

BOARD OF  
**BUILDING AND SAFETY**  
**COMMISSIONERS**

JAVIER NUNEZ  
PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
MOISES ROSALES  
JACOB STEVENS  
NANCY YAP

**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

May 24, 2023

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

**SUBJECT: REFUND CLAIM FROM HAZEN PROPERTIES LLC - LINKAGE FEES**

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) Sections 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests Council approval of refund claim number 165511 in the amount of \$82,035.20.

On November 14, 2019, LADBS received payment in the amount of \$109,521.48 from Hazen Properties, LLC (Claimant) under building permit 19014-10000-03614 for the project located at 1835 N. Old Orchard 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 February 1, 2023. The Claimant submitted a claim for refund on February 2, 2023 for the linkage fees. LADBS recommends approval of the claim for refund in the amount of \$82,035.20. Attached are supporting documents regarding the claim for refund.

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

Sincerely,

for

Osama Younan  
General Manager  
Los Angeles Department of Building and Safety

CITY OF LOS ANGELES  
CLAIMS BOARD

ACTION OF THE CLAIMS BOARD  
ON CITY ATTORNEY RECOMMENDATION

The Honorable Hydee Feldstein Soto  
City Attorney  
Room 800, City Hall East  
200 North Main Street  
Los Angeles, CA 90012

Dear Mrs. Soto:

At its meeting on June 5, 2023, the Claims  
Board of the City of Los Angeles considered Report No. None of the City  
Attorney in the matter of: Hazen Properties, LLC - Claim # 165511.  
and voted ( **3/0** ) to ( **approve**/reject) the settlement proposal as described in said  
report.

Other action: \_\_\_\_\_

---

Claims Board, City of Los Angeles

By: /s/ Kellilyn Porter  
Chairperson



Margarit Avesyan <margarit.avesyan@lacity.org>

---

## 06-05-2023 CLAIMS BOARD PACKET

---

**Kelli Porter** <kelli.porter@lacity.org>

Tue, Jun 6, 2023 at 2:39 PM

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

My oversight. They were all approved

[Quoted text hidden]

RECEIVED

2023 FEB -6 AM 10:24

CITY OF LOS ANGELES  
FINANCIAL SERVICES  
BUILDING & SAFETY



# CLAIM FOR REFUND

CLAIM # 165511

BY

CITY CLERK

2023 FEB -2 PM 2:38

Received Date Stamp

Print Name of Claimant (Last) (First)	
Hazen Properties, LLC c/o Adam Scheinman ✓	
Mailing Address (Street)	(City) (State/Zip)
111042 Cashmere Street, Los Angeles, 90049 ✓	
(Area Code) (Phone Number)	(E-mail Address)
(310) 487-9554	adamscheinman@icloud.com

## REFUND INFORMATION

JOB LOCATION: 1835 N. Old Orchard Road, Los Angeles, CA 90049 ✓

Amount Claimed \$ 82,035.20 ✓ Date Fees Paid: 11/14/19 ✓

Receipt # LA NELI 104169906


RECEIPT #/PERMIT #/REFERENCE #: Permit # 19014-10000-03614 ✓

STATE REASON FOR REQUESTING A REFUND - (Details): This permit is exempt from Linkage Fees

per Section 19.18.B.2(f) of L.A.M.C (Ord. 185342) as no sale of the property occurred during the 3-years following building permit issuance on 11/14/19. LADBS should have required an affidavit requiring payment of fees, rather than take Linkage Fees at the time of permit issuance. Our LADBS plan checker was willing to sign the affidavit now, but it is pointless to record this, because the language of the ordinance and affidavit state that it terminates after 3 years, which would have been 11/14/22.

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.

	CO/MANAGER HAZEN PROPERTIES ✓	1/22/23
SIGNATURE AND TITLE OF CLAIMANT		DATE
LLC		

## FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 82,035.20 ✓

REMARKS: Linkage fee covenant captured by permit #19014-10004-03614.

Audited by:	Date:
ASR	05/15/23
Approved by:	Date:
eh	5/17/23

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

## LADBS Recommendation Form

CLAIM # 165511  
 Bureau: Engineering  
 Division: Green Building

**APPROVED**

Document Number: 19014-10000-03614 ✓  
 Receipt Number:  
 Receipt Date:  
 Fee Period:  
 Job Address: 1835 N Old Orchard ROAD

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?  
 no

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

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

6. Is a refund recommended?  
 yes/

A supplemental permit has been issued to capture the recordation of a linkage fee affidavit, therefore linkage fees should be refunded.

