

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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

JOHN WEIGHT
EXECUTIVE OFFICER

August 24, 2022

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

SUBJECT: REFUND CLAIM FROM KOUROSH MOGHADAM - 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 151719 in the amount of \$78,502.61.

On August 19, 2019, LADBS received payments totaling \$78,502.61 from Kourosh Moghadam (Claimant) under building permit numbers 18010-10000-05374, 18010-10000-05375, 18010-10000-05376, and 18010-10000-05377 for linkages fees for the project located at 249 Homewood Road, Los Angeles, CA 90049. Subsequently, the Claimant executed a Covenant and Agreement Regarding the Payment of Linkage Fees which was filed/recorded with the LA County Recorder's Office on April 28, 2021. The Claimant submitted a claim for refund on August 14, 2020 for the linkage fees. LADBS recommends approval of the claim for refund in the amount of \$78,502.61. 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,

Osama Younan for
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 Kourosh Moghadam – Linkage Fees re: Claim No. 151719

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 # 151719

2020 AUG 25 PM 1:10

CITY OF LOS ANGELES
FINANCE SERVICES
BUILDING & SAFETY

CLAIM FOR REFUND

95 FEDEC
Received Date Stamp
2020 AUG 19 AM 9:38
CITY CLERK
RECEIVED
CITY CLERKS OFFICE

4 recs payable to owner:
Kourosh Moghadam
Email attached

Print Name of Claimant (Last) LIU (First) PETER
Mailing Address (Street) 12650 RIVERSIDE DR SUITE 100 (City) STUDIO CITY (State/Zip) CA 91607
(Area Code) (Phone Number) 909-527-0579 Danielle - 818-943-0180 - Tabah 310-613-0388

REFUND INFORMATION

JOB LOCATION: 249 HOMEWOOD ROAD LOS ANGELES CA 90049

Amount Claimed \$ 78,502.61 Date Fees Paid: 8/20/2019

RECEIPT #/PERMIT #/REFERENCE #: SEE ATTACHED PERMITS

STATE REASON FOR REQUESTING A REFUND - (Details):

THIS HOUSE IS FOR OWNER & HIS FAMILY - IT IS NOT FOR RESALE

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.

[Signature] / PROJECT MANAGER 8/14/2020
SIGNATURE AND TITLE OF CLAIMANT DATE

RF: 2359T080010 FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 78,502.61

REMARKS: Level 1 approved in FSS.
Need supplemental permit to indicate property is exempted of linkage fee. Therefore, no refund is recommended.

- Refunded -
Doc #: _____
Amt: _____
Date: AUG 12 2022

Audited by: [Signature] Date: 8/24/2022
Approved by: [Signature] Date: 8/2/21 7/6/22

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.

Friday, February 11, 2022 7 : 11 AM

LADBS Recommendation Form

CLAIM # 151719
Bureau: Engineering
Division: Green Building

Document Number: 18010-10000-05375
Receipt Number:
Receipt Date:
Fee Period:
Job Address: 249 HOMEWOOD RD 90049

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
Since affidavit to maintain ownership of new SFD for 3 years was recorded, Linkage fees should not have been charged.

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
For this permit, 18010-10000-05375, the portion of the total linkage fees paid and to be refunded is \$3,346.99

6. Is a refund recommended?
yes
Since affidavit to maintain ownership of new SFD for 3 years was recorded, Linkage fees should not have been charged.

Reviewed By: TEODORO DIAZ RODRIGUEZ
Reviewed On: 02/08/2022
Approved By: CHARMIE HUYNH
Approved On: 02/08/2022

Financial Service Div.'s Comments:

Review Again- Linkage Fee refund, Affidavit of Covenant is attached.

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

History

Action

Review Approved & Returned to FSD

By

CHARMIE HUYNH

On

2/8/2022 9:40:53 AM

Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH)	TEODORO DIAZ RODRIGUEZ	2/8/2022 9:18:13 AM
Assigned (to TEODORO DIAZ RODRIGUEZ)	MARGARET KUHN	1/25/2022 11:38:41 AM
Created	MARY SUM	1/25/2022 11:31:06 AM

Friday, February 11, 2022 7 : 12 AM

LADBS Recommendation Form

CLAIM # 151719**Bureau:** Engineering**Division:** Green Building**Document Number:**

18010-10000-05376

Receipt Number:**APPROVED****Receipt Date:****Fee Period:****Job Address:**

249 HOMEWOOD RD 90049

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
Since affidavit to maintain ownership of new SFD for 3 years was recorded, Linkage fees should not have been charged.

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
For this permit, 18010-10000-05376, the portion of linkage fees paid to be refunded is, \$4,281.17

6. Is a refund recommended?
yes
Since affidavit to maintain ownership of new SFD for 3 years was recorded, Linkage fees should not have been charged.

Reviewed By: TEODORO DIAZ RODRIGUEZ**Reviewed On:** 02/08/2022**Approved By:** CHARMIE HUYNH**Approved On:** 02/08/2022**Financial Service Div.'s Comments:**

Review Again- Linkage Fee refund, Affidavit of Covenant is attached.

