

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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JAVIER NUNEZ
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—

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
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
—

December 16, 2022

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

SUBJECT: REFUND CLAIM FROM CROFT RETREAT LP - LINKAGE FEES

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) Sections 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests Council approval of refund claim number 155302 in the amount of \$149,744.28.

On January 21, 2021, LADBS received payment in the amount of \$550,598.63 from Croft Retreat LP (Claimant) under building permit 19010-10000-04237 for the project located at 130 S. Croft Ave, Los Angeles, CA 90025. The Claimant submitted a claim for refund on April 30, 2021 for overcharge of linkage fees. Upon further review, LADBS plan check staff determined the linkage fee should have been calculated based on the net new floor area after deducting the demolished floor area structure. Therefore, the Claimant is entitled to a linkage fee refund in the amount of \$149,744.28. 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 January 19, 2023, 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 Croft Retreat LP – Linkage Fees: re: **Claim No. 155302.**

and voted (**3/0**) 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>

01-19-2023 Claims Board Packet

Kelli Porter <kelli.porter@lacity.org>

Wed, Jan 18, 2023 at 2:35 PM

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

Cc: Scott Marcus <Scott.Marcus@lacity.org>, David Cano <david.cano@lacity.org>, Tony Miera <tony.miera@lacity.org>, Dikran Sassounian <dikran.sassounian@lacity.org>, Cory Brente <cory.brente@lacity.org>, Denise Mills <denise.mills@lacity.org>, MICHAEL BOSTROM <michael.bostrom@lacity.org>, Aneta Freeman <aneta.freeman@lacity.org>, Alysia Lim <alysia.lim@lacity.org>, Noreen Vincent <noreen.vincent@lacity.org>, Gabriel Dermer <gabriel.dermer@lacity.org>, Guadalupe Lopez Torres <guadalupe.lopez@lacity.org>, David Michaelson <david.michaelson@lacity.org>, Star Parsamyan <star.parsamyan@lacity.org>

Good afternoon,

All Agenda Items will be approved by unanimous consent. No attorney appearances are required on Thursday.

Margo, can you please notify any other parties that their appearances are not required.

Thanks,

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

On Tue, Jan 10, 2023 at 4:59 PM Kelli Porter <kelli.porter@lacity.org> wrote:

[Quoted text hidden]

[Quoted text hidden]

CLAIM # 155302

CLAIM FOR REFUND

(LADBS has been closed to public for Covid 19)

Received Date Stamp

Claim Name (of Claimant/Owner) (Firm)			
Croft Retreat, LP & its attorney, The Law Office of Steve Hoffman			
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: 130 S. Croft Ave, Los Angeles, CA 90025
(LADBS has been closed to public for Covid 19)
Amount Claimed \$ \$149,781.66 Date Fees Paid: 1/21/21

RECEIPT #/PERMIT #/REFERENCE #: 19010 - 10000 - 04237 and 19019 - 30000 - 06442

STATE REASON FOR REQUESTING A REFUND - (Details):

See attached letter and Exhibits documenting that we are owed \$149,781.66.
We were charged on gross sq footage of 30,997 instead of Net of 18,979 after 12,018 demo.
Because of the attached attorney's fee lien, please make the check payable to:

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

NOTE: A Claimant may be required to submit to examination under oath. (Charter Section 217.)
Presentation of a false claim is a felony. (California Penal Code Section 72.)

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.Steve Hoffman, Esq.
Attorney for Croft Retreat, LP

April 22, 2021

SIGNATURE AND TITLE OF CLAIMANT

DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

149,744.28

AMOUNT APPROVED FOR REFUND \$

0

REMARKS: Recommendation report denied refund of demo credit.
Credit should be given for demolished square footage.

