 |

Total Amount: \$563,729.23**PAYMENT**

| | |
|------------------|---------------------|
| ICL Check | \$535,701.13 |
|------------------|---------------------|

Check Number: 884765

| | |
|------------------|--------------------|
| ICL Check | \$28,028.10 |
|------------------|--------------------|

Check Number: 884798

iPayment Reference Number:

2021347003-3

Effective Date 12/13/2021

Workgroup West Los Angeles

User jblockson

THE REVERSE SIDE OF THE DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND TRUS WATERMARK. HOLD TO LIGHT TO VIEW.

884765

4006
5

00-36201/222

LOUISIANA GLEN LP
Reference

PACIFIC WESTERN BANK
Beverly Hills, CA 90212

DATE November 17, 2021

PAY TO THE
ORDER OF CITY OF LOS ANGELES \$555,701.13
FIVE HUNDRED THIRTY FIVE THOUSAND SEVEN HUNDRED ONE DOLLARS AND THIRTEEN CENTS

Cashier's Check
Memo: BLDG PERMITS (10401 LOUISIANA)

884765 122238200 041444013

iPayment Reference Number:
2021347003-3
Effective Date 12/13/2021
Workgroup West Los Angeles
User jblockson

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
CITY OF LA Building and Safety
#803-West Los Angeles
668270395
12/13/2021 3:19:42 PM
2021347003-3
\$639701.13

ENDORSE HERE
X _____

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

12/13/2021 3:19:42 PM
2021347003-3
\$639701.13

iPayment Reference Number:
2021347003-3
Effective Date 12/13/2021
Workgroup West Los Angeles
User jblockson

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND TRIM WATERMARK. HOLD TO LIGHT TO VIEW.

884798

4070
2

90-3820/1222

LOUISIANA GLEN LP
Reference

PACIFIC WESTERN BANK
Beverly Hills, CA 90212

DATE December 09, 2021

PAY TO THE
ORDER OF CITY OF LOS ANGELES

\$ 28,028.10

TWENTY EIGHT THOUSAND TWENTY EIGHT DOLLARS AND TEN CENTS

Dollars

Cashier's Check

Authorized Signature

884798 122238 2001 091999013

| | |
|--|--|
| <p>iPayment Reference Number: 2021347003-3 Effective Date 12/13/2021 Workgroup West Los Angeles User jblockson</p> | |
| <p>FOR DEPOSIT ONLY PAY TO THE ORDER OF JP MOR CITY OF LA Building and Safety #603-West Los Angeles 688270355 12/13/2021 3 20.13 PM 2021347003-3 \$28028.10</p> | <p>ENDORSE HERE X _____ _____ _____ DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE *RESERVED FOR FINANCIAL INSTITUTION USE*</p> |


 Bldg-Demolition
 Apartment
 Plan Check at Counter
 Plan Check

City of Los Angeles - Department of Building and Safety

Issued on: 06/12/2020

APPLICATION FOR INSPECTION TO

Last Status: Permit Finaled

DEMOLISH BUILDING OR STRUCTURE

Status Date: 12/14/2021

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|----------|-------|--------|-----|--------------------------------|---------------------|----------------------|
| TR 5609 | 137 | 23 | | M B 76-68/71 (SHTS 13-1129B157 | 417 | 4317 - 012 - 061 |
| TR 5609 | 137 | 22 | | M B 76-68/71 (SHTS 13-1129B157 | 439 | 4317 - 012 - 061 |

3. PARCEL INFORMATION
 Area Planning Commission - West Los Angeles
 LADBS Branch Office - WLA
 Council District - 5
 Certified Neighborhood Council - Westside
 Community Plan Area - West Los Angeles

 Census Tract - 2671.00
 District Map - 129B157
 Energy Zone - 9
 Flood Haz. Zone - AO D=3 E=N/A IN
 Hillside Grading Area - YES

 Methane Hazard Site - Methane Zone
 Near Source Zone Distance - .7
 Thomas Brothers Map Grid - 632-D4

ZONES(S): R3-1-O

4. DOCUMENTS

| | | |
|------------------|------------------|------------------------|
| RENT - YES | ORD - ORD-163205 | CPC - CPC-1974-25468-A |
| ORD - ORD-114517 | ORD - ORD-171227 | CPC - CPC-2014-1457-SP |
| ORD - ORD-129279 | ORD - ORD-171492 | CPC - CPC-9826 |
| ORD - ORD-147819 | ORD - ORD-183497 | |

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 GOTTSEGEN, MICHAEL CO TR N AND E 5024 KELVIN AVE

WOODLAND HILLS CA 91364

Tenant:

 Applicant: (Relationship: Agent for Owner)
 VAESNAR SINUM -

(310) 914-5555

7. EXISTING USE

(05) Apartment

PROPOSED USE

(23) Demolition

8. DESCRIPTION OF WORK

DEMOLITION OF A 10 UNIT APARTMENT BUILDING SEWER CAP AND PEDESTRIAN PROTECTION FENCE REQUIRED.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**
 BLDG. PC By: Ricardo Ramirez
 OK for Cashier: Ricardo Ramirez

 DAS PC By:
 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 #: 91901428

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$50,000 PC Valuation:

| | |
|-----------------------------------|--------|
| FINAL TOTAL Bldg-Demolition | 927.38 |
| Permit Fee Subtotal Bldg-Demoliti | 470.00 |
| Plan Check Subtotal Bldg-Demoliti | 274.50 |
| E.Q. Instrumentation | 6.50 |
| D.S.C. Surcharge | 22.53 |
| Sys. Surcharge | 45.06 |
| Planning Surcharge | 44.67 |
| Planning Surcharge Misc Fee | 10.00 |
| Planning Gen Plan Maint Surchar | 52.12 |
| CA Bldg Std Commission Surchar | 2.00 |
| Permit Issuing Fee | 0.00 |

Payment Date: 06/12/20

Receipt No: 763004

Amount: \$927.38

Method: CC

2020ON 06507

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS
 CEQA Bldg Demolition Notice Plot Plan
 Demo Affirmation Posting Signed Declaration


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

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

19019 - 30000 - 01428

(P) Stories: -2 Stories / 0 Stories
(P) Dwelling Unit: -10 Units / 0 Units
(P) R2 Occ. Group: -12000 Sqft / 0 Sqft ✓
(P) Type V-B Construction

14. APPLICATION COMMENTS:

DEMOLITION NOTICES MAILED OUT ON: 03/14/19

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

(C) PADILLA'S COMPANY INC

ADDRESS

667 ARROYO AVE,

SAN FERNANDO, CA 913

CLASS

C21

LICENSE #

564257

PHONE #

CLAIM FOR REFUND - PAYMENTS

CLAIM # 160235

| | | | 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 | \$ 154,880.00 | | \$ 154,880.00 |
| | | | | | |
| TOTAL | | | \$ 154,880.00 | \$ - | \$ 154,880.00 |

EB 9/30/22