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

Review Approved & Returned to FSD

By

CHARMIE HUYNH

On

2/8/2022 9:41:01 AM

Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH)	TEODORO DIAZ RODRIGUEZ	2/8/2022 9:19:41 AM
Assigned (to TEODORO DIAZ RODRIGUEZ)	MARGARET KUHN	1/25/2022 11:38:56 AM
Created	MARY SUM	1/25/2022 11:31:27 AM

Friday, February 11, 2022 7 : 12 AM

LADBS Recommendation Form

CLAIM # 151719**Bureau:** Engineering**Division:** Green Building**Document Number:** 18010-10000-05377**Receipt Number:****Receipt Date:****Fee Period:****Job Address:**

249 HOMEWOOD RD 90049

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
Since affidavit to maintain ownership of new SFD for 3 years was recorded, Linkage fees should not have been charged.

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
For this permit, 18010-10000-05377, the portion of the linkage fees paid and to be refunded is \$1,911.68

6. Is a refund recommended?
yes
Since affidavit to maintain ownership of new SFD for 3 years was recorded, Linkage fees should not have been charged.

Reviewed By: TEODORO DIAZ RODRIGUEZ**Reviewed On:** 02/08/2022**Approved By:** CHARMIE HUYNH**Approved On:** 02/08/2022**Financial Service Div.'s Comments:**

Review Again- Linkage Fee refund, Affidavit of Covenant is attached.

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

History

Action

Review Approved & Returned to FSD

By

CHARMIE HUYNH

On

2/8/2022 9:41:22 AM

Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH)	TEODORO DIAZ RODRIGUEZ	2/8/2022 9:21:15 AM
Assigned (to TEODORO DIAZ RODRIGUEZ)	MARGARET KUHN	1/25/2022 11:39:14 AM
Created	MARY SUM	1/25/2022 11:31:49 AM

APPROVED

Friday, February 11, 2022 7 : 11 AM

LADBS Recommendation Form

CLAIM # 151719**Bureau:** Engineering**Division:** Green Building**Document Number:** 18010-10000-05374**Receipt Number:****Receipt Date:****Fee Period:****Job Address:** 249 HOMEWOOD RD 90049

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
Since affidavit to maintain ownership of new SFD for 3 years was recorded, Linkage fees should not have been charged.

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
For this permit, 18010-10000-05374, the portion of the total linkage fee to be refunded should be \$68,962.77

6. Is a refund recommended?
yes
Since affidavit to maintain ownership of new SFD for 3 years was recorded, Linkage fees should not have been charged.

Reviewed By: TEODORO DIAZ RODRIGUEZ**Reviewed On:** 02/08/2022**Approved By:** CHARMIE HUYNH**Approved On:** 02/08/2022**Financial Service Div.'s Comments:**

Review Again- Linkage Fee refund, Affidavit of Covenant is attached.

Liaison's Comments:

So there is only one attachment and all four recommendations are in the claim file. Is it possible to get them back today for my answer to the customer tomorrow. And after it's done, can you inform Charmie to sign off asap? Sorry for the Rush.

Reviewer's Comments:**Supervisor's Comments:****History****Action**

Review Approved & Returned to FSD

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

Assigned (to TEODORO DIAZ RODRIGUEZ)

Created

By

CHARMIE HUYNH

TEODORO DIAZ
RODRIGUEZ

MARGARET KUHN

MARY SUM

On

2/8/2022 9:40:40 AM

2/8/2022 9:16:25 AM

1/25/2022 11:38:24 AM

1/25/2022 11:30:41 AM

This page is part of your document - DO NOT DISCARD



20200893868



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/05/20 AT 08:00AM

FEES:	29.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	104.00



LEADSHEET



202008050280033

00018664763



011026515

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested by:

FNTG Bullder Services

Recorded at the request of and mail to:

HAYMAN DEVELOPMENT LLC

(Name)

12650 RIVERSIDE DR SUITE 1009704 Wilshire Blvd, 12th Floor

(Address)

STUDIO CITY CA 91607Beverly Hills, CA 90212

City, State, & Zip

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT REGARDING THE PAYMENT OF LINKAGE FEES TO THE CITY OF LOS ANGELES

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that I am/we are the sole fee simple owner(s) of real property located in the City of Los Angeles, State of California that is legally described as follows:

LEGAL DESCRIPTION:

ASID:440332003 TR11275 LOT 14

as recorded in Book 204 Page 17/20 Records of Los Angeles County ("Property").

The Property is located at and is known by the following ADDRESS: 249 HOMEWOOD ROAD, LOS ANGELES CA 90049. In compliance with Section 19.18.B.2(f) of the Los Angeles Municipal Code, I/we hereby agree and covenant with the City of Los Angeles ("City") to pay a Linkage Fee (as defined in LAMC Section 19.18.A), the amount of which shall be determined based on the applicable Linkage Fee schedule in effect at the time of payment if the Property is sold within three (3) years after the date of City's issuance of Building Permit Application No. 18010-10000-05376. If the Property is not sold during the said three-year period, then this covenant shall automatically (without any action by the City) terminate and be of no further force and effect. If the Property is sold (as may be evidenced by a title-vesting document on title) during the said three-year period, then this covenant shall remain in full force and effect until a Notice of Termination is recorded to expressly terminate this covenant. Such Notice of Termination shall be provided by the City once the applicable Linkage Fee has been paid in full to the City. This covenant and payment obligation set forth hereunder, shall run with the land and shall be binding upon myself/ourselves, and future owners, encumbrances, my/our successors, heirs, or assignees, regardless of who obtained said building permit. See Attached Exhibit A

**CARTOGRAPHER'S
USE ONLY**Owner's Name(s) Kourosh Danesh Moghadam

(Please type or print)

(Please type or print)

Signature of Owner's/Owners' Name(s)

(sign)

Two Officers' Signatures

Required for Corporations

(sign)

Name of Corporation

Dated this _____ day of _____ 20____

SIGNATURES MUST BE NOTARIZED

(Notary acknowledgement must be attached)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department

To be completed for City owned property only.