Initialed by HSD	Date: 10/13/22
Approved by eh	Date: 5-10-22

10-17-22

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

Tuesday, September 27, 2022 13 : 30 PM

LADBS Recommendation Form

CLAIM # 155302
 Bureau: Engineering
 Division: Green Building

APPROVED

Document Number: 19010-10000-04237
 Receipt Number:
 Receipt Date:
 Fee Period:
 Job Address: 130 S CROFT AVE 90025

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

2. Are the reasons given by claimant correct?
 yes

3. Did LADBS initiate an action that resulted in an error?
 yes
 LADBS should have given credit on the linkage fee floor area used to calculate the linkage fee, due to the demolished structure.

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
 Linkage fee rate used was \$12.46 per square foot. Floor area of demolished apartment is 12018 sf. Credit to be given is: \$12.46 x 12018 sf = \$149,744.28

6. Is a refund recommended?
 yes
 LADBS should have given credit on the linkage fee floor area used to calculate the linkage fee, due to the demolished structure.

Reviewed By: TEODORO DIAZ RODRIGUEZ
 Reviewed On: 09/13/2022
 Approved By: CHARMIE HUYNH
 Approved On: 09/22/2022

Financial Service Div.'s Comments:

Rush-For Reconsideration of Linkage Fee Overcharged

Liaison's Comments:

Reviewer's Comments:

Supervisor's Comments:

History

Action	By	On
Review Approved & Returned to FSD	CHARMIE HUYNH	9/22/2022 8:39:45 AM
Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH)	TEODORO DIAZ RODRIGUEZ	9/13/2022 1:12:13 PM
Assigned (to TEODORO DIAZ RODRIGUEZ)	MARGARET KUHN	6/16/2022 7:11:01 AM
Created	MARY SUM	6/15/2022 3:16:22 PM

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

April 22, 2021

REQUEST FOR REFUND OF Overcharged LINKAGE FEE
CHARGED ON GROSS SQ FOOTAGE OF 30,997 INSTEAD OF NET OF 18,979 AFTER 12,018 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:	130 S. Croft Ave, Los Angeles, CA 90025
(Apt) Bldg Permit # 19010 - 10000 - 04237	\$386,260.00 = 30,997 FA x \$12.46 per sq ft
(Apt) Demo Permit # 19019 - 30000 - 06442	-12,018 sq ft of Demo/Existing
Most we could be charged	<u>\$236,478.34</u> 18,979 Increased FA x \$12.46
Overcharged Linkage Fee:	\$149,781.66
Date Paid:	1/21/21

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$149,781.66 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 Croft Retreat, LP's **Application for Refund of the Overcharged \$149,781.66 in Linkage Fees – CHARGED ON GROSS (APT) SQ FOOTAGE OF 30,997 INSTEAD OF NET OF 18,979 AFTER 12,018 (APT) DEMO –** we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1: **Building Permit (Apartment) # 19010 - 10000 - 04237**, confirming we were charged for **30,997 square feet of BUILT floor area**, and the receipt for payment of the **\$386,260.00 Linkage Fee**.
- Exhibit 2: **Demo Permit # (Apartment) 19019 - 30000 - 06442**, confirming **12,018 sq ft square feet of DEMO'd floor area**, and that the permit is **finaled**. Note that after deducting the Demo'd square floor area, the net increase of floor area is **18,979 square feet**.
- Exhibit 3: **Zimas and Assessor records** confirming that pre-addition, the existing **(Apartment) square footage was 12,018**.
- 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 # 19010 - 10000 - 04237	\$386,260.00 = 30,997 FA x \$12.46 per sq ft
(Apt) Demo Permit # 19019 - 30000 - 06442	-12,018 sq ft of Demo/Existing
Most we could be charged	<u>-\$236,478.34</u> 18,979 Increased FA x \$12.46
Overcharged Linkage Fee:	\$149,781.66

4. Payment & Lien on refund of overcharged \$149,781.66 in Linkage Fees:

Please issue Croft Retreat, LP's \$149,781.66 Linkage Fee refund, payable to: "Croft Retreat, LP & S Hoffman Tr," and mail to Steve Hoffman, Esq., 4929 Wilshire Blvd., Suite 410, L.A., CA 90010. Thank you.

