

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICE PRESIDENT

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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

June 15, 2023

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

SUBJECT: REFUND CLAIM FROM STOIC DEVELOPMENTS 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 165878 in the amount of \$60,748.12.

On November 14, 2022, LADBS received payment in the amount of \$129,028.10 from Stoic Developments LLC (Claimant) under building permit 22010-10000-01870 for the project located at 3875 S. Marcase Ave, Los Angeles, CA 90066. The Claimant submitted a claim for refund on March 1, 2023 for the 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 \$60,748.12. Attached are supporting documents regarding the claim for refund.

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

Sincerely,

for

Osama Younan
General Manager
Los Angeles Department of Building and Safety

**CITY OF LOS ANGELES
CLAIMS BOARD**

**RECOMMENDATION OF THE CLAIMS BOARD
FOR CONSIDERATION BY THE CITY COUNCIL**

The Honorable City Council
City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Honorable Members:

At its meeting on July 17, 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 Stoic Developments, LLC – Linkage Fees –

Refund Claim No. 165878.

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: 
Chairperson

cc: City Attorney

RECEIVED

2023 MAR -7 AM 11:17

CITY OF LOS ANGELES
FINANCIAL SERVICES
BUILDING & SAFETY



CLAIM FOR REFUND

CLAIM # **165878**

2023 MAR -1 PM 1:51
CITY CLERK
Received Date Stamp

Print Name of Claimant (Last)	LLC	(First)
Stoic Developments, Inc. & its attorney, The Law Office of Steve Hoffman		
Mailin Address (Street)	(City)	(State Zip)
C/O The Law Office of Steve Hoffman, 4929 Wilshire Blvd., Suite 410, Los Angeles, CA 90010		
(Area Code) (Phone Number)		
(323) 997-1188		

REFUND INFORMATION

JOB LOCATION: 3875 S. Marcase Ave, Los Angeles, CA 90066

Amount Claimed \$ \$60,748.12 ✓ Date Fees Paid: 11/14/22 ✓

RECEIPT #/PERMIT #/REFERENCE #: 22010 - 10000 - 01870 and 22019 - 10000 - 04895 ✓

STATE REASON FOR REQUESTING A REFUND - (Details):

See attached letter + Exhibits documenting that we are owed a Linkage Fee refund of \$60,748.12

We were charged on gross sq footage of 4,580 instead of net of 1,672 after 2,908 demo.

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

Stoic Developments, Inc. & 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 Stoic Developments, Inc.	February 27, 2023
SIGNATURE AND TITLE OF CLAIMANT	DATE

RF: 2359T080085 FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 60,748.12 ✓

REMARKS: Demolition credit should have been given for demolished 2908 sq feet.

- Refunded -

Doc #: _____
Amt: _____
Date: JUN 14 2023

Audited by: <u>ASR</u>	Date: <u>06/14/23</u>
Approved by: <u>cel</u>	Date: <u>6/14/23</u>

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.



Agnes Sondervan-Rosenfeld <agnes.sondervan-rosenfeld@lacity.org>

claim 165878

STEVE HOFFMAN <hoffpi@sbcglobal.net>

Thu, Jun 8, 2023 at 5:58 PM

To: ASHER HOFFMAN <asher.hoffpi@yahoo.com>, LADBS Refunds <ladbs.refunds@lacity.org>, Agnes Sondervan-Rosenfeld <agnes.sondervan-rosenfeld@lacity.org>

Hi Agnes:

Thank you for asking and for processing our claims. Please use Stoic Developments, LLC. Thank you.

Best,

Steve Hoffman, Esq.
Attorney at Law
4929 Wilshire Blvd., Suite 410
Los Angeles, CA 90010-3817
(323) 997-1188

[Quoted text hidden]

LADBS Recommendation Form



CLAIM # 165878

Bureau: Engineering

Division: Green Building

Document Number:

22010-10000-01870

Receipt Number:

Receipt Date:

Fee Period:

Job Address:

3875 S Marcasel AVE

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

yes ☒

2. Are the reasons given by claimant correct?

yes

3. Did LADBS initiate an action that resulted in an error?

yes

The linkage fee should have been calculated based on the net new floor area after deducting the demolished floor area.