APPROVED BY:

Date:

7/23/2020

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On JUNE 12, 2020 before me, Duchess Garnett Childs, Notary Public
(here insert name and title of the officer)

personally appeared Kouroush Moghadam

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Duchess Garnett Childs

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-In-Fact
☐ Corporate Officer(s) _____ Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
 Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
 Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

This page is part of your document - DO NOT DISCARD



20210675991



Pages:
0013

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/28/21 AT 08:00AM

FEES:	53.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	128.00



LEADSHEET



202104283920049

00020389918



012142459

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08_210428_8620026

Recording Requested By:
Fidelity National Title Builder Services

Recorded at the request of and mail to:

HAYMAN DEVELOPMENT LLC
(Name)12650 RIVERSIDE DR. SUITE 100
(Address)STUDIO CITY CA 91607
City, State, & Zip

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT REGARDING THE PAYMENT OF LINKAGE FEES TO THE
CITY OF LOS ANGELES**

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that I am/we are the sole fee simple owner(s) of real property located in the City of Los Angeles, State of California that is legally described as follows:

LEGAL DESCRIPTION:

Block: None / Lot: 14 / Tract: 11275 / APN: 4403002003

as recorded in Book 204 Page 17/20 Records of Los Angeles County ("Property"):

The Property is located at and is known by the following ADDRESS: 249 Homewood Rd., Los Angeles CA 90049

In compliance with Section 19.18.B.2(f) of the Los Angeles Municipal Code, I/we hereby agree and covenant with the City of Los Angeles ("City") to pay a Linkage Fee (as defined in LAMC Section 19.18.A), the amount of which shall be determined based on the applicable Linkage Fee schedule in effect at the time of payment if the Property is sold within three (3) years after the date of City's Issuance of Building Permit Application No. See Exhibit A (Permit Applications). If the Property is not sold during the said three-year period, then this covenant shall automatically (without any action by the City) terminate and be of no further force and effect. If the Property is sold (as may be evidenced by a title-vesting document on title) during the said three-year period, then this covenant shall remain in full force and effect until a Notice of Termination is recorded to expressly terminate this covenant. Such Notice of Termination shall be provided by the City once the applicable Linkage Fee has been paid in full to the City. This covenant and payment obligation set forth hereunder, shall run with the land and shall be binding upon myself/ourselves, and future owners, encumbrances, my/our successors, heirs, or assigns, regardless of who obtained said building permit.

CARTOGRAPHER'S
USE ONLYOwner's Name(s) Kourosh Danesh Moghadam

(Please type or print)

(Please type or print)

(sign)

Signature of Owner's/Owners' Name(s)

Two Officers' Signatures

Required for Corporations

(sign)

Name of Corporation

Dated this 12th day of April 20 21**SIGNATURES MUST BE NOTARIZED**

(Notary acknowledgement must be attached)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department
To be completed for City owned property only.APPROVED BY: Chen Chen Kuo. C. Kuo Date: 4-15-21

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On April 12, 2021 before me, Duchess Garnett Childs, Notary Public
(here insert name and title of the officer)

personally appeared Kourosh Oanesh Moghadam

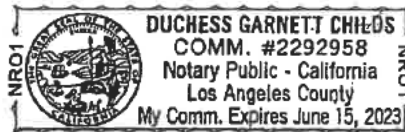
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Duchess Garnett Childs



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____ Title(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
 Name(s) of Person(s) or Entity(ies) Signer Is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> _____	

EXHIBIT A

18010-20001-05374
18010-10000-05375
18010-10000-05377
18010-10000-05376
18010-10000-05374

249 N Homewood Road



Permit #:
Plan Check #: B18LA23625
Event Code:

18010 - 10000 - 05374

Printed: 08/19/19 04:11 PM

Bldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued on: 08/19/2019 Last Status: Issued Status Date: 08/19/2019	
1. TRACT TR 11275	BLOCK 14	LOT 14	ABB M B 204-17/20	COUNTY MAP REF 132B141 63	2. ASSESSOR PARCEL # 4403 - 002 - 003

3. PARCEL INFORMATION		
Airport Hazard Area - 1140' Height Limit Above Elevation 747 Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes Council District - 11	Community Plan Area - Brentwood - Pacific Palisades Census Tract - 2623.03 District Map - 132B141 Energy Zone - 6 Fire District - VHFHSZ	Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - 0 Thomas Brothers Map Grid - 631-F3
ZONES(S): RE15-1		

4. DOCUMENTS		
ZI - ZI-2462 Modifications to SF Zones and S	ORD - ORD-156966-SA24	CPC - CPC-1995-148-GPC-ZC
ORD - ORD-128730	ORD - ORD-170003	CPC - CPC-2005-8252-CA
ORD - ORD-129279	HLSAREA - Yes	CPC - CPC-29840
ORD - ORD-131265	CPC - CPC-1964-16829-E	BHO - Yes

5. CHECKLIST ITEMS		
Special Inspect - Anchor Bolts	Special Inspect - Structural Wood (periodic)	Permit Flag - Rec and Parks Fee Memo Req'd
Special Inspect - Field Welding	Fabricator Req'd - Structural Steel	Std. Work Descr - Seismic Gas Shut Off Valve
Special Inspect - Structural Observation	Storm Water - LID Project	Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 81005374
Owner(s): MOGHADAM, KOUROSH D 9701 WILSHIRE BLVD STE 1200, BEVERLY HILLS CA 90212 -- Tenant:		
Applicant: (Relationship: Agent for Owner) POLLYANN MYERS - 5820 WILSHIRE BLVD STE 500, LOS ANGELES, CA 90036 - (323) 231-1365		

