

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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 18, 2022

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

SUBJECT: REFUND CLAIM FROM 1664 MALCOLM PROPERTIES, 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 160988 in the amount of \$72,929.12.

On November 19, 2021, LADBS received payment in the amount of \$326,373.97 from 1664 Malcolm Properties, LLC (Claimant) under building permit number 20010-10000-02859 for the project located at 1664 S. Malcolm Ave, Los Angeles, CA 90024. The Claimant submitted a claim for refund on March 2, 2022 for the overcharge of linkage fees. Upon further review, LADBS plan check staff determined that 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 \$72,929.12. 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 1664 Malcolm Properties, LLC – Linkage Fees re: Claim No. 160988

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

*****Confidentiality Notice*****

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CLAIM FOR REFUND

(LADBS has been closed to public for Covid 19)

CLAIM # 160988

2022 MAR -2 AM 11:35
 RECEIVED
 CITY OF LOS ANGELES
 RECEIVED DATE STAMP

First Name of Claimant (Last) (First)
 1664 Malcolm Properties, 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: 11664 Malcolm Ave, Los Angeles, CA 90024
 (LADBS has been closed to public for Covid 19)

Amount Claimed \$ \$72,929.12 Date Fees Paid: 11/19/21

RECEIPT #/PERMIT #/REFERENCE #: 20010 - 10000 - 02859 and 21019 - 20000 - 00464

STATE REASON FOR REQUESTING A REFUND - (Details):
 See attached letter + Exhibits documenting that we are owed a Linkage Fee refund of \$72,929.12.
 We were charged on gross sq footage of 13,264 instead of Net of 9,497 after 3,767 demo.
 Because of the attached attorney's fee lien, please make the check payable to:
 "1664 Malcolm Properties, 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
 1664 Malcolm Properties, LLC

February 27, 2022

SIGNATURE AND TITLE OF CLAIMANT DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 72,329.12

REMARKS: Credit needs to be given for demolished area.

Audited by <u>ASR</u>	Date <u>10/14/22</u>
Approved by <u>el</u>	Date <u>10/17/22</u>

Tuesday, September 27, 2022 14 : 45 PM

LADBS Recommendation Form

CLAIM # 160988

Bureau: Engineering

Division: Green Building

Document Number:

20010-10000-02859

Receipt Number:

Receipt Date:

Fee Period:

Job Address:

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

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?

yes

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. Rate used to calculate linkage fee was \$19.36/sf. Demolished floor area was 3767 sf. Refund amount should be: $\$19.36 \times 3767 = \$72,929.12$

Reviewed By: TEODORO DIAZ RODRIGUEZ

Reviewed On: 09/23/2022

Approved By: CHARMIE HUYNH

Approved On: 09/26/2022

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

9/26/2022 11:24:58 AM

Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH)

TEODORO DIAZ RODRIGUEZ

9/23/2022 2:10:19 PM

Assigned (to TEODORO DIAZ RODRIGUEZ)

MARGARET KUHN

7/15/2022 7:19:28 AM

Created

MARY SUM

7/14/2022 4:18:20 PM

STEVE A. HOFFMAN

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

February 28, 2022

REQUEST FOR REFUND OF Overcharged LINKAGE FEE
CHARGED ON GROSS SQ FOOTAGE OF 13,264 INSTEAD OF NET OF 9,497 AFTER 3,767 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:	1664 Malcolm Ave, Los Angeles, CA 90024
(Apt) Bldg Permit # 20010 - 10000 - 02859	\$256,791.04 = 13,264 FA x \$19.36 per sq ft
(Apt) Demo Permit # 21019 - 20000 - 00464	- 3,767 sq ft of Demo/Existing
Most we could be charged	<u>-\$183,861.92</u> 9,497 Increased FA x \$19.36
Overcharged Linkage Fee:	\$ 72,929.12
Date Paid:	11/19/21

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$72,929.12 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 1664 Malcolm Properties, LLC's **Application for Refund of the Overcharged \$72,929.12 in Linkage Fees – CHARGED ON GROSS (APT) SQ FOOTAGE OF 13,264 INSTEAD OF NET OF 9,497 AFTER 3,767 (APT) DEMO** – we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1: **Building Permit (Apartment) # 20010 - 10000 - 02859**, confirming we were charged for **13,264 square feet of BUILT floor area**, and the receipt for payment of the **\$256,791.04 Linkage Fee**.
- Exhibit 2: **Demo Permit # (Apartment) 21019 - 20000 - 00464**, confirming **3,767 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 **9,497** square feet.
- Exhibit 3: **Zimas and Assessor records** confirming that pre-addition, the existing **(Apartment) square footage was 3,767**.
- 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 stating that the Linkage Fee should be charged on the net increase in floor area.