Reviewed By: TEODORO DIAZ RODRIGUEZ  
 Reviewed On: 04/20/2023  
 Approved By: ALLEN MANALANSAN  
 Approved On: 04/21/2023

**Financial Service Div.'s Comments:**

reconsideration of linkage fees.

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

## History

**Action**

Review Approved & Returned to FSD

Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)

Assigned (to TEODORO DIAZ RODRIGUEZ)

Created

**By****On**

ALLEN MANALANSAN

4/21/2023 7:54:53 AM

TEODORO DIAZ RODRIGUEZ

4/20/2023 2:45:21 PM

MARGARET KUHN

4/19/2023 2:10:30 PM

JESSIKA GARCIA

4/19/2023 12:31:06 PM



1835 N Old Orchard Road



Permit #:

19014 - 10000 - 03614

Plan Check #: B19LA13849

Printed: 01/24/23 11:00 AM

Event Code:

Bldg-Addition <b>GREEN - MANDATORY</b> 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 11/14/2019 Last Status: Issued Status Date: 11/14/2019
--	--	---

<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT(s)</b>	<b>ARB</b>	<b>COUNTY MAP REF #</b>	<b>PARCEL ID # (PIN #)</b>	<b>2. ASSESSOR PARCEL #</b>
SANTA MONICA LAND AND W. BLK 39			297	M R 78-44/49	135B137 126	4426 - 021 - 001

<b>3. PARCEL INFORMATION</b>		
Baseline Hillside Ordinance - Yes	Census Tract - 2623.03	Hillside Grading Area - YES
Airport Hazard Area - 1080' Height Limit Above Elevation 747	District Map - 135B137	Hillside Ordinance - YES
Airport Hazard Area - 1110' Height Limit Above Elevation 747	Energy Zone - 6	Thomas Brothers Map Grid - 631-E2
LADBS Branch Office - WLA	Fire District - VHFHSZ	Area Planning Commission - West Los Angeles
Council District - 11	Flood Haz. Zone - Outside Flood Zone	Earthquake-Induced Landslide Area - Yes
<b>ZONES(S):</b> RE40-1-H		

<b>4. DOCUMENTS</b>		
ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-132416	CPC - CPC-1981-29841	AFF - AFF-16922
ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-159292-SA107	CPC - CPC-2005-8252-CA	
ORD - ORD-128730	HLSAREA - Yes	CPC - CPC-3608
ORD - ORD-129279	CPC - CPC-1965-18760	BHO - Yes

<b>5. CHECKLIST ITEMS</b>		
Flood Certif. - Flood Certif. Not Req'd	Special Inspect - Epoxy Bolts	Special Inspect - Grade Beam/Caisson
Special Inspect - Anchor Bolts	Special Inspect - Field Welding	Special Inspect - S.M.R. Frame-Steel
Special Inspect - Concrete > 2.5ksi	Special Inspect - Fire Proofing	Special Inspect - Structural Observation

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>		
Owner(s):		
HAZEN PROPERTIES LLC	11042 CASHMERE ST	LOS ANGELES CA 90049
Tenant:		
Applicant: (Relationship: Agent for Owner)		
LORRAINE STURDEVANT -		(323) 470-9955

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b>
(01) Dwelling - Single Family		PROPOSED GROUND FLOOR AND SECOND FLOOR ADDITION TO AN EXISTING SINGLE FAMILY DWELLING TO CREATE A NEW THEATRE ON GROUND AND COMPLETE REMODEL, AND TO CREATE 5 BEDROOMS AND 6 BATHROOMS WITH A COMPLETE REMODEL. SCOPE WILL INCLUDE A COMPLETE
(07) Garage - Private		

<b>9. # Bldgs on Site &amp; Use:</b> 1 OF 4 DWELLING W/ ATT GARAGE	For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Michael Lopez	DAS PC By:
OK for Cashier: Michael Lopez	Coord. OK:
Signature:	Date:

For Cashier's Use Only

W/O #: 91403614

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b>		Final Fee Period
Permit Valuation: \$1,560,000	PC Valuation:	
FINAL TOTAL Bldg-Addition	106,410.81	Planning Surcharge Misc Fee 10.00
Permit Fee Subtotal Bldg-Addition	6,439.20	Planning Gen Plan Maint Surcharge 459.76
Energy Surcharge		School District Residential Level 1 11,506.44
Electrical	1,674.19	CA Bldg Std Commission Surcharge 63.00
HVAC	837.10	Green Building
Plumbing	1,674.19	Permit Issuing Fee 0.00
Plan Check Subtotal Bldg-Addition	0.00	Linkage Fee 82,035.20
Off-hour Plan Check	0.00	
Plan Maintenance	128.78	
E.Q. Instrumentation	202.80	
D.S.C. Surcharge	328.69	
Sys. Surcharge	657.38	
Planning Surcharge	394.08	
Sewer Cap ID:		Total Bond(s) Due:

Payment Date: 11/14/19

Receipt No: 0104117732

Amount: \$106,410.81

Method: Check

2019LA37387

<b>12. ATTACHMENTS</b>	
Owner-Builder Declaration	
Plot Plan	



\* 0 8 0 0 1 1 9 0 1 4 1 0 0 0 0 0 3 6 1 4 F N \*

**13. STRUCTURE INVENTORY**

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

**19014- 10000 - 03614**

(P) Floor Area (ZC): +2281.33 Sqft / 6201.33 Sqft  
(P) Height (ZC): +6.17 Feet / 30 Feet  
(P) Length: +35.75 Feet / 91.75 Feet  
(P) Residential Floor Area: +4420 Sqft / 8340 Sqft  
(P) Stories: 0 Stories / 2 Stories  
(P) Width: +19.16 Feet / 92.66 Feet  
(P) Dwelling Unit: 0 Units / 1 Units  
(P) NFPA-13D Fire Sprinklers Thru-out  
(P) Steel Moment Frame  
(P) Wood (Plywood, OSB, etc.) Shearwall

(P) R3 Occ. Group: +3090.34 Sqft / 7010.34 Sqft  
(P) U Occ. Group: +33.26 Sqft / 449.78 Sqft  
(P) Parking Req'd for Bldg (Auto+Bicycle): +3 Stalls / 5 Stalls  
(P) Provided Compact for Bldg: +1 Stalls / 3 Stalls  
(P) Provided Standard for Bldg: +2 Stalls / 2 Stalls  
(P) Parking Req'd for Site (Auto+Bicycle): +3 Stalls / 5 Stalls  
(P) Total Provided Parking for Site: +3 Stalls / 5 Stalls  
(P) Type V-B Construction  
(P) Floor Construction - Concrete Slab on Grade  
(P) Foundation - Composite Pile

(P) Foundation - Concrete Grade Beam  
(P) Foundation - Continuous Footing  
(P) Foundation - Spread (Pad) Footing  
(P) Roof Construction - Wood Frame/Sheathing  
(P) Wall Construction - Wood Stud

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* -EXISTING USE AND DIMENSIONS VERIFIED UNDER PERMIT # 1961WL38930. BHO RFA: RE-40 Zone; Lot area = 34,574 sf; Allowable RFA PER SLOPE BAND = 8894.30 sf; Proposed RFA: SFD = 3920 sf; garage = 449.78 sf (exempt 400 sf); (N) RECREATION ROOM = 196.95 SF (EXEMPT); (N) ADDITION = 4402.85 SF; Total = 8372.63 sf < 8894.30 sf -GPI UNDER PERMIT #19030-10000-04672. -ANNUAL PERMIT NO. 2019-906391 (CALOSHA). -outside flood zone per zimaz.

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

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

(A) KEMPEL, CHRISTOPHER TODD  
(E) CAI, LUO B  
(E) ROTH, JENNIFER NICOLE  
(G) TSAO, TZE-TZONG  
(O) OWNER-BUILDER

1027 16TH STREET APT A,  
9428 ETAON AVE M,  
110 THE VILLAGE UNIT 504,  
9428 ETON AVENUE #M,

SANTA MONICA, CA 90403  
CHATSWORTH, CA 91311  
REDONDO BEACH, CA 9027  
CHATSWORTH, CA 91311

C31125  
C80352  
C84889  
EG1783  
0

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

**17. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://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](http://www.dhs.ca.gov/childlead).

