

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

January 9, 2015

Honorable City Council
Room 395, City Hall
Los Angeles, CA 90012

Subject: 907 Shenandoah Investment LLC

The Department of Building and Safety (LADBS) received a payment for Building Permit Number 12010-10000-01454 for plan check fees from 907 Shenandoah Investment LLC in the amount of \$186,212.83 for the project valuation of \$ 17,500,000. However, the project valuation was supposed to be \$ 1,750,000 and corresponding plan check fess should be \$46,937.73.

Therefore, 907 Shenandoah Investment LLC is requesting a refund in the amount of \$139,275.10. Copies of the customer's supporting documents are attached.

The Department therefore recommends approval of this claim. This refund is in accordance with Los Angeles Municipal Code Sections 22.12 and 22.13.


Raymond Chan
General Manager &
Superintendent of Building
Department of Building and Safety

RECEIVED
CITY CLERK'S OFFICE
2015 JAN 12 AM 10:22
BY ELG CITY CLERK
915 DEPUTY

* Partial *

10/16 - Left msg. to call me.

** NO SDR REQUESTED **

12.2.14 - Sent to Ken Gill - will write letter and send to Council.



CLAIM FOR REFUND

CLAIM # 121708

RECEIVED
CITY CLERK'S OFFICE
2014 SEP - 9 PM 2:21
CITY CLERK
Received Date Stamp
DEPUTY

PRINT NAME OF Claimant (Last)

(First)

907 Shenandoah Investment LLC

Mailing Address (Street)

617 N. Rexford St

(State/Zip)

Beverly Hills, CA 90210

(Area Code) (Phone Number)

310.350.5050

REFUND INFORMATION

JOB LOCATION:

907 S. Shenandoah St LA, CA 90035

Amount Claimed \$

139,275.10

Date Fees Paid:

6/16/2014

RECEIPT #/PERMIT #/REFERENCE #:

12010-10000-01454

STATE REASON FOR REQUESTING A REFUND - (Details):

The building Permit was valued at \$17,500,000.
The correct value is \$1,750,000. Building Plan
Check department knows that the mistake was
their fault.

NOTE: A Claimant may be required to submit to examination under oath. (Charter Section 63.)
Presentation of a false claim is a felony. (California Penal Code Section 72.)

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.

SIGNATURE AND TITLE OF CLAIMANT

6.23.2014

DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 139,275.10

12/1/14

REMARKS:

Audited by:

Date:

Approved by:

Date:

shenandoah907@yahoo.com

907 S Shenandoah St



Permit #:

Plan Check #: B12LA07068

Event Code:

12010 - 10000 - 01454

Printed: 06/16/14 09:36 AM

| | | |
|---|--|---|
| Bldg-New GREEN - MANDATORY Apartment Regular Plan Check Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY | Issued on: 06/16/2014 Last Status: Issued Status Date: 06/16/2014 |
|---|--|---|

| | | | | | | |
|----------------------------|--------------------|---------------------|-----------------------------|--|--|-----------------------------|
| 1. TRACT TR 8439 | BLOCK 84 | LOT(s) 84 | ABB M B 100-93/96 | COUNTY MAP REF # 132B169 121 | PARCEL ID # (PIN #) 4333 - 012 - 024 | 2. ASSESSOR PARCEL # |
|----------------------------|--------------------|---------------------|-----------------------------|--|--|-----------------------------|

| | | |
|--|---|--|
| 3. PARCEL INFORMATION | | |
| Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Certified Neighborhood Council - South Robertson Community Plan Area - Wilshire | Census Tract - 2164.02 District Map - 132B169 Easement - 5' PUE REAR Energy Zone - 9 Earthquake-Induced Liquefaction Area - Yes | Lot Size - 50' X 128.19 Lot Type - Interior Methane Hazard Site - Methane Zone Near Source Zone Distance - 1.7 Thomas Brothers Map Grid - 632-J3 |
| ZONES(S): [Q]R3-1-O | | |