7. EXISTING USE	PROPOSED USE
	(01) Dwelling - Single Family

8. DESCRIPTION OF WORK
(N) 2 STORY SINGLE FAMILY RESIDENCE W/BASEMENT.

9. # Pages on Site & Use: 1 OF 6

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Yaqub Mirza	DAS PC By:
OK for Cashier: Tiffany Origel	Coord. OK:
Signature:	Date: 08/19/2019

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$2,145,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

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

VN ZABE 202189952 8/19/2019 4:10:57 PM

BUILDING PERMIT-RES	\$8,439.90
ELECTRICAL PERMIT RES	\$2,194.37
HTG/REF PMT RES	\$1,097.19
PLUMBING PERMIT RES	\$2,194.37
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$168.80
EI RESIDENTIAL	\$278.65
DEV SERV CENTER SURCH	\$431.20
SYSTEMS DEVT FEE	\$862.41
CITY PLANNING SURCH	\$516.52
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$602.61
SCHOOL DEV RES	\$12,247.13
DWELLING UNIT	\$200.00
RES DEVT TAX	\$300.00
CA BLDG STD COMMISSION SURCHARGE	\$86.00
BUILDING PLAN CHECK	\$0.00
LINEAGE FEE	\$68,962.77

Sub Total: \$128,592.12

Permit #: 180101000005374
Building Card #: 2019VN01563
Receipt #: 0202662764



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LA Department of Building and Safety
VN ZABE 202189952 8/19/2019 4:10:57 PM

BUILDING PERMIT-RES	\$8,439.90
ELECTRICAL PERMIT RES	\$2,194.37
HTG/REF PMT RES	\$1,097.19
PLUMBING PERMIT RES	\$2,194.37
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$168.80
EI RESIDENTIAL	\$278.85
DEV SERV CENTER SURCH	\$431.20
SYSTEMS DEVT FEE	\$862.41
CITY PLANNING SURCH	\$516.52
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$602.61
SCHOOL DEV RES	\$42,247.13
DWELLING UNIT	\$200.00
RES DEVT TAX	\$300.00
CA BLDG STD COMMISSION SURCHARGE	\$86.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$68,962.77 ^

Sub Total: \$128,592.12

Permit #: 180101000005374
Building Card #: 2019VN01563
Receipt #: 0202662764

	Payment	Records
Receipt No. 0202662755	\$1,108.55	/
Receipt No. 0202662756	\$3,100.60	/
Receipt No. 0202662758	\$8,870.49	/
Receipt No. 0202662759	\$9,864.01	/
Receipt No. 0202662761	\$1,870.50	/
Receipt No. 0202662764	\$128,592.12	/

Total Amount: \$153,406.27

Check: \$153,406.27

ASR
12/15/21

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

(P) Basement (ZC): +1 Levels / 1 Levels (P) Type V-B Construction
 (P) Floor Area (ZC): +60 Sqft / 8871 Sqft
 (P) Height (ZC): 0 Feet / 32.5 Feet
 (P) Length: 0 Feet / 122.75 Feet
 (P) Residential Floor Area: +944 Sqft / 8938 Sqft
 (P) Stories: 0 Stories / 2 Stories
 (P) Width: 0 Feet / 78.75 Feet
 (P) NFPA-13D Fire Sprinklers Thru-out
 (P) R3 Occ. Group: +60 Sqft / 8871 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 2 Stal

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** all the clearances see permit 18010-10000-05374, MOD Dated 3-18-21, OK For ANSI Z21.5 Fireplace in lieu of UL 127 Approved RFA ON LOT SLOPE BAND ANALYSIS APPROVED BY CITY PLANNING = 8735.83 PROPORTIONAL FLOOR BONUS 20% MAXIMUM RFA ALLOWED = 8735.83 X 1.2 = 10482.99 NEW MAIN DWELLING = 7994.5+ 60+ 884.5=8939, RFA FROM DETACHED GARAGE = 254 (654-400 CREDIT). ADU =697

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
 (A) HEFNER, WILLIAM ROBERT
 (C) BAR DESIGN AND CONSTRUCTION INC
 (E) BERKOZ, ERTUNGA

ADDRESS
 5820 WILSHIRE BLVD SUITE 500,
 11009 1/2 HESBY ST,
 4665 ELLENITA AVE,

LOS ANGELES, CA 90036
 NORTH HOLLYWOOD, CA 9
 TARZANA, CA 91356

CLASS **LICENSE #** **PHONE #**
 B C17013 (323) 931-1365
 786816
 S2504

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.: **786816** Contractor: **BAR DESIGN AND CONSTRUCTION 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: **BENCHMARK INS. CO.** Policy Number: **0762797**

- ☐ 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

249 N Homewood Road



Permit #:

Plan Check #: B18LA23625

Event Code:

18010 - 10000 - 05375

Printed: 08/19/19 04:09 PM

Bldg-New GREEN - MANDATORY		City of Los Angeles - Department of Building and Safety	Issued on: 08/19/2019			
1 or 2 Family Dwelling		APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Issued			
Regular Plan Check			Status Date: 08/19/2019			
Plan Check						
<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ABB</u>	<u>COUNTY MAP REF #</u>	<u>PARCEL ID # (PIN #)</u>	<u>2. ASSESSOR PARCEL #</u>
TR 11275		14		M B 204-17/20	132B141 63	4403 - 002 - 003