**20. FINAL DECLARATION**

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

**By signing below, I certify that:**

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

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ Owner ☐ Authorized Agent

LA Department of Building and Safety  
LA NELI 104169906 11/14/2019 3:49:14 PM

BLDG PERMIT RES	\$6,439.20
ELECT PERMIT RES	\$1,674.19
HTG/REF PERMIT RES	\$837.10
PLBG PERMIT RES	\$1,674.19
BLDG PLAN CHECK	\$0.00
BLDG PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$128.78
EI RESIDENTIAL	\$202.80
DEV SERV CENTER SURCH	\$328.69
SYSTEMS DEV FEE	\$657.38
CITY PLANNING SURCH	\$394.08
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$459.76
SCHOOL DEV RES	\$11,506.44
CA BLDG STD COMMISSION SURCHARGE	\$63.00
BLDG PLAN CHECK	\$0.00
LINKAGE FEE	\$82,035.20

ASR  
05/15/23

Sub Total: \$106,410.81

Permit #: 190141000003614  
Building Card #: 2019LA37387  
Receipt #: 0104117732

Payment Records

Receipt No. 0104117732	\$106,410.81
Receipt No. 0104117734	\$800.23
Receipt No. 0104117735	\$400.58
Receipt No. 0104117736	\$1,909.86

Total Amount: \$109,521.48

Check: \$109,521.48





FIRST REPUBLIC

2/1/2023 1:43 PM

Business Analyzed Checking

#3693

<b>HAZEN PROPERTIES LLC</b>		<b>2410</b>
[REDACTED]		11-8168/3210 07
DATE <u>11/14/19</u>		<b>CHECK BRAND</b>
PAY TO THE ORDER OF <u>CITY OF LOS ANGELES</u>	\$ <u>109,521</u> <sup>48</sup> / <sub>100</sub>	
<u>ONE HUNDRED AND NINE THOUSAND FIVE HUNDRED TWENTY ONE</u> <sup>48</sup> / <sub>100</sub>		DOLLARS
<b>FIRST REPUBLIC BANK</b> Private Banking Los Angeles 1306 Century Park East Los Angeles, CA 90067 Tel. 213-406-0338 Customer Care		Photo Auto Deposit Camera
FOR <u>PERMITS # 1835 OLD ORCHARD RD.</u>		
<u>LA, CA 90049</u>		
⑈002410⑈ ⑆321081889⑆ 80001483693⑈		

ASR  
05/15/23

FOR DEPOSIT ONLY  
 PAY TO THE ORDER OF FIRST PARK  
 FIRST OF LA NATIONAL BANK  
 #603-ND-AMSTERDAM  
 20000-58718  
 11/14/19 2:49:08 PM  
 104160005  
 2186.53 48

Category: Check

Online Description: Check# 2410

Statement Description: CHECK# 2410 CHECK WITHDRAWAL

Date: 11/18/2019

Type: Debit

Amount: -109521.48

Check Number: 2410

# ACCOUNT STATEMENT



## SIMPLIFIED BUSINESS CHECKING

Statement Period:  
November 01, 2019 -  
November 30, 2019

Account Number:  
XXX-XXX8-3693

At Your Service:  
24-Hour Automated Banking System  
(800) 392-1407

004553-1  
04553-003

HAZEN PROPERTIES LLC

Enclosures 13

Page 1 of 6

## NEWS FROM FIRST REPUBLIC

Due to 2020 being a Leap Year, interest will be calculated on a 366-day calendar year.

Are you looking for a solution to help manage your student loan debt? Our student loan refinancing program currently offers some of the lowest fixed rates in the country, with multiple term options. By refinancing, you could get out of debt sooner or lower your monthly payment. Know someone with student loan debt? Refer a friend or colleague to student loan refinancing and receive a \$300 bonus. Plus, your friend will receive \$300 when their new loan is approved and funded. Terms and conditions apply. Visit [firstrepublic.com/student-loan-refinancing](http://firstrepublic.com/student-loan-refinancing) to get started today.

## ACCOUNT SUMMARY

XXX-XXX8-3693

Beginning Balance	\$127,315.69	Average Daily Balance	\$250,495.63
Total Deposits and Credits	\$350,000.00	Minimum Balance	\$121,584.60
Total Withdrawals and Debits	\$0.00	Service Charges	\$0.00
Total Checks Paid	\$150,268.33	Interest Earned This Period	\$0.00
Ending Balance	\$327,047.36	Interest Year to Date	\$0.00

## CHECKS PAID

\* Gap in check sequence

NUMBER	DATE	AMOUNT	NUMBER	DATE	AMOUNT
* 2393	11/01	\$206.00	2410	11/18	\$109,521.48

111 PINE STREET, SAN FRANCISCO, CALIFORNIA 94111, TEL (415) 392-1400 OR 1-800-392-1400  
24 HOUR AUTOMATED BANKING SYSTEM 1-800-392-1407  
[www.firstrepublic.com](http://www.firstrepublic.com) • MEMBER FDIC