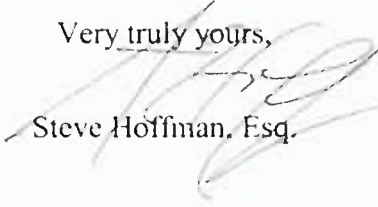
3. Refund Calculation:

(Apt) Bldg Permit # 20010 - 10000 - 02859	\$256,791.04 = 13,264 FA x \$19.36 per sq ft
(Apt) Demo Permit # 21019 - 20000 - 00464	- 3,767 sq ft of Demo/Existing
Most we could be charged	- \$183,861.92 9,497 Increased FA x \$19.36
Overcharged Linkage Fee:	\$ 72,929.12

4. Payment & Lien on refund of overcharged \$72,929.12 in Linkage Fees:

Please issue 1664 Malcolm Properties, LLC's \$72,929.12 Linkage Fee refund, payable to: "1664 Malcolm Properties, 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

1664 Malcolm Properties LLC hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 1664 Malcolm Ave, LA, CA 90024. 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 1664 Malcolm Ave, LA, CA 90024 and irrevocably requests that the refund check(s) be payable to

"1664 Malcolm Properties 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: 02/25/2022

By:

DocuSigned by:
[Redacted Signature]

Vilma Rodriguez, Managing Officer of 1664 Malcolm Properties LLC

Lien

1664 S Malcolm Ave 1 - 5



Permit #:

Plan Check #: B20LA15166

Event Code:

20010 - 10000 - 02859

Printed: 02/16/22 09:16 AM

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: 11/19/2021

Last Status: Issued

Status Date: 11/19/2021

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 7803	13	13		M B 85-59/60 (SHITS 1-2)	129B153 162	4325 - 025 - 012

3. PARCEL INFORMATION

LADBS Branch Office - WLA

Council District - 5

Certified Neighborhood Council - Westwood

Census Tract - 2655.20

District Map - 129B153

Energy Zone - 9

Hillside Grading Area - YES

Thomas Brothers Map Grid - 632-B4

Area Planning Commission - West Los Angeles

Community Plan Area - Westwood

Near Source Zone Distance - 0

School Within 500 Foot Radius - YES

Methane Hazard Site - Methane Zone

ZONES(S): [Q]RD1.5-1

4. DOCUMENTS

Z1 - Z1-1446 Specific Plan: Westwood Commu Z/A - Z/A-2019-7062-ZAA-DRB-SPP RENT - YES
Z1 - Z1-1447 Specific Plan: Westwood Commu SPA - Specific Plan: West Los Angeles Transj ORD - ORD-123222
Z1 - Z1-2192 Specific Plan: West Los Angeles SPA - Specific Plan: Westwood Community J. ORD - ORD-129279
Z1 - Z1-2452 Transit Priority Area in the Cit SPA - Specific Plan: Westwood Community P ORD - ORD-138227

ORD - ORD-161915

ORD - ORD-163187

ORD - ORD-163203

ORD - ORD-163204

5. CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi

Special Inspect - Field Welding

Special Inspect - Shotcrete

Special Inspect - Structural Observation

Special Inspect - Structural Wood (periodic)

Fabricator Req'd - Prefabricated Joist

Fabricator Req'd - Shop Welds

Fabricator Req'd - Structural Steel

Permit Flag - Fire Life Safety Clearance Req'd

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s).

1664 MALCOLM PROPERTIES LLC

570 BEVERLY GLEN BLVD

LOS ANGELES CA 90024

Tenant

Applicant: (Relationship: Agent for Owner)

EHSAN LIMA - LABYRINTH DESIGN STUDIO

(213) 440-4454

7. EXISTING USE**PROPOSED USE**

(05) Apartment

(07) Garage - Private

8. DESCRIPTION OF WORK

NEW 4-STORY APARTMENT BUILDING TYPE V-A CONSTRUCTION OVER ONE
LEVEL TYPE I-A SUBTERRANEAN PARKING 1 OF 5

9. # Bldgs on Site & Use: 1 OF 5

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Sergio Gutierrez

DAS PC By: Choi Yan

OK for Cashier: Stella Sargsyan

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 L.A. County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 01002859