3. PARCEL INFORMATION Airport Hazard Area - 1140' Height Limit Above Elevation 747 Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes Council District - 11			Community Plan Area - Brentwood - Pacific Palisades Census Tract - 2623.03 District Map - 132B141 Energy Zone - 6 Fire District - VHFHSZ	Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - 0 Thomas Brothers Map Grid - 631-F3
ZONES(S): RE15-1				

4. DOCUMENTS		
ZI - ZI-2462 Modifications to SF Zones and S	ORD - ORD-156966-SA24	CPC - CPC-1995-148-GPC-ZC
ORD - ORD-128730	ORD - ORD-170003	CPC - CPC-2005-8252-CA
ORD - ORD-129279	HLSAREA - Yes	CPC - CPC-29840
ORD - ORD-131265	CPC - CPC-1964-16829-E	BHO - Yes

<u>5. CHECKLIST ITEMS</u> Special Inspect - Anchor Bolts Special Inspect - Structural Observation Special Inspect - Structural Wood (periodic)	Storm Water - LID Project Std. Work Descr - Seismic Gas Shut Off Valve Combine HVAC - Wrk. per 91.107.2.1.1.1	Combine Elec - Wrk. per 91.107.2.1.1.1 Combine Plumbg - Wrk. per 91.107.2.1.1.1
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<p><u>4. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u></p> <p>Owner(s): MOGHADAM, KOUROSH D 9701 WILSHIRE BLVD STE 1200, BEVERLY HILLS CA 90212 --</p> <p>Tenant:</p> <p>Applicant: (Relationship: Agent for Owner) POLLYANN MYERS - 5820 WILSHIRE BLVD STE 500, LOS ANGELES, CA 90036 -- (323) 231-1365</p>	<p>For Cashier's Use Only</p> <p>W/O #: 8100537</p>
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7. EXISTING USE	PROPOSED USE (23) Recreation Room
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VN ZARE 202189952 8/19/2019 4:09:05 PM

2. DESCRIPTION OF WORK		
(N) DETACHED 1 STORY ACCESSORY POOL RECREATION ROOM.		
	BUILDING PERMIT-RES	\$978.00
	ELECTRICAL PERMIT RES	\$254.28
	HTG/REF FMT RES	\$127.14
	PLUMBING PERMIT RES	\$254.28
	BUILDING PLAN CHECK	\$880.20

2 OF 6	BUILDING PLAN CHECK	\$440.10
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10. APPLICATION PROCESSING INFORMATION		PLAN MAINTENANCE	\$19.56
BLDG. PC By: Yaqub Mirza	DAS PC By:	EI RESIDENTIAL	\$15.60
OK for Cashier: Tiffany Origel	Coord. OK:	DEV SERV. CENTER SURCH	\$89.07
Signature: 	Date: 08/19/2019	SYSTEMS DEVT FEE	\$178.15
		CITY PLANNING SURCH	\$139.07

II. PROJECT VALUATION Final Fee Period		MISCELLANEOUS	\$10.00
Permit Valuation:	\$120,000	PLANNING GEN PLAN MAINT SURCH	\$162.25
	PC Valuation:	SCHOOL DEV RES	\$1,970.80
Sewer Cap ID:	Total Bond(s) Due:	DWELLING UNIT	\$0.00

12 ATTACHMENTS	70	RES DEVT TAX	\$0.00
Plot Plan		CA BLDG STD COMMISSION SURCHARGE	\$5.00
		IMPROVEMENT FEES	\$0.00

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.	BUILDING PLAN CHECK	\$0.00
Outside L.A. County, call (213) 473-3231.	LINKAGE FEE	\$3,346.99
	Sub Total:	\$8,870.49


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13. STRUCTURE INVENTORY

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

18010 - 10000 - 05375

(P) Floor Area (ZC): +559 Sqft / 559 Sqft
(P) Height (ZC): +16 Feet / 16 Feet
(P) Length: +36.25 Feet / 36.25 Feet
(P) Residential Floor Area: +559 Sqft / 559 Sqft
(P) Stories: +1 Stories / 1 Stories
(P) Width: +18.75 Feet / 18.75 Feet
(P) NFPA-13D Fire Sprinklers Thru-out
(P) R3 Occ. Group: +559 Sqft / 559 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 Stal
(P) Type V-A Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** Construction type changed to TYPE VA in lieu of 150' fire department access from the street.

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**

(A) HEFNER, WILLIAM ROBERT

(C) BAR DESIGN AND CONSTRUCTION INC

(E) ABEDIAN, VANIK

ADDRESS

5820 WILSHIRE BLVD SUITE 500,

19044 CITRONIA ST,

2906 JOLLEY DR,

LOS ANGELES, CA 90036

NORTHRIDGE, CA 91324

BURBANK, CA 91504

CLASS

B

LICENSE #

C17013

786816

S5323

PHONE #

(818) 266-3646

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.: 786816 Contractor: BAR DESIGN AND CONSTRUCTION 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: BENCHMARK INS. CO. Policy Number: CST5015952

☐ 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): _____ 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: ASHER ALFASI

Sign: [Signature]