Very truly yours,


Steve Hoffman, Esq


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

Croft Retreat, LP hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 130 S. Croft Ave, Los Angeles, CA 90025. It further consents to have the City and LADBS, release to Steve A. Hoffman, Esq.'s office, documents and information, regarding this matter.

LIEN: It grants Steve Hoffman, Esq. a lien on its linkage fee refunds for 130 S. Croft Ave, Los Angeles, CA 90025 and irrevocably requests that the refund check(s) be payable to "Croft Retreat, LP & attorney Steve A. Hoffman Trust Account" and mailed to Steve Hoffman, Esq., at 4929 Wilshire Blvd., Suite 410, Los Angeles, CA 90010. **This lien is only on the refunds/overpayment. NOT on the property.**

Dated: April 20, 2021 By


Michael Cohanizad, Managing Officer of Croft Retreat, LP

Lien

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

June 2, 2022

PRE-LAWSUIT REQUEST FOR RECONSIDERATION OF DENIED LINKAGE FEE REFUND CLAIM

**THE DENIAL STATES THE OPPOSITE OF (1) THE IMPLEMENTATION MEMO,
(2) THE ORDINANCE, AND (3) CALLY HARDY OF CITY PLANNING'S EMAIL.**

**FACT: THE LINKAGE FEE ON MULTI-UNIT IS CALCULATED BY DEDUCTING
THE DEMO'D MULT-UNIT.**

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

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

Re: Refund Claim No.	155302
Job Location	130 S. Croft Ave, Los Angeles, CA 90025
(Apt) Bldg Permit # 19010 - 10000 - 04237	\$386,260.00 = 30,997 FA x \$12.46 per sq ft
(Apt) Demo Permit # 19019 - 30000 - 06442	-12,018 sq ft of Demo/Existing
Most we could be charged	-\$236,478.34 18,979 Increased FA x \$12.46
Overcharged Linkage Fee:	\$149,781.66
Date Paid:	1/21/21

Dear LADBS:

1. **Exhibit "1" Denial Letter:** The City's denial letter dated May 18, 2022 and postmarked May 27, 2022, states:

"There is no credit for multi-unit dwelling units based on demolished floor area, Per 19.18.C.2 all new floor area is subject to linkage fee. When it refers to 'added' floor area, it means an addition to an existing building, not the new floor area after a building has been demolished." (Bold added.)

2. **This Denial states the Opposite of the Exhibit "2" Implementation Memo:**

**(1), (2) and (3) How is the Fee Calculated?
FOR EACH DEVELOPMENT PROJECT, THE LINKAGE FEE IS
CALCULATED BY THE DEPARTMENT OF BUILDING AND SAFETY as
follows:
The amount of NEW OR ADDED FLOOR AREA IN THE DEVELOPMENT
PROJECT DEVOTED TO THE USES DESCRIBED IN THE LINKAGE FEE
SCHEDULE BELOW (AFTER SUBTRACTING ANY ELIGIBLE DEMOLISHED
FLOOR AREA as defined in LAMC 12.03 within the prior year.)
LINKAGE FEE SCHEDULE:
RESIDENTIAL USES (6 or more UNITS).
(Numbering, Caps, underlining and bold added.)**

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

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

As stated in the Exhibit "2" implementation Memo, "Dwelling units ... legally removed," means legally and actually demo'd -- like our project.