| | |
|---|-------------------------|
| 4. DOCUMENTS | AFF - 20140586940 (MOB) |
| RENT - YES ORD - ORD-167335 CPC - CPC-1986-823-GPC CPC - CPC-1989-146-ZC | |

| | |
|---|--|
| 5. CHECKLIST ITEMS | |
| Special Inspect - Anchor Bolts Special Inspect - Concrete > 2.5ksi Special Inspect - Grade Beam/Caisson | Special Inspect - Masonry Special Inspect - Structural Observation Fabricator Reqd - Glued-Laminated Timber |
| | Fabricator Reqd - Shop Welds Fabricator Reqd - Structural Steel Std. Work Descr - Seismic Gas Shut Off Valve |

| | | |
|--|---|-----------------|
| 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION | For Cashier's Use Only | W/O #: 21001454 |
| Owner(s): KATZ, IRWIN J TR IRWIN KATZ FAMILY TRUST AND 0 PO BOX 3081, BEVERLY HILLS CA 90212 -- Tenant: Applicant: (Relationship: Architect) NARAGHI & ASSO ARCHITECTS - 8500 WILSHIRE BL, BEVERLY HILLS, CA -- (310) 927-3107 | <i>- Previous owner. Sold in 2012 Error made in in P.C. No SDR requested.</i> | |

| | |
|------------------------|---|
| 7. EXISTING USE | PROPOSED USE |
| | (05) Apartment (07) Garage - Private |

| |
|--|
| 8. DESCRIPTION OF WORK |
| PROPOSED 4-STORY 6-UNIT APARTMENT WITH BASEMENT GARAGE. SEE PERMIT 14020-10000-00932 FOR TEMP. SHORING AND 14030-10000-02126 FOR GRADING WORK. |

| |
|--------------------------------------|
| 9. # Bldgs on Site & Uses |
|--------------------------------------|

| | |
|---|--|
| 10. APPLICATION PROCESSING INFORMATION | |
| BLDG. PC By: Lawrence Quirante OK for Cashier: Chris Robinson Signature: <i>[Signature]</i> | DAS PC By: Eddie Garin Coord. OK: Date: 06/16/2014 |

| | |
|--|--------------------|
| 11. PROJECT VALUATION <small>First Fee Period</small> | |
| Permit Valuation: \$17,500,000 | PC Valuation: |
| Sewer Cap ID: | Total Bond(s) Due: |

| |
|------------------------|
| 12. ATTACHMENTS |
| Plot Plan <i>OK</i> |

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.



* P 1 2 0 1 0 1 0 0 0 0 1 4 5 4 F N *

LA 0006 102039111 6/16/2014 9:35:26 AM

| | |
|----------------------------------|-------------|
| BUILDING PERMIT COMM | \$67,303.38 |
| BUILDING PLAN CHECK | \$53,528.35 |
| PLAN MAINTENANCE | \$300.00 |
| EI RESIDENTIAL | \$1,750.00 |
| ONE STOP SURCH | \$2,457.63 |
| SYSTEMS DEVT FEE | \$7,372.90 |
| CITY PLANNING SURCH | \$7,267.90 |
| MISCELLANEOUS | \$10.00 |
| PLANNING GEN PLAN MAINT SURCH | \$6,056.59 |
| SCHOOL DEV RES | \$36,466.08 |
| DWELLING UNIT | \$1,200.00 |
| RES DEVT TAX | \$1,800.00 |
| CA BLDG STD COMMISSION SURCHARGE | \$700.00 |
| BUILDING PLAN CHECK | \$0.00 |

Sub Total: \$186,212.83

Permit #: 120101000001454

Building Card #: 2014LA33408

Receipt #: 0102308301

2/6



Application #:
Plan Check #: B14LA08288
Event Code:

12010 - 10003 - 01454

Printed: 06/23/14 11:52 AM

Bldg-Alter/Repair
Apartment
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Application Submittal
Status Date: 06/23/2014

| L TRACT | BLOCK | LOT(s) | ARE | COUNTY MAP REF # | PARCEL ID # (PIN #) | ASSESSOR PARCEL # |
|---------|-------|--------|-----|------------------|---------------------|-------------------|
| TR 8439 | | 84 | | M B 100-93/96 | 132B169 121 | 4333 - 012 - 024 |