Date: 08/19/2019

☒ Contractor ☐ Authorized Agent

LA Department of Building and Safety
VN ZABE 202189952 8/19/2019 4:09:05 PM

BUILDING PERMIT-RES	\$978.00
ELECTRICAL PERMIT RES	\$254.28
HTG/REF PMT RES	\$127.14
PLUMBING PERMIT RES	\$254.28
BUILDING PLAN CHECK	\$880.20
BUILDING PLAN CHECK	\$440.10
PLAN MAINTENANCE	\$19.56
EI RESIDENTIAL	\$15.60
DEV SERV CENTER SURCH	\$89.07
SYSTEMS DEVT FEE	\$178.15
CITY PLANNING SURCH	\$139.07
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$162.25
SCHOOL DEV RES	\$1,970.80
DWELLING UNIT	\$0.00
RES DEVT TAX	\$0.00
CA BLDG STD COMMISSION SURCHARGE	\$5.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$3,346.99

Sub Total: \$8,870.49

Permit #: 180101000005375
Building Card #: 2019VN01559
Receipt #: 0202662758

Payment Records

Receipt No. 0202662755	\$1,108.55
Receipt No. 0202662756	\$3,100.60
Receipt No. 0202662758	\$8,870.49
Receipt No. 0202662759	\$9,864.01
Receipt No. 0202662761	\$1,870.50
Receipt No. 0202662764	\$128,592.12

Total Amount: \$153,406.27

Check: \$153,406.27

D82
12/15/22

249 N Homewood Road



Permit #:

Plan Check #: B18LA23625

Event Code:

18010 - 10000 - 05376

Printed: 08/19/19 04:10 PM

Bldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued on: 08/19/2019 Last Status: Issued Status Date: 08/19/2019	
1. TRACT TR 11275	BLOCK 14	LOT# 14	ARE M B 204-17/20	COUNTY MAP REF# 132B141 63	2. ASSESSOR PARCELS 4403 - 002 - 003
3. PARCEL INFORMATION Airport Hazard Area - 1140' Height Limit Above Elevation 747 Community Plan Area - Brentwood - Pacific Palisades Hillside Grading Area - YES Area Planning Commission - West Los Angeles Census Tract - 2623.03 Hillside Ordinance - YES LADBS Branch Office - WLA District Map - 132B141 Near Source Zone Distance - 0 Baseline Hillside Ordinance - Yes Energy Zone - 6 Thomas Brothers Map Grid - 631-F3 Council District - 11 Fire District - VHFHSZ					
ZONES(S): RE15-1					
4. DOCUMENTS ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-156966-SA24 CPC - CPC-1995-148-GPC-ZC ORD - ORD-128730 ORD - ORD-170003 CPC - CPC-2005-8252-CA ORD - ORD-129279 HLSAREA - Yes CPC - CPC-29840 ORD - ORD-131265 CPC - CPC-1964-16829-E BHO - Yes					
5. CHECKLIST ITEMS Special Inspect - Anchor Bolts Storm Water - LID Project Combine Elec - Wrk. per 91.107.2.1.1.1 Special Inspect - Structural Observation Std. Work Descr - Seismic Gas Shut Off Valve Combine Plumbg - Wrk. per 91.107.2.1.1.1 Special Inspect - Structural Wood (periodic) Combine HVAC - Wrk. per 91.107.2.1.1.1					
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): MOGHADAM, KOUROSH D 9701 WILSHIRE BLVD STE 1200, BEVERLY HILLS CA 90212 -- Tenant: Applicant: (Relationship: Agent for Owner) POLLYANN MYERS - 5820 WILSHIRE BLVD STE 500, LOS ANGELES, CA 90036 -- (323) 231-1365			For Cashier's Use Only W/O #: 81005376		
7. EXISTING USE (07) Garage - Private			PROPOSED USE (07) Garage - Private		
8. DESCRIPTION OF WORK (N) DETACHED ONE STORY GARAGE WITH ROOF TOP DECK.					
9. # Bldg. as Bldg. & Use: 3 OF 6					
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Yaqub Mirza DAS PC By: OK for Cashier: Tiffany Origel Coord. OK: Signature: Date: 08/19/2019					
11. PROJECT VALUATION Final Fee Period Permit Valuation: \$220,000 PC Valuation: Sewer Cap ID: Total Bond(s) Due:					
12. ATTACHMENTS Plot Plan					
For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.					

VN ZABE 202189952 8/19/2019 4:09:27 PM

BUILDING PERMIT-RES	\$1,398.00
ELECTRICAL PERMIT RES	\$363.48
HTG/REF PMT RES	\$181.74
PLUMBING PERMIT RES	\$363.48
BUILDING PLAN CHECK	\$1,258.20
BUILDING PLAN CHECK	\$629.10
PLAN MAINTENANCE	\$27.96
EI RESIDENTIAL	\$28.60
DEV SERV CENTER SURCH	\$127.52
SYSTEMS DEVT FEE	\$255.03
CITY PLANNING SURCH	\$198.80
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$231.93
SCHOOL DEV RES	\$0.00
DWELLING UNIT	\$200.00
RES DEVT TAX	\$300.00
CA BLDG STD COMMISSION SURCHARGE	\$9.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$4,281.37

Sub Total: \$9,864.01

Permit #: 180101000005376
 Building Card #: 2019VN01560
 Receipt #: 0202662759



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13. STRUCTURE INVENTORY

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

18010 - 10000 - 05376

(P) Height (ZC): +15.5 Feet / 15.5 Feet
 (P) Length: +43 Feet / 43 Feet
 (P) Residential Floor Area: +296 Sqft / 296 Sqft
 (P) Stories: +1 Stories / 1 Stories
 (P) Width: +21.25 Feet / 21.25 Feet
 (P) NFPA-13D Fire Sprinklers Thru-out
 (P) U Occ. Group: +696 Sqft / 696 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 Stal
 (P) Type V-A Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** Construction type changed to type VA in lieu of 150 fire hydrant access from the street.