4. **This Denial also states the Opposite of the Exhibit "4" Email from Cally Hardy of City Planning, stating as follows:**

Emailed Question To Cally Hardy:

Clarification #2:

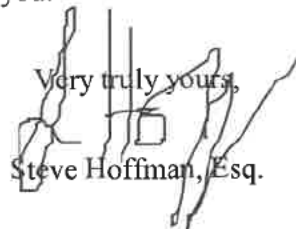
Please also confirm that if within a 12-month period, a developer Demo'd a multi-unit apartment building and replaced it with a new multi-unit apartment building, under the Ordinance, LAMC 19.18 C.2, the Linkage Fee should be calculated by deducting the RFA of the multi-unit apartment building Demo'd-within-the-12-months 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.)

5. To avoid the need for a lawsuit on the above black and white language, please reconsider this Exhibit "1" denial, which denial is the opposite of (1) the City's Implementation Memo, (2) the Ordinance, and (3) the email from Cally Hardy, of City Planning. Thank you.

Very truly yours,

Steve Hoffman, Esq.

130 S Croft Ave 1-18


 Permit #:
 Plan Check #: B19LA20192
 Event Code:

19010 - 10000 - 04237

Printed: 01/21/21 03:19 PM

Bldg-New GREEN - MANDATORY Apartment Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 01/21/2021 Last Status: Issued Status Date: 01/21/2021
---	--	---

1. TRACT TR 4353	BLOCK 18	LOT 6	ARB	COUNTY MAP REF MB 74-25/26	PARCEL ID # (PIN #) 138B173 702	2. ASSESSOR PARCEL # 5511 - 014 - 008
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3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Certified Neighborhood Council - Mid City West Community Plan Area - Wilshire	Census Tract - 2148.00 District Map - 138B173 Energy Zone - 9 Earthquake-Induced Liquefaction Area - Yes Methane Hazard Site - Methane Zone	Near Source Zone Distance - 2.3 Thomas Brothers Map Grid - 633-A1
--	---	--

ZONES(S): R3-1

4. DOCUMENTS
 Z1 - ZI-2452 Transit Priority Area in the ORD - ORD-183497
 RENT - YES CPC - CPC-1974-25066
 ORD - ORD-146330 CPC - CPC-25066
 ORD - ORD-146336
5. CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi	Fabricator Req'd - Structural Steel	Storm Water - LID Project
Special Inspect - Structural Observation	Permit Flag - Fire Life Safety Clearance Req'd	Permit Flag - Rec and Parks Fee Memo Req'd
Fabricator Req'd - Shop Welds	Permit Flag - Fire Life Safety by LADBS	Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
CROFT RETREAT LP 11601 SANTA MONICA BLVD LOS ANGELES CA 90025

Tenant:

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

(310) 914-5555

7. EXISTING USE**PROPOSED USE**
 (05) Apartment
 (07) Garage - Private
8. DESCRIPTION OF WORK
 NEW 120' X 80'-9" 4 STORY 18 UNIT APARTMENT BUILDING OVER A
 SUBTERRANEAN GARAGE
9. # REVISIONS TO SITE & USE**10. APPLICATION PROCESSING INFORMATION**
 BLDG. PC By: Michael Perez DAS PC By: Shine Lin
 OK for Cashier: Lisa Thamiz Coord. OK:
Signature: *[Signature]*

Date: 01/19/2021

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

For Cashier's Use Only

W/O #: 91004237

11. PROJECT VALUATION & FEE INFORMATION <small>Final Fee Period</small>		
Permit Valuation: \$5,200,000	PC Valuation:	
FINAL TOTAL Bldg-New	550,598.63	School District Residential Level 1 126,480.00
Permit Fee Subtotal Bldg-New	20,855.50	Dwelling Unit Construction Tax 3,600.00
Energy Surcharge		Residential Development Tax 5,400.00
Handicapped Access		CA Bldg Std Commission Surchar 208.00
Plan Check Subtotal Bldg-New	679.72	Green Building
Off-hour Plan Check	339.86	Permit Issuing Fee 0.00
Plan Maintenance	300.00	Linkage Fee 386,260.00
E.Q. Instrumentation	1,456.00	
D.S.C. Surcharge	708.93	
Sys. Surcharge	1,417.86	
Planning Surcharge	1,330.50	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surchar	1,552.26	
Sewer Cap ID:	Total Bond(s) Due:	