FBB 208 - 1/14

1835 N Old Orchard Road



Permit #:

19014 - 10004 - 03614

Plan Check #: B23LA06388

Printed: 04/19/23 11:49 AM

Event Code:

Bldg-Alter/Repair <b>GREEN - NONE</b> 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 04/17/2023 Last Status: Issued Status Date: 04/17/2023
--	--	---

<b>1. TRACT</b> SANTA MONICA LAND AND W, BLK 39	<b>BLOCK</b> BLK 39	<b>LOT(s)</b> LOT 39	<b>ARB</b> 297	<b>COUNTY MAP REF #</b> M R 78-44/49	<b>PARCEL ID # (PIN #)</b> 135B137 126	<b>2. ASSESSOR PARCEL #</b> 4426 - 021 - 001
--	------------------------	-------------------------	-------------------	---	---	---

<b>3. PARCEL INFORMATION</b> Baseline Hillside Ordinance - Yes Airport Hazard Area - 1080' Height Limit Above Elevation 747 Airport Hazard Area - 1110' Height Limit Above Elevation 747 LADBS Branch Office - WLA Council District - 11	Census Tract - 2623.03 District Map - 135B137 Energy Zone - 6 Fire District - VHFHSZ Flood Haz. Zone - Outside Flood Zone	Hillside Grading Area - YES Hillside Ordinance - YES Thomas Brothers Map Grid - 631-E2 Area Planning Commission - West Los Angeles Earthquake-Induced Landslide Area - Yes
---	---	--

ZONES(S): RE40-I-H

<b>4. DOCUMENTS</b> ZI - ZI-2438 Equine Keeping in the City of Lc ORD - ORD-132416 ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-159292-SA107 ORD - ORD-128730 ORD - ORD-129279	HLSAREA - Yes CPC - CPC-1965-18760	CPC - CPC-1981-29841 CPC - CPC-2005-8252-CA CPC - CPC-3608 BHO - Yes	AFF - 20230066556-LINKAGE FEE AFF - AFF-16922
--	---------------------------------------	---	--

<b>5. CHECKLIST ITEMS</b>
---------------------------

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b> Owner(s): <b>HAZEN PROPERTIES LLC</b> 11042 CASHMERE ST LOS ANGELES CA 90049 Tenant: Applicant: (Relationship: Agent for Owner) LORRAINE STURDEVANT - (323) 470-9955
---

<b>7. EXISTING USE</b> (01) Dwelling - Single Family (07) Garage - Private	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b> SUPPLEMENTAL TO 19014-10000-03614 TO CAPTURE LINKAGE FEE AFFIDAVIT AND REMOVE LINKAGE FEE.
--	---------------------	--

<b>9. # Bldgs on Site &amp; Use:</b>	For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
--------------------------------------	---

<b>10. APPLICATION PROCESSING INFORMATION</b> BLDG. PC By: Michael Lopez OK for Cashier: Michael Lopez Signature: _____ DAS PC By: _____ Coord. OK: _____ Date: _____
---

For Cashier's Use Only

W/O #: 91403614

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b>	Final Fee Period
Permit Valuation: \$0	PC Valuation: \$0
FINAL TOTAL Bldg-Alter/Repair	136.88
Permit Fee Subtotal Bldg-Alter/Repair	0.00
Plan Check Subtotal Bldg-Alter/Repair	0.00
Additional Plan Check	104.00
E.Q. Instrumentation	0.00
D.S.C. Surcharge	3.12
Sys. Surcharge	6.24
Planning Surcharge	6.24
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	7.28
CA Bldg Std Commission Surcharge	0.00
Permit Issuing Fee	0.00
Linkage Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 04/17/23

Receipt No: 1559713

Amount: \$136.88

Method: CC

2023ON 06193

<b>12. ATTACHMENTS</b> Owner-Builder Declaration
---



\* 0 8 0 0 1 1 9 0 1 4 1 0 0 0 4 0 3 6 1 4 F N \*

**13. STRUCTURE INVENTORY**

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

**19014- 10004 - 03614****14. APPLICATION COMMENTS:**

-LINKAGE FEE UNDER 20230066556.

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

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

(O) OWNER-BUILDER

0

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

**17. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://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](http://www.dhs.ca.gov/childlead).