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:

15. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) HEFNER, WILLIAM ROBERT	5820 WILSHIRE BLVD SUITE 500,	LOS ANGELES, CA 90036	C17013	
(C) BAR DESIGN AND CONSTRUCTION INC	19044 CITRONIA ST,	NORTHRIDGE, CA 91324	786816	(818) 266-3646
(E) ABEDIAN, VANIK	2906 JOLLEY DR,	BURBANK, CA 91504	S5323	

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 (HIS 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 sub-contracts involving specialty trades.

License Class: B License No.: 786816 Contractor: BAR DESIGN AND CONSTRUCTION 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: BENCHMARK INS. CO. Policy Number: CST3015952

- ☐ 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: ASHER ALFASI

Sign: _____

Date: 08/19/2019

☒ Contractor ☐ Authorized Agent

LA Department of Building and Safety
VN ZABE 202189952 8/19/2019 4:09:27 PM

BUILDING PERMIT-RES	\$1,398.00
ELECTRICAL PERMIT RES	\$363.48
HTG/REF PMT RES	\$181.74
PLUMBING PERMIT RES	\$363.48
BUILDING PLAN CHECK	\$1,258.20
BUILDING PLAN CHECK	\$629.10
PLAN MAINTENANCE	\$27.96
EI RESIDENTIAL	\$28.60
DEV SERV CENTER SURCH	\$127.52
SYSTEMS DEVT FEE	\$255.03
CITY PLANNING SURCH	\$198.80
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$231.93
SCHOOL DEV RES	\$0.00
DWELLING UNIT	\$200.00
RES DEVT TAX	\$300.00
CA BLDG STD COMMISSION SURCHARGE	\$9.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$4,281.17

Sub Total: \$9,864.01

Permit #: 180101000005376
Building Card #: 2019VN01560
Receipt #: 0202662759

Payment Records

Receipt No. 0202662755	\$1,108.55
Receipt No. 0202662756	\$3,100.60
Receipt No. 0202662758	\$8,870.49
Receipt No. 0202662759	\$9,864.01
Receipt No. 0202662761	\$1,870.50
Receipt No. 0202662764	\$128,592.12

Total Amount: \$153,406.27

Check: \$153,406.27

ASR
2/5/22

249 N Homewood Road



Permit #:

Plan Check #: B18LA23625

Event Code:

18010 - 10000 - 05377

Printed: 08/19/19 04:08 PM

Bldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued on: 08/19/2019 Last Status: Issued Status Date: 08/19/2019	
1. TRACT TR 11275	BLOCK 14	LOT 14	ARE MB 204-17/20	COUNTY MAP REF 132B141 63	2. ASSESSOR PARCEL # 4403 - 002 - 003

3. PARCEL INFORMATION		
Airport Hazard Area - 1140' Height Limit Above Elevation 747 Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes Council District - 11	Community Plan Area - Brentwood - Pacific Palisades Census Tract - 2623.03 District Map - 132B141 Energy Zone - 6 Fire District - VHFHSZ	Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - 0 Thomas Brothers Map Grid - 631-F3
ZONES(S): RE15-1		

4. DOCUMENTS		
ZI - ZI-2462 Modifications to SF Zones and S	ORD - ORD-156966-SA24	CPC - CPC-1995-148-GPC-ZC
ORD - ORD-128730	ORD - ORD-170003	CPC - CPC-2005-8252-CA
ORD - ORD-129279	HLSAREA - Yes	CPC - CPC-29840
ORD - ORD-131265	CPC - CPC-1964-16829-E	BHO - Yes

5. CHECKLIST ITEMS		
Std. Work Deser - Seismic Gas Shut Off Valve Combine Elec - Wrk. per 91.107.2.1.1.1		

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		For Cashier's Use Only	W/O #: 81005377
Owner(s): MOGHADAM, KOUROSH D 9701 WILSHIRE BLVD STE 1200, BEVERLY HILLS CA 90212 - Tenant:			
Applicant: (Relationship: Agent for Owner) POLLYANN MYERS - 5820 WILSHIRE BLVD STE 500, LOS ANGELES, CA 90036 -- (323) 231-1365			

7. EXISTING USE	PROPOSED USE (23) Patio Cover
------------------------	---

8. DESCRIPTION OF WORK (N) DETACHED PERGOLA

9. # Sheets on Site & Plans 4 OF 6

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Yaqub Mirza	DAS PC By:
OK for Cashier: Tiffany Origel	Coord. OK:
Signature:	Date: 08/19/2019

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$25,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

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

VN ZARE 202189952 8/19/2019 4:08:33 PM

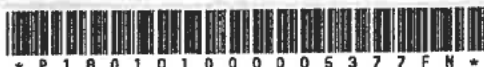
BUILDING PERMIT-RES	\$384.00
ELECTRICAL PERMIT RES	\$99.84
HTG/REF PMT RES	\$49.92
PLUMBING PERMIT RES	\$99.84
BUILDING PLAN CHECK	\$345.60
PLAN MAINTENANCE	\$10.00
EI RESIDENTIAL	\$3.25
DEV SERV CENTER SURCH	\$29.77
SYSTEMS DEVT FEE	\$59.55
CITY PLANNING SURCH	\$44.38
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$51.77
SCHOOL DEV RES	\$0.00
DWELLING UNIT	\$0.00
RES DEVT TAX	\$0.00
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$1,911.68