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation:	\$2,438,690	PC Valuation:	\$0
FINAL TOTAL Bldg-New	326,373.97	Dwelling Unit Construction Tax	1,000.00
Permit Fee Subtotal Bldg-New	10,429.27	Residential Development Tax	1,500.00
Energy Surcharge		CA Bldg Std Commission Surcharge	98.00
Handicapped Access		Green Building	
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee	27.00
Plan Maintenance	208.59	Linkage Fee	256,791.04
E.Q. Instrumentation	682.83		
D.S.C. Surcharge	340.43		
Sys. Surcharge	680.86		
Planning Surcharge	639.89		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	746.54		
School District Residential Level 1	53,219.52		

Sewer Cap ID.

Total Bond(s) Due:

Payment Date: 11/19/21

Receipt No: 2021323001-80

Amount: \$326,373.97

Method: ICL Check

2021LA01567

12. ATTACHMENTS

Plot Plan

Signed Declaration



* 0 8 0 0 1 2 0 0 1 0 1 0 0 0 0 0 2 8 5 9 F H *

13. STRUCTURE INVENTORY

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

20010 - 10000 - 02859

(P) Basement (ZC): +1 Levels / 1 Levels
 (P) Floor Area (ZC): +13264 Sqft / 13264 Sqft
 (P) Height (BC): 142.5 Feet / 42.5 Feet
 (P) Height (ZC): +45 Feet / 45 Feet
 (P) Landscape Area: +1756 Sqft / 1756 Sqft
 (P) Length: +92.5 Feet / 92.5 Feet
 (P) Stories: +4 Stories / 4 Stories
 (P) Width: +48.5 Feet / 48.5 Feet
 (P) Dwelling Unit: 15 Units / 5 Units
 (P) NFPA-13 Fire Sprinklers Thru-out

(P) Methane Site Design Level II
 (P) R2 Occ. Group: +14340 Sqft / 14340 Sqft
 (P) S2 Occ. Group: +5271 Sqft / 5271 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): +28 Stalls / 28 S
 (P) Parking Req'd for Bldg (Bicycle only) pre-March 13, 2013
 (P) Provided Compact for Bldg: +8 Stalls / 8 Stalls
 (P) Provided Disabled for Bldg: +2 Stalls / 2 Stalls
 (P) Provided Standard for Bldg: +4 Stalls / 4 Stalls
 (P) Short Term Bicycle Parking Provided for Bldg: +1 Spaces
 (P) Long Term Bicycle Parking Provided for Site: +13 Spaces

(P) Total Provided Parking for Site: +28 Stalls / 28 Stalls
 (P) Type V-A Construction
 (P) Floor Construction - Concrete Slab on Grade
 (P) Foundation - Concrete Mat Foundation
 (P) Roof Construction - Wood Frame/Sheathing
 (P) Wall Construction - Concrete

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required ** 01/28/2021 MODIFICATION REQUESTS APPROVED - TO ALLOW ROOFTOP OPEN SPACE TO BE CONSIDERED AS B OCCUPANCY PER LABC 503 - TO ALLOW EXITING EXT. STAIRWAY TO BE LOCATED 1' AWAY FROM THE P.L. AND TO PROVIDE CMU BLOCK WALL ALONG PROPERTY LINE TO PROTECT EXT. STAIRWAY PER LAMC 1027.5 - TO ALLOW UNPROTECTED OPENINGS WITHIN 10' OF THE FLOOR OF AN EXT. COURT IN EXT. WALL FACING AN EXIT COURT LESS THAN 10' BY PROVIDING WATER CURTAINS PER LABC 1028.4.2

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) KOSTIC, VASA	1827-10TH ST. #4,	SANTA MONICA, CA 90404		C10740	
(C) BAYPOST BUILDERS INC	24627 WELBY WAY,	WEST HILLS, CA 91307	B	979440	
(E) BERKOW, ERTUNGA	4665 ELLENITA AVE,	TARZANA, CA 91356		52504	
(I) MINAS, CAROL JOLFAIE	4742 SAN FERNANDO RD,	GLENDALE, CA 91204		GE601	
(E) SEPICH, JOHN EDWARD	4007 MCCULLOUGH AVE 469,	SAN ANTONIO, TX 78212		C37509	

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 979440 Contractor BAYPOST BUILDERS INC