4. Is this a duplicated permit or receipt of the same job or item?

no

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

yes

The correct amount that should have been charged is \$34,928.08 based on the following calculation: [4580 sf (correct new floor area) - 2908 sf (demolished floor area)] x \$20.89 per sf (correct rate) = \$34,928.08. Therefore the amount to be refunded should be \$_____ based on: \$95,676.20 (amount paid) - \$34,928.08 (amount that should have been paid) = \$60,748.12 ☒

6. Is a refund recommended?

yes ☒

The linkage fee should have been calculated based on the net new floor area after deducting the demolished floor area.

Reviewed By: TEODORO DIAZ RODRIGUEZ

Reviewed On: 04/05/2023

Approved By: ALLEN MANALANSAN

Approved On: 04/10/2023

Financial Service Div.'s Comments:

linkage fees only.

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

ALLEN MANALANSAN

TEODORO DIAZ
RODRIGUEZ

MARGARET KUHN

JESSIKA GARCIA

On

4/10/2023 7:58:32 PM

4/5/2023 3:51:04 PM

3/20/2023 10:42:50 AM

3/20/2023 9:22:09 AM

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

February 27, 2023

(1) REQUEST FOR REFUND OF Overcharged LINKAGE FEE
CHARGED ON GROSS SQ FOOTAGE OF 4,580 INSTEAD OF NET OF 1,672 AFTER 2,908 DEMO; AND
(2) 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:	3875 S. Marcase Ave, Los Angeles, CA 90066
Permit #	22010 - 10000 - 01870 and 22019 - 10000 - 04895
Linkage Fee RFA and Charges	\$95,676.20 = 4,580 FA x \$20.89
Demo'd/ existing RFA	-2,908 FA
Net RFA and Maximum Charges	\$34,928.08 1,672 x \$20.89 Maximum Fee
Overcharged Linkage Fee:	\$60,748.12
Date Permit Paid and Submitted	11/14/22

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$60,748.12 IN Overcharged LINKAGE FEES:** This office is also claiming an attorney's fees lien on the refund for the overcharged Linkage Fee and all checks must include our name and be mailed to our office. WARNING: The failure of LADBS to honor an attorney's fee lien, constitutes conversion, and entitles the attorney to maintain a separate lawsuit against LADBS for payment of his attorney's fees, plus treble damages. See, e.g., *Weiss v. Marcus*, 51 Cal.3d 590; *Siciliano v. Fireman's Fund*, 62 Cal.App.3d 745; *Fracasse v. Brent*, 6 Cal.3d 784; and *Kaiser Foundation Health Plan v. Aguiluz*, (1996) 47 Cal. App. 4th 302. Please communicate only with this office regarding this refund and our lien.

2. **Documentation:** In support of Stoic Developments, Inc.'s **Application for Refund of the Overcharged \$60,748.12 in Linkage Fees – CHARGED ON GROSS SQ FOOTAGE OF 4,580 INSTEAD OF NET OF 1,672 AFTER 2,908 DEMO** we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1: (SFD) Building Permit# 22010 - 10000 - 01870, confirming we were charged for 4,580 square feet of **BUILT** floor area, and the receipt for payment of the \$95,676.20 Linkage Fee.
- Exhibit 2: (SFD) Demo Permit # 22019 - 10000 - 04895, confirming 2,908 square feet of Demo'd/Existing floor area.
- Exhibit 3: Zimas and Assessor records confirming that pre-addition, the existing square footage was 2,908. Note that after deducting the Demo'd/Assessor square floor area, the net increase of floor area is 1,672 square feet.
- Exhibit 4: The City's Linkage Fee Implementation Memo stating that the Linkage Fee should be charged on the net increase in floor area after deducting the Demo'd/Existing Sq ft., i.e., net increase in Residential Floor Area of 1,672 x \$20.89 =Max Fee of **\$34,928.08**.

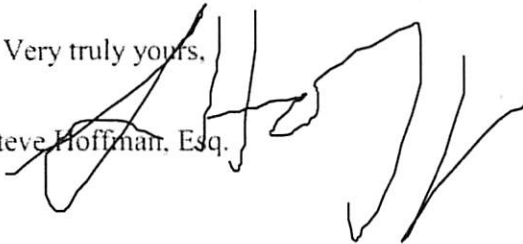
3. Refund Calculations:

Linkage Fee RFA and Charges	\$95,676.20 =	4,580 FA x \$20.89
Demo'd/ existing RFA		-2,908 FA
Net RFA and Maximum Charges	<u>-\$34,928.08</u>	1,672 x \$20.89 Maximum Fee
Overcharged Linkage Fee:	\$60,748.12	

4. Payment & Lien on refund of overcharged \$34,853.23 in Linkage Fees:
Please issue Stoic Developments, Inc.'s **\$60,748.12** Linkage Fee refund, payable to: **"Stoic Developments, Inc. & S Hoffman Tr."** and mail to Steve Hoffman, Esq., 4929 Wilshire Blvd., Suite 410, L.A., CA 90010. Thank you.