WL JBLOCKSO 01/21/21 3:19:25 PM

Payment Date: 01/21/21

Receipt No.: 2021021001-9

Amount: \$550,598.63

Method: ICL Check

Building Card No.: 2021WL00030

12. ATTACHMENTS
 Owner-Builder Declaration Signed Declaration
 Plot Plan


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

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

(P) Floor Area (ZC): +30997 Sqft / 30997 Sqft
 (P) Height (BC): +44.64 Feet / 44.64 Feet
 (P) Height (ZC): +45 Feet / 45 Feet
 (P) Landscape Area: +2075 Sqft / 2075 Sqft
 (P) Length: +120 Feet / 120 Feet
 (P) Stories: +4 Stories / 4 Stories
 (P) Width: +80.75 Feet / 80.75 Feet
 (P) Dwelling Unit: +18 Units / 18 Units
 (P) NFPA-13 Fire Sprinklers Thru-out
 (P) Concrete Shearwall

(P) Wood (Plywood, OSB, etc.) Shearwall
 (P) Methane Site Design Level II
 (P) R2 Occ. Group: +30997 Sqft / 30997 Sqft
 (P) S2 Occ. Group: +11961 Sqft / 11961 Sqft
 (P) Long Term Bicycle Parking Provided for Bldg: +27 S
 (P) Long Term Bicycle Parking Req'd for Bldg: +18 Spac
 (P) Parking Req'd for Bldg (Auto+Bicycle): +45 Stalls / 4
 (P) Provided Compact for Bldg: +27 Stalls / 27 Stalls
 (P) Provided Disabled for Bldg: +1 Stalls / 1 Stalls
 (P) Provided Standard for Bldg: +22 Stalls / 22 Stalls

(P) Short Term Bicycle Parking Provided for Bldg: +2 Sp
 (P) Short Term Bicycle Parking Req'd for Bldg: +2 Space
 (P) Total Provided Parking for Site: +50 Stalls / 50 Stalls
 (P) Type I-A Construction
 (P) Type V-A Construction
 (P) Foundation - Concrete Mat Foundation
 (P) Roof Construction - Wood Frame/Sheathing
 (P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** mod approved to allow an exit stair 10' from pl on 02/13/2020 mod approval to allow egress count less than 10' 02/13/2020 mod granted to allow road deck less than 750 on 02/13/2020 30 day notice sent to 8628 Winnetka Ave 7019-1120-0001-6833-3009 619 Alta 7019-1120-0001-6833-2989 3900 Alameda 7019-1120-0001-6833-2972 225 Highland 7019-1120-0001-6833-3047

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) TAYLOR, ROBERT JAMES
 (E) DEJBAN, MASOUD
 (E) MAHMOUDKHANI, BEHNAM
 (O) OWNER-BUILDER

ADDRESS

1416 STANFORD DRIVE,
 17200 VENTURA BLVD STE 213A,
 321 E FAIRVIEW AVE APT 307,

GLENDALE, CA 91205
 ENCINO, CA 91316
 GLENDALE, CA 91207

CLASS**LICENSE #****PHONE #**

C24422
 S2521
 C88488
 0

(310) 914-5555

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

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code; Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 2 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

() I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

OR

() I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code; The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, and Final Declaration; and

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

Print Name:

Sign:

Date: 01/19/2021

☒ Owner

☒ Authorized Agent

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

Receipt

Your Reference Number:

2021021001-9

01/21/2021 3:17:42 PM

jblockson

TRANSACTIONS

LADBS PERMIT \$550,598.63
2021021001-9-1

Name: DON TOLENTINO
Job Address: 130 S CROFT AVE 1-18
Permit Number: 19010-10000-04237
Building Permit Reference Number: 2021WL00030