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 CIGNA INS. CO. Policy Number C69976335

- ☐ 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. 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) _____

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:

2021323001-80

11/19/2021 4:07:52 PM

jbitangcol

TRANSACTIONS

LADBS PERMIT

\$326,373.97

2021323001-80-1

Name: EHSAN LIMA
Job Address: 1664 S MALCOLM AVE 1 5
Permit Number: 20010-10000-02859
Building Permit Reference Number: 2021LA01567

Dwelling Unit Construction Tax	\$1000.00
Sys. Surcharge	\$680.86
Planning Surcharge	\$639.89
Planning Gen Plan Maint Surcharge	\$746.54
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$27.00
Linkage Fee	\$256791.04
Residential Development Tax	\$1500.00
CA Bldg Std Commission Surcharge	\$98.00
School District Residential Level 1	\$53219.52
Permit Fee Subtotal Bldg-New	\$10429.27
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$208.59
E.Q. Instrumentation	\$682.83
D.S.C. Surcharge	\$340.43

Total Amount: \$326,373.97

PAYMENT

ICL Check

\$326,373.97

Check Number: 00388

Net 10/4/22

iPayment Reference Number:

2021323001-80

Effective Date 11/19/2021

Workgroup Metro 4th Floor

User jbitangcol

VILMA HOOD PO BOX 481207 LOS ANGELES, CA 90049-9207		388 16-24/1220 4677
Pay to the Order of <u>City of Los Angeles</u>		Date <u>Nov 18, 2021</u>
<u>Three hundred and twenty six thousand</u>		Dollars
<u>Three hundred seventy three dollars and 97/100</u>		
WELLS FARGO Wells Fargo Bank, N.A. California www.wellsfargo.com		Photo Safe Deposit Boxes
Point # <u>1664 Malcolm Ave</u>		
For # <u>20010-10000-02859</u>		
Confirmation # <u>47107422</u>		
⑆ 1 2 2000 2471 3491 212803 ⑈		

iPayment Reference Number:

2021323001-80

Effective Date 11/19/2021

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
666270330
11/19/2021 4:08:04 PM
2021323001-80
\$326373.97



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

19-A79020

FILED

In the office of the Secretary of State
of the State of California

FEB 26, 2019

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form.

Filing Fee — \$20.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

1. **Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

1664 MALCOLM PROPERTIES, LLC

2. **12-Digit Secretary of State File Number**

201616110624

3. **State, Foreign Country or Place of Organization** (only if formed outside of California)

CALIFORNIA

4. **Business Addresses**

a. **Street Address of Principal Office** - Do not list a P.O. Box

1880 Century Park East #200

City (no abbreviations)

Los Angeles

State

CA

Zip Code

90067

b. **Mailing Address of LLC, if different than item 4a**

1880 Century Park East #200

City (no abbreviations)

Los Angeles

State

CA

Zip Code

90067

c. **Street Address of California Office, if Item 4a is not in California** - Do not list a P.O. Box

1880 Century Park East #200

City (no abbreviations)

Los Angeles

State

CA

Zip Code

90067

5. **Manager(s) or Member(s)**

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. **First Name**, if an individual - Do not complete Item 5b

Vilma

Middle Name

Last Name

Hood

Suffix

b. **Entity Name** - Do not complete Item 5a

c. **Address**

1880 Century Park East #200

City (no abbreviations)

Los Angeles

State

CA

Zip Code

90067

6. **Service of Process** (Must provide either Individual OR Corporation.)

INDIVIDUAL — Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. **California Agent's First Name** (if agent is not a corporation)

Middle Name

Last Name

Suffix

b. **Street Address** (if agent is not a corporation) - Do not enter a P.O. Box

City (no abbreviations)

State

CA

Zip Code

CORPORATION — Complete Item 6c only. Only include the name of the registered agent Corporation.

c. **California Registered Corporate Agent's Name** (if agent is a corporation) — Do not complete Item 6a or 6b

GERBER & CO INC. (C2559450)

7. **Type of Business**

a. **Describe the type of business or services of the Limited Liability Company**

Real Estate ownership

8. **Chief Executive Officer, if elected or appointed**

a. **First Name**

Middle Name

Last Name

Suffix

b. **Address**

City (no abbreviations)

State

Zip Code

9. **The Information contained herein, including any attachments, is true and correct.**

02/26/2019

Nadia S Mendoza

Preparer

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

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

Contractor's License Detail (Personnel List)

Contractor License # 979440

Contractor Name BAYPOST BUILDERS INC

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

Licenses Currently Associated With

Name BEN HAMID BAYANFAR
Title RMO / CEO / PRES
Association Date 12/15/2012
Classification B

Licenses No Longer Associated With

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1664 S Malcolm Ave



Permit #.