Very truly yours,

Steve Hoffman, Esq.



STEVE A. HOFFMAN

Attorney At Law

4929 Wilshire Boulevard, Suite 410 Los Angeles, CA 90010

PHONE: (323) 997-1188 FAX: (323) 937-1539

Email: hoffpi@sbcglobal.net Website: www.Hoffmanpi.com

DESIGNATION, LIEN, PAYMENT INSTRUCTIONS & AUTHORIZATION TO RELEASE RECORDS


Stoic Developments, Inc hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 3875 S. Marcasel Ave, Los Angeles, CA 90066. 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 3875 S. Marcasel Ave, Los Angeles, CA 90066 and irrevocably requests that the refund check(s) be payable to "Stoic Developments, Inc & 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: February 9, 2023

By:

DocuSigned by:


Tommy Reggev, Managing Officer of Stoic Developments, Inc

Lien

3875 S Marcase Ave



Permit #:

22010 - 10000 - 01870

Plan Check #: B22LA06680

Printed: 03/10/23 10:45 AM

Event Code:

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: 11/14/2022 Last Status: Issued Status Date: 11/14/2022	
<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(S)</u>	<u>ARB</u>	<u>COUNTY MAP REF #</u>	<u>PARCEL ID# (PIN #)</u>
TR 3842	C	56		M B 41-92/94	114B157 1399
					<u>2. ASSESSOR PARCEL #</u> 4214 - 022 - 004
3. PARCEL INFORMATION					
Baseline Mansionization Ordinance - Yes LADBS Branch Office - WLA Council District - 11 Certified Neighborhood Council - Mar Vista Census Tract - 2723.02		District Map - 114B157 Energy Zone - 6 Thomas Brothers Map Grid - 672-D3 Thomas Brothers Map Grid - 672-D4 Area Planning Commission - West Los Angeles		Community Plan Area - Palms - Mar Vista - Del Rey Near Source Zone Distance - 4.5	
ZONES(S): R1V2					
4. DOCUMENTS					
ZI - ZI-1874 Specific Plan: Los Angeles Coast SPA - LOS ANGELES COASTAL TRANSPC		ORD - ORD-184802		CPC - CPC-1984-226-SP	
ZI - ZI-2452 Transit Priority Area in the Cit		ORD - ORD-120290		CPC - CPC-2005-8252-CA	
ZI - ZI-2462 Modifications to SF Zones and S		ORD - ORD-168999		CPC - CPC-2014-1456-SP	
ZI - ZI-2463 R1 Variation Zones		ORD - ORD-183497		CPC - CPC-2016-2110-CA	
5. CHECKLIST ITEMS					
Special Inspect - Anchor Bolts		Special Inspect - Structural Wood (continuous		Std. Work Deser - Seismic Gas Shut Off Valve	
Special Inspect - Epoxy Bolts		Storm Water - LID Project		Combine HVAC - Wrk. per 91.107.2.1.1.1	
Special Inspect - Structural Observation		Permit Flag - Rec and Parks Fee Memo Req		Combine Plumbg - Wrk. per 91.107.2.1.1.1	
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION					
Owner(s): STOIC DEVELOPMENTS LLC		3135 IVY ST		LOS ANGELES CA 90034	
Tenant:					
Applicant: (Relationship: Agent for Owner) LIDA MAHABADI - (213) 618-2599					
7. EXISTING USE		PROPOSED USE		8. DESCRIPTION OF WORK	
		(01) Dwelling - Single Family (07) Garage - Private		(N) 2-STORY SINGLE FAMILY RESIDENCE WITH 2-CAR GARAGE AND ATTACHED TRELLIS'. 1 OF 2	
9. # Bldgs on Site & Use: 1 OF 2					
10. APPLICATION PROCESSING INFORMATION				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 #: 21001870	
BLDG. PC By: Adriana Lopez		DAS PC By:			
OK for Cashier: Ramona Javelona		Coord. OK:			
Signature:		Date:			
11. PROJECT VALUATION & FEE INFORMATION					
<u>Permit Valuation:</u> \$968,000		<u>PC Valuation:</u>			
FINAL TOTAL Bldg-New	129,028.10	Planning Surcharge Misc Fee	10.00		
Permit Fee Subtotal Bldg-New	4,399.20	Planning Gen Plan Maint Surcharge	314.10		
Energy Surcharge		School District Residential Level 1	24,074.54		
Electrical	1,143.79	Dwelling Unit Construction Tax	200.00		
HVAC	571.90	Residential Development Tax	300.00		
Plumbing	1,143.79	CA Bldg Std Commission Surcharge	39.00		
Plan Check Subtotal Bldg-New	0.00	Green Building			
Off-hour Plan Check	0.00	Permit Issuing Fee	0.00		
Plan Maintenance	87.98	Linkage Fee	95,676.20		
E.Q. Instrumentation	125.84				
D.S.C. Surcharge	224.18				
Sys. Surcharge	448.35				
Planning Surcharge	269.23				
Sewer Cap ID:	Total Bond(s) Due:				
12. ATTACHMENTS					
Plot Plan		Signed Declaration			
SB8 No Net Loss Declaration					