Off-hour Plan Check	\$339.86
D.S.C. Surcharge	\$708.93
Sys. Surcharge	\$1417.86
Planning Surcharge	\$1330.50
Planning Gen Plan Maint Surcharge	\$1552.26
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$0.00
Linkage Fee	\$386260.00
Dwelling Unit Construction Tax	\$3600.00
Residential Development Tax	\$5400.00
CA Bldg Std Commission Surcharge	\$208.00
School District Residential Level 1	\$126480.00
Permit Fee Subtotal Bldg-New	\$20855.50
Plan Check Subtotal Bldg-New	\$679.72
Plan Maintenance	\$300.00
E.Q. Instrumentation	\$1456.00

LADBS PERMIT \$2,452.92
2021021001-9-3

Name: DON TOLENTINO
Job Address: 130 S CROFT AVE 1-18
Permit Number: 19020-10000-02601
Building Permit Reference Number: 2021WL00031

E.Q. Instrumentation	\$84.00
Permit Issuing Fee	\$0.00
Off-hour Plan Check	\$157.50
D.S.C. Surcharge	\$60.05
Sys. Surcharge	\$120.09
Planning Surcharge	\$115.05
Permit Fee Subtotal Nonbldg-New	\$1445.00
Plan Check Subtotal Nonbldg-New	\$315.00
Planning Surcharge Misc Fee	\$10.00
CA Bldg Std Commission Surcharge	\$12.00
Planning Gen Plan Maint Surcharge	\$134.23

LADBS PERMIT \$2,602.50
2021021001-9-5

Name: DON TOLENTINO
Job Address: 130 S CROFT AVE 1-18
Permit Number: 20030-10000-01671
Building Permit Reference Number: 2021WL00032

Permit Fee Subtotal Grading	\$2125.00
Plan Check Subtotal Grading	\$0.00
D.S.C. Surcharge	\$63.75

Planning Gen Plan Maint Surcharge	\$148.75
Planning Surcharge Misc Fee	\$10.00
Planning Surcharge	\$127.50
Sys. Surcharge	\$127.50
Permit Issuing Fee	\$0.00
Total Amount: \$555,654.05	

PAYMENT

ICL Check	\$555,654.05
Check Number: 005269	

iPayment Reference Number:

2021021001-9

Effective Date 1/21/2021

Workgroup West Los Angeles

User jblockson

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

3109114-5555

CROFT RETREAT LP
11901 Santa Monica Ave.
Los Angeles, CA 90025

PACIFIC WESTERN BANK
11150 West Olympic Blvd.
Los Angeles, CA 90064
(310) 996-9100

5269

DATE 1/12/2021

90-3820 / 1222

PAY TO THE ORDER OF CITY OF LOS ANGELES

Five Hundred Fifty-Five Thousand Six Hundred Fifty-Four and 05/100***** DOLLARS

CITY OF LOS ANGELES

MEMO - Building Permit Fee - 130 Croft

005269 122238200 1001882065

iPayment Reference Number:
2021021001-9
Effective Date 1/21/2021
Workgroup West Los Angeles
User jblockson

FOR DEPOSIT ONLY
PAY TO THE ORDER OF WELLS
City of LA Building and Safety
#603-West Los Angeles
2000045268721
01/21/2021 3:19:13 PM
2021021001-9
556564 03

130 S Croft Ave 1-18



Permit #:
Plan Check #: B19WL07420
Event Code:

19019 - 30000 - 06442

Printed: 02/12/20 01:43 PM

Bldg-Demolition Apartment Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 02/12/2020 Last Status: Issued Status Date: 02/12/2020
1. TRACT TR 4353	BLOCK 18	LOT 6
2. COUNTY MAP REF MB 74-25/26	PARCEL ID # (PIN) 138B173 702	3. ASSESSOR PARCEL # 5511 - 014 - 008

4. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Certified Neighborhood Council - Mid City West Community Plan Area - Wilshire	Census Tract - 2148.00 District Map - 138B173 Energy Zone - 9 Earthquake-Induced Liquefaction Area - Yes Methane Hazard Site - Methane Zone	Near Source Zone Distance - 2.3 Thomas Brothers Map Grid - 633-A1
ZONES: R3-1		

5. DOCUMENTS
Z1 - Z1-2452 Transit Priority Area in the City
RENT - YES
ORD - ORD-146330
ORD - ORD-146336

ORD - ORD-183497
CPC - CPC-1974-25066
CPC - CPC-25066

6. CHECKLIST ITEMS
Sewer Cap - Permit Required

7. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
CROFT RETREAT LP
11601 SANTA MONICA BLVD, LOS ANGELES CA 90025 --
Tenant:

Applicant: (Relationship: Agent for Owner)
VAESNAR SINTUM -
- (310) 914-5555

8. EXISTING USE PROPOSED USE
(05) Apartment (23) Demolition

For Cashier's Use Only

W/O #: 91906442

9. DESCRIPTION OF WORK
Demo (E) 2 story apartment.

10. # Notes on Site & Visit:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Vladimir Arutyunyan
OK for Cashier: Kavian Refahi

DAS PC By:
Coord OK:

Signature:

Date: 02/12/2020

11. PROJECT VALUATION Final Fee Period
Permit Valuation: \$25,000

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

CEQA Bldg Demolition Notice Plot Plan
Demo Affirmation Posting

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

WL RICK 302087593 2/12/2020 1:42:50 PM
DEMO PERMIT \$320.00
BUILDING PLAN CHECK \$0.00
EI RESIDENTIAL \$3.25
DEV SERV CENTER SURCH \$9.70
SYSTEMS DEVT FEE \$19.40
CITY PLANNING SURCH \$19.20
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$22.40
CA BLDG STD COMMISSION SURCHARGE \$1.00
BUILDING PLAN CHECK \$0.00

Sub Total: \$404.95

Permit #: 190193000006442
Building Card #: 2020WL05212
Receipt #: 0302174837



* P 1 9 0 1 9 3 0 0 0 0 6 4 4 2 F H *

13. STRUCTURAL INFORMATION

(Notes: Numeric measurement data in the format "number / number" implies "change to numeric value / total standing numeric value")

19019 - 30000 - 06442

(P) Floor Area (ZC): -12018 Sqft / 0 Sqft
 (P) Dwelling Unit: -18 Units / 0 Units
 (P) R2 Occ. Group: -12018 Sqft / 0 Sqft
 (P) Type V-B Construction

14. APPLICATION COMMENTS:

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 this information printed exceeds that required by section 19823 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME
 (C) GREENLEAF ENGINEERING

ADDRESS
 18685 MAIN STREET A-371,

HUNTINGTON BEACH, CA 9.

CLASS
 B

LICENSE #
 789510

PHONE #
 (714) 847-2700

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 17931).

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.: 789510 Contractor: GREENLEAF ENGINEERING

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: MIDWEST EMPLOYERS CSLTV. CO.

Policy Number: BNUWC0133835

- ☐ 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 3704 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) 397-5323 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. 91.0104.4.3.4 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: DAVID STANLEY

Sign: 

Date: 02/12/2020

☐ Contractor

☒ Authorized Agent

CLAIM FOR REFUND - PAYMENTS

CLAIM # 155302

			TOTAL	20%	NET
FEE	FUND	FUND	AMOUNT	RETENTION	REFUND
TYPE		TYPE	PAID	AMOUNT	AMOUNT
B-CI	48R/08/4202/3921	AP10		-	-
LINKAGE	59T/43/4680/468001	AP10	\$ 149,744.28		\$ 149,744.28
TOTAL			\$ 149,744.28	\$ -	\$ 149,744.28

EB 9/30/22