Sub Total: \$3,100.60

Permit #: 180101000005377

Building Card #: 2019VN01558

Receipt #: 0202662756



* P 1 8 0 1 0 1 0 0 0 0 5 3 7 7 F N *

13. STRUCTURE INVENTORY

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

18010 - 10000 - 05377

(P) Floor Area (ZC): +337 Sqft / 337 Sqft
 (P) Height (ZC): +15.54 Feet / 15.54 Feet
 (P) Length: +24.83 Feet / 24.83 Feet
 (P) Stories: +1 Stories / 1 Stories
 (P) Width: +13.83 Feet / 13.83 Feet
 (P) R3 Occ. Group: +337 Sqft / 337 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 Stal
 (P) Type V-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

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**

(A) HEFNER, WILLIAM ROBERT

(C) BAR DESIGN AND CONSTRUCTION INC

(E) ABEDIAN, VANIK

ADDRESS

5820 WILSHIRE BLVD SUITE 500,

19044 CITRONIA ST,

2906 JOLLEY DR,

LOS ANGELES, CA 90036

NORTHRIDGE, CA 91324

BURBANK, CA 91504

CLASS

B

LICENSE #

C17013

786816

S5323

PHONE #

(818) 266-3646

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.: 786816 Contractor: BAR DESIGN AND CONSTRUCTION INC

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Carrier: BENCHMARK INS. CO.Policy Number: CST5015952

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- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: ASHERALFASI

Sign: _____

Date: 08/19/2019☒ Contractor☐ Authorized Agent

LA Department of Building and Safety
VN ZABE 202189952 8/19/2019 4:08:33 PM

BUILDING PERMIT-RES	\$384.00
ELECTRICAL PERMIT RES	\$99.84
HTG/REF PMT RES	\$49.92
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CITY PLANNING SURCH	\$44.38
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$51.77
SCHOOL DEV RES	\$0.00
DWELLING UNIT	\$0.00
RES DEVT TAX	\$0.00
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$1,911.68

Sub Total: \$3,100.60

Permit #: 180101000005377
Building Card #: 2019VN01558
Receipt #: 0202662756

Payment Records

Receipt No. 0202662755	\$1,108.55
Receipt No. 0202662756	\$3,100.60
Receipt No. 0202662758	\$8,870.49
Receipt No. 0202662759	\$9,864.01
Receipt No. 0202662761	\$1,870.50
Receipt No. 0202662764	\$128,592.12

Total Amount: \$153,406.27

Check: \$153,406.27

ASR
12/15/22



Online Banking

Adv Relationship Banking - 8790: Account Activity Transaction Details

Check number: 00000005407

Post date: 08/20/2019

Amount: -153,406.27

Type: Check

Description: Check

Merchant name: Check

Transaction category: Cash, Checks & Misc: Checks

KOUROSH D. MOGHADAM
8701 Wilshire Blvd., 12th Floor
Beverly Hills, CA 90212
(310) 813-0308

BANK OF AMERICA, NA
11801 SANTA MONICA BLVD.
WEST LOS ANGELES, CA 90025
34-0001224

5407
8/18/2019

PAY TO THE ORDER OF City of Los Angeles \$153,406.27

One hundred fifty three thousand four hundred six and 27/100

City of Los Angeles
PO Box 30420
Los Angeles, CA 90030

Memo Building Permits - 248 Rosewood

⑈005407⑈ ⑆122000054⑆ ⑆25091899⑆

FOR DEPOSIT ONLY
PAY TO THE ORDER OF
City of Los Angeles
6025-1028 10/75
20090825055
9/13/2013 4:01:00 PM
21018992
⑆25091899⑆

FOR DEPOSIT ONLY
PAY TO THE ORDER OF
City of Los Angeles
6025-1028 10/75
20090825055
9/13/2013 4:01:00 PM
21018992
⑆25091899⑆

AOR
R/10/12

Contractor's License Detail (Personnel List)

Contractor License # 786816

Contractor Name BAR DESIGN AND CONSTRUCTION INC

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

[View all personnel for Contractor License # 786816](#)

Name ASHER JOSEPH ALFASI

Title RMO / CEO / PRES

Association Date 11/01/2000

Classification B

Additional Classification There are additional classifications that can be viewed by selecting this link.

[View all classifications for Contractor License # 786816](#)

2

CLAIM FOR REFUND - PAYMENTS

CLAIM # 151719

		Permit 5375		Permit 5376		Permit 5377		Permit 5374		TOTAL		20% RETENTION		NET	
FEE	FUND	FUND	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	PAID	AMOUNT	AMOUNT	REFUND	AMOUNT
TYPE		TYPE	PAID	PAID	PAID	PAID	PAID	PAID	PAID	PAID					
B-CI	48R/08/4202/3921	AP10											-		-
LINKAGE	59T/43/4680/468001	AP10	3,346.99	4,281.17	1,911.68	1,911.68	68,962.77	78,502.61						\$ 78,502.61	
TOTAL			\$ 3,346.99	\$ 4,281.17	\$ 1,911.68	\$ 1,911.68	\$ 68,962.77	\$ 78,502.61						\$ 78,502.61	

482
12/15/22