Payment Date: 11/14/22
 Receipt No: 2022318002-90
 Amount: \$129,028.10
 Method: ICL Check

2022VN05283



* 0 8 0 0 1 2 2 0 1 0 1 0 0 0 0 0 1 8 7 0 F N *

13. STRUCTURE INVENTORY

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

22010 - 10000 - 01870

(P) Floor Area (ZC): +4580 Sqft / 4580 Sqft
 (P) Height (ZC): +27.3 Feet / 27.3 Feet
 (P) Length: +96.8 Feet / 96.8 Feet
 (P) Stories: +2 Stories / 2 Stories
 (P) Width: +38 Feet / 38 Feet
 (P) Dwelling Unit: +1 Units / 1 Units
 (P) NFPA-13D Fire Sprinklers Thru-out
 (P) Wood (Plywood, OSB, etc.) Shearwall
 (P) R3 Occ. Group: +4752 Sqft / 4752 Sqft
 (P) U Occ. Group: +374 Sqft / 374 Sqft

(P) Parking Req'd for Bldg (Auto+Bicycle): +2 Stalls / 2 Sta
 (P) Provided Standard for Bldg: +2 Stalls / 2 Stalls
 (P) Type V-B Construction
 (P) Floor Construction - Concrete Slab on Grade
 (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. ** MAX ALLOWABLE RFA: 45% X 10,854 SQ FT = 4884 SQ FT (N) SFD:
 4666 SQ FT (N) ATTACHED GARAGE: 174 SQ FT (374 -200 CREDIT) (N) RECREATION ROOM (POOL HOUSE): 0 (200 CREDIT)
 TOTAL RFA: 4840 SQ FT < 4884 SQ FT (MAX RFA)

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**

(C) ADITAN INC

(E) MELCHOR, OSCAR ELIAS

ADDRESS

8025 DEERING AVE,

21243 VENTURA BLVD SUITE 119,

CANOGA PARK, CA 91304

WOODLAND HILLS, CA 9136

CLASS

B

LICENSE #

986364

C76828

PHONE #

(818) 970-1166

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.: 986364 Contractor: ADITAN 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: FALLS LAKE FIRE & CASLTY CO Policy Number: FLA01654001

☐ 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

6262 Van Nuys Blvd., 2nd Floor
Van Nuys, CA 91401

Receipt

Your Reference Number:

2022318002-90

11/14/2022 2:19:18 PM

gramos

TRANSACTIONS

LADBS PERMIT \$129,028.10
2022318002-90-1

Name: LIDA MAHABADI
Job Address: 3875 S MARCASEL AVE
Permit Number: 22010-10000-01870
Building Permit Reference Number: 2022VN05283

CA Bldg Std Commission Surcharge	\$39.00
Planning Surcharge Misc Fee	\$10.00
Plumbing	\$1143.79
Permit Fee Subtotal Bldg-New	\$4399.20
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-New	\$0.00
Residential Development Tax	\$300.00
School District Residential Level 1	\$24074.54
Sys. Surcharge	\$448.35
Planning Gen Plan Maint Surcharge	\$314.10
Linkage Fee	\$95676.20
Dwelling Unit Construction Tax	\$200.00
E.Q. Instrumentation	\$125.84
Electrical	\$1143.79
HVAC	\$571.90
D.S.C. Surcharge	\$224.18
Off-hour Plan Check	\$0.00
Plan Maintenance	\$87.98
Planning Surcharge	\$269.23