21019 - 20000 - 00464

Plan Check #: B21VN01550

Printed: 02/16/22 09:17 AM

Event Code:

Bldg-Demolition Apartment Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 07/14/2021 Last Status: Issued Status Date: 07/14/2021
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7803	13	13		M B 85-59/60 (SHTS 1-2)	129B153 162	4325 - 025 - 012

3. PARCEL INFORMATION		
LADBS Branch Office - W1.A Council District - 5 Certified Neighborhood Council - Westwood Census Tract - 2655.20 District Map - 129B153	Energy Zone - 9 Hillside Grading Area - YES Thomas Brothers Map Grid - 632-184 Area Planning Commission - West Los Angeles Community Plan Area - Westwood	Near Source Zone Distance - 0 School Within 500 Foot Radius - YES Methane Hazard Site - Methane Zone
ZONES(S): [Q]RD1.5-1		

4. DOCUMENTS	
Z1 - Z1-1446 Specific Plan: Westwood Comm SPA - West L.A. Transportation Improvement : ORD - ORD-123222	ORD - ORD-163187
Z1 - Z1-1447 Specific Plan: Westwood Comm SPA - WESTWOOD COMMUNITY DESIGN ORD - ORD-129279	ORD - ORD-163203
Z1 - Z1-2192 Specific Plan: West Los Angeles SPA - Westwood Community Multi-Family D ORD - ORD-138227	ORD - ORD-163204
ZA - ZA-2019-7062-ZAA-DRB-SPP RENT - YES	ORD - ORD-161915
	ORD - ORD-163205

5. CHECKLIST ITEMS
Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s) 1664 MALCOLM PROPERTIES LLC	570 BEVERLY GLEN BLVD	LOS ANGELES CA 90024
Tenant:		
Applicant: (Relationship: Agent for Owner) ALI EBRAHIMI -	1600 SAWTELLE BL. #230	LOS ANGELES CA 90025 (818) 331-3690

7. EXISTING USE (05) Apartment	PROPOSED USE (23) Demolition	8. DESCRIPTION OF WORK DEMO THE (E) FOUR UNIT APT. BUILDING
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9. # Bldg 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	For Cashier's Use Only W/O #: 11900464
BLDG. PC By: Angelica Martinez OK for Cashier: Angelica Martinez Signature: _____	DAS PC By: _____ Coord. OK: _____ Date: _____

11. PROJECT VALUATION & FEE INFORMATION	
Permit Valuation: \$10,000	Final Fee Period
	PC Valuation
FINAL TOTAL Bldg-Demolition	213.72
Permit Fee Subtotal Bldg-Demolition	165.00
Plan Check Subtotal Bldg-Demolition	0.00
E.Q. Instrumentation	1.30
D.S.C. Surcharge	4.99
Sys. Surcharge	9.98
Planning Surcharge	9.90
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	11.55
CA Bldg Std Commission Surcharge	1.00
Permit Issuing Fee	0.00
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 2 1 0 1 9 2 0 0 0 0 0 4 6 4 F N *

Payment Date: 07/14/21
 Receipt No: 1072570
 Amount: \$213.72
 Method: CC

2021ON 46842

13. STRUCTURE INVENTORY

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

21019 - 20000 - 00464

(P) Floor Area (ZC): -3767 Sqft / 0 Sqft
 (P) Dwelling Unit: -4 Units / 0 Units
 (P) R2 Occ. Group: -3767 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

(E) 4-UNIT APT PER 1941WL71816 & 1987WL70121; DPI 20019-10000-03212; Notices mailed on 09/02/2020.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) BAYPOST BUILDERS INC

24627 WELBY WAY,

WEST HILLS, CA 91307

B

979440

(310) 926-8225

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. 979440 Contractor BAYPOST BUILDERS INC

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 BAWC222888

- ☐ 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) 524-5123 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

CLAIM FOR REFUND - PAYMENTS

CLAIM # 160988

			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	\$ 72,929.12		\$ 72,929.12
TOTAL			\$ 72,929.12	\$ -	\$ 72,929.12

FB 9/30/22