**20. FINAL DECLARATION**

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

**By signing below, I certify that:**

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

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ Owner ☐ Authorized Agent



=====  
(Group ID: 1559712)      Receipt No: 155971 2    04-17-2023 01:35 PM  
=====

Permit No: 22010-10000-05934    Bldg-New

Address: 9027 W MONTE MAR DR

CA Bldg Std Commission Surcharge	16.00
D.S.C. Surcharge	110.29
Dwelling Unit Construction Tax	200.00
E.Q. Instrumentation	52.00
Electrical	560.04
HVAC	280.02
Permit Fee Subtotal Bldg-New	2,154.00
Permit Issuing Fee	27.00
Plan Maintenance	43.08
Planning Gen Plan Maint Surcharge	155.69
Planning Surcharge	133.44
Planning Surcharge Misc Fee	10.00
Plumbing	560.04
Residential Development Tax	300.00
School District Residential Level 1	16,582.98
Sys. Surcharge	220.57
Sub Total:	21,405.15
Grand Total:	21,405.15

farbod rezvani

Last four digits of Card Number: 2827

Expiration:

Approval No: 599473

=====  
(Group ID: 1559713)      Receipt No: 155971 3    04-17-2023 01:35 PM  
=====

Permit No: 19014-10004-03614    Bldg-Alter/Repair

Address: 1835    N OLD ORCHARD ROAD

Additional Plan Check	104.00
D.S.C. Surcharge	3.12
Planning Gen Plan Maint Surcharge	7.28
Planning Surcharge	6.24
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	6.24
Sub Total:	136.88
Grand Total:	136.88

ASR  
05/12/23

Adam Scheinman

Last four digits of Card Number: 1928

Expiration: 12/2024

Approval No: 053540



This page is part of your document - DO NOT DISCARD



**20230066556**



Pages:  
0004

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

02/01/23 AT 11:50AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	103.00



LEADSHEET



202302010180058

00023163320



013897567

SEQ:  
01

SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

OLD ORCHARD, 1835

**FOR REFERENCE ONLY: 20230066556**

**RECORDING REQUESTED BY**

**NAME:** Hazen Properties, LLC

**WHEN RECORDED MAIL TO:**

**NAME:** Hazen Properties, LLC

**ADDRESS:** 11042 Cashmere Street

**CITY/STATE/ZIP:** Los Angeles, CA 90049

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

(SPACE ABOVE FOR RECORDER'S USE)

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

**(DOCUMENT TITLE)**

Recorded at the request of and mail to:

(Name)

HAZEN PROPERTIES LLC

(Address)

11042 CASHMERE STREET

City, State, & Zip

LOS ANGELES, CA 90049

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:**

**SANTA MONICA LAND AND WATER CO. TRACT BLK 39 ARB 297**

as recorded in Book 78, Page 44/49, Records of Los Angeles County ("Property").

The Property is located at and is known by the following ADDRESS: 1835 N. OLD ORCHARD 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. 19014-10000-03614 (issued 11/14/2019). 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.

CARTOGRAPHER'S  
USE ONLY

Adam Scheinman  
Co-Manager

Andrew Scheinman  
Co-Manager

Owner's Name(s)

(Please type or print)

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

*Adam Scheinman*

(sign)

Two Officers' Signatures

Required for Corporations

*Adam Scheinman*

(sign)

Name of Corporation

HAZEN PROPERTIES, LLC

Dated this

29<sup>TH</sup>

day of

JANUARY

20 23

**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

*[Signature]*

*SEAR*

Date:

1/21/23

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 January 29, 2023 before me, Nicholas J. Cafaro, Notary Public  
(Date) (Here Insert Name and Title of the Officer)

personally appeared Andrew Scheinman and Adam Scheinman  
(Name(s) of Signer(s))

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.

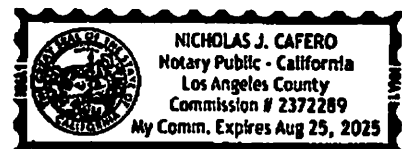
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Nicholas J. Cafaro  
(Signature of Notary Public)

(Seal)



## CLAIM FOR REFUND - PAYMENTS

CLAIM # 165511

FEE TYPE	FUND	FUND TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 82,035.20	\$ -	\$ 82,035.20
TOTAL			\$ 82,035.20	\$ -	\$ 82,035.20

ASR  
05/15/23