ASR
05/04/23

LADBS PERMIT \$2,289.44
2022318002-90-3

Name: LIDA MAHABADI
Job Address: 3875 S MARCASEL AVE
Permit Number: 22010-10000-01871
Building Permit Reference Number: 2022VN05284

CA Bldg Std Commission Surcharge	\$3.00
Plumbing	\$163.80
Permit Fee Subtotal Bldg-New	\$630.00
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-New	\$567.00
Sys. Surcharge	\$114.62
Planning Gen Plan Maint Surcharge	\$104.52
Linkage Fee	\$0.00
E.Q. Instrumentation	\$7.80
Electrical	\$163.80
HVAC	\$81.90
D.S.C. Surcharge	\$57.31
Off-hour Plan Check	\$283.50
Plan Maintenance	\$12.60
Planning Surcharge	\$89.59
Planning Surcharge Misc Fee	\$10.00

Total Amount: \$131,317.54

PAYMENT

ICL Check

\$131,317.54

Check Number: 001002

iPayment Reference Number:

2022318002-90

Effective Date 11/14/2022

Workgroup Van Nuys

User gramos

STOIC DEVELOPMENTS LLC		1002
3135 IVY ST LOS ANGELES, CA 90034-3212 818-970-1166		11-35/1218 CA 13470
PAY TO THE ORDER OF <u>LADBS</u>	DATE <u>11/14/22</u>	\$ <u>131,317.54</u>
<u>one hundred thirty one thousand three hundred seventeen</u>		<u>34</u> ¹⁰⁰ DOLLARS
BANK OF AMERICA		
ACH R/T 121000358		
FOR <u>marcabel</u>		
⑈001002⑈ ⑆121000358⑆ 325153782688⑈		

ASR
05/04/23

User gramos

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
City of LA Buidng and Safety
#602-Van Nllys
6686270322
11/14/2022 2.21:35 PM
2022318002-90 /
\$131317.54

3875 S Marcase Ave



Application #:
Plan Check #: B22LA21888
Event Code:

22019 - 10000 - 04895

Printed: 05/04/23 05:30 PM

Bldg-Demolition 1 or 2 Family Dwelling 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: 11/14/2022 Last Status: Permit Finaled Status Date: 03/31/2023
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<u>1. TRACT</u> TR 3842	<u>BLOCK</u> C	<u>LOT(s)</u> 56	<u>ARB</u> M B 41-92/94	<u>COUNTY MAP REF #</u> M B 41-92/94	<u>PARCEL ID # (PIN #)</u> 114B157 1399	<u>2. ASSESSOR PARCEL #</u> 4214 - 022 - 004
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<u>3. PARCEL INFORMATION</u> Baseline Mansionization Ordinance - Yes LADBS Branch Office - WLA Council District - 11 Certified Neighborhood Council - Mar Vista Census Tract - 2723.02	District Map - 114B157 Energy Zone - 6 Thomas Brothers Map Grid - 672-D3 Thomas Brothers Map Grid - 672-D4 Area Planning Commission - West Los Angeles	Community Plan Area - Palms - Mar Vista - Del Rey Near Source Zone Distance - 4.5
ZONES(S): RIV2		

<u>4. DOCUMENTS</u> Z1 - Z1-1874 Specific Plan: Los Angeles Coast SPA - LOS ANGELES COASTAL TRANSP(ORD - ORD-184802 Z1 - Z1-2452 Transit Priority Area in the Cit ORD - ORD-120290 Z1 - Z1-2462 Modifications to SF Zones and S ORD - ORD-168999 Z1 - Z1-2463 R1 Variation Zones ORD - ORD-183497	ORD - ORD-184814 ORD - ORD-186104 CPC - CPC-1961-11737	CPC - CPC-1984-226-SP CPC - CPC-2005-8252-CA CPC - CPC-2014-1456-SP CPC - CPC-2016-2110-CA
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<u>5. CHECKLIST ITEMS</u> Sewer Cap - Permit Required
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<u>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u>		
Owner(s): STOIC DEVELOPMENTS LLC	3135 IVY ST	LOS ANGELES CA 90034
Tenant:		
Applicant: (Relationship: Agent for Owner) LIDA MAHABADI - (213) 618-2599		

<u>7. EXISTING USE</u> (01) Dwelling - Single Family (07) Garage - Private (23) Accessory Living Quarters	<u>PROPOSED USE</u> (23) Demolition	<u>8. DESCRIPTION OF WORK</u> DEMO THE (E) SFD AND DETACHED ALQ WITH ATTACHED 3-GARAGE TO CLEAR LOT. SEWER CAP REQUIRED.
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<u>9. # Bldgs on Site & Use:</u>	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.
<u>10. APPLICATION PROCESSING INFORMATION</u> BLDG. PC By: Ramona Javelona OK for Cashier: Ramona Javelona Signature:	

DAS PC By:
Coord. OK:
Date:

For Cashier's Use Only W/O #: 21904895

<u>11. PROJECT VALUATION & FEE INFORMATION</u>	
Permit Valuation: \$17,000	PC Valuation:
FINAL TOTAL Bldg-Demolition	670.27
Permit Fee Subtotal Bldg-Demolition	252.50
Plumbing	65.65
Plan Check Subtotal Bldg-Demolition	227.25
E.Q. Instrumentation	2.21
D.S.C. Surcharge	16.43
Sys. Surcharge	32.86
Planning Surcharge	28.79
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	33.58
CA Bldg Std Commission Surcharge	1.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

<u>12. ATTACHMENTS</u>	
CEQA Bldg Demolition Notice	Plot Plan
Demo Affirmation Posting	Signed Declaration



* 0 8 0 0 1 2 2 0 1 9 1 0 0 0 0 0 4 8 9 5 F N *

Payment Date: 11/14/22
Receipt No: 2022318002-87
Amount: \$670.27
Method: ICL Check

2022VN05281

13. STRUCTURE INVENTORY

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

22019 - 10000 - 04895

(P) Floor Area (ZC): -2908 Sqft / 0 Sqft
(P) Dwelling Unit: -1 Units / 0 Units
(P) R3 Occ. Group: -2908 Sqft / 0 Sqft
(P) U Occ. Group: -814 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

DPI: 22019-10000-01691 NOTICES EMAILED ON: 09/29/2022 CEQA FORM

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

(C) ADITAN INC

8025 DEERING AVE,

CANOGA PARK, CA 91304

B

985364

(818) 970-1166

Plans submitted on or after:

February 17, 2018:	Effective date of AHLF ordinance (no fee applies)
June 18, 2018:	One-third of full fee amount at the time of building permit issuance
December 20, 2018:	Two-thirds of full fee amount at the time of building permit issuance
June 17, 2019:	Full fee amount

How is the Fee Calculated?

For each Development Project, the Linkage Fee is calculated by the Department of Building and Safety as follows:

- 1) 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);
- 2) Multiplied by the amount of the applicable fee, depending on the market area in which the project is located, and type of project, at the time the building permit for the Development Project is issued;
- 3) Multiplied by the applicable phase-in ratio ($\frac{1}{3}$ or $\frac{2}{3}$, based on when a building permit application or a complete planning or zoning entitlement is submitted). This phase-in ratio is applicable only during the initial phase-in period;
- 4) Minus any applicable deductions or credits.

Payment of Linkage Fee

- The Linkage Fee is due and payable prior to the issuance of a building permit for the Development Project (i.e. not a demolition permit or grading permit).
- The fee amount is based on the fee schedule and market area maps in effect at the time the building permit for the project is issued and the phase-in ratio in effect at the time of submittal.

Linkage Fee Schedule as of June 29, 2018*

	Low Market Area	Medium Market Area	Medium-High Market Area	High Market Area
Type of Development Project	Fee per Square Foot			
Residential Uses (single-family home or multifamily with 6 or more units)	\$8	\$10	\$12	\$18
Residential Uses (2-5 units)	\$1	\$1	\$1	\$18
Nonresidential Uses (including Hotels)	\$3	\$4	N/A	\$5
Additional Charge for the Net Loss of Dwelling Units (added to any other applicable fees)	\$3	\$3	\$3	\$3

* Please check the current Linkage Fee Schedule maintained by the Department of City Planning for the most up to date information.

CLAIM FOR REFUND - PAYMENTS

CLAIM # 165878

FEE TYPE	FUND	FUND TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 60,748.12	\$ -	\$ 60,748.12
TOTAL			\$ 60,748.12	\$ -	\$ 60,748.12

ASR
05/04/23