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 5
Certified Neighborhood Council - South Robertson
Community Plan Area - Wilshire

Census Tract - 2164.02
District Map - 132B169
Easement - 5' PUE REAR
Energy Zone - 9
Earthquake-Induced Liquefaction Area - Yes

Lot Size - 50' X 128.19
Lot Type - Interior
Methane Hazard Site - Methane Zone
Near Source Zone Distance - 1.7
Thomas Brothers Map Grid - 632-J3

ZONES(S): [Q]R3-I-O

4. DOCUMENTS

RENT - YES AFF - 20140586940 (MOB)
ORD - ORD-167335
CPC - CPC-1986-823-GPC
CPC - CPC-1989-146-ZC

5. CHECKLIST ITEMS**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):
907 SHENANDOAH INVESTMENT LLC 617 REXFORD DR BEVERLY HILLS CA 90210

Tenant:

Applicant (Relationship: Architect)
NARAGHI & ASSO ARCHITECTS - 8500 WILSHIRE BL BEVERLY HILLS, CA (310) 927-3107

7. EXISTING USE

(05) Apartment
(07) Garage - Private

PROPOSED USE**8. DESCRIPTION OF WORK**

Supplemental permit to permit #12010-10000-01454 to revise the permit valuation to \$1,750,000 due to Department error.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: DAS PC By:
OK for Cashier: Coord. OK:
Signature: Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 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 #: 21001454

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

| Permit Valuation: \$1,750,000 | PC Valuation: \$0 |
|-------------------------------------|--------------------|
| FINAL TOTAL Bldg-Alter/Repair | 46,937.73 |
| Permit Fee Subtotal Bldg-Alter/Re | 5,907.50 |
| Plan Check Subtotal Bldg-Alter/Re | 0.00 |
| Plan Maintenance | 118.15 |
| Fire Hydrant Refuse-To-Pay | |
| E.Q. Instrumentation | 175.00 |
| O.S. Surcharge | 124.55 |
| Sys. Surcharge | 373.66 |
| Planning Surcharge | 363.16 |
| Planning Surcharge Misc Fee | 10.00 |
| Planning Gen Plan Maint Surcharge | 302.63 |
| School District Residential Level 1 | 36,466.08 |
| Dwelling Unit Construction Tax | 1,200.00 |
| Sewer Cap ID: | Total Bond(s) Due: |

*What household
have paid.*



* P 1 2 0 1 0 1 0 0 0 3 0 1 4 5 4 F N *

APN: 4333012024

| | | | |
|-----------------------|--|------------------------|---|
| Owner Name: | 907 SHENANDOAH INVESTMENT LLC | Name Overflow: | |
| Special Name: | | 2nd Owner Name: | |
| Situs Address: | 00907 S SHENANDOAH ST LOS ANGELES CA 90035 | Mailing Address: | 00617 N REXFORD DR BEVERLY HILLS CA 90210 |
| Census Tract: | 216402 | Harzard City Key Code: | |
| Census Block: | 2004 | Harzard Info. No.: | 0000000000 |
| Council District: | 05 | Zone Code. No.: | LAR3 |
| Tax Area: | 00067 | Land Use Code: | 0200 |
| Agency No.: | 000000 | Ownership Code: | 3 |
| Tax Status Key Code : | 0 | Doc. Reason Code: | A |
| Delq Year: | 0 | Parcel Area: | 0.1470 |
| Recording Date: | 2012-07-30 | Recorder's Doc. Key: 1 | Recorder's Doc. Nbr: 1120385 |

Parcel Sales Information

| SALES_SEQ_NBR | SALES_DT_CD_TXT | SALES_AMT |
|---------------|-----------------|-----------|
| 1 | 2012-07-30 | \$9.00 |
| 2 | 2012-07-19 | \$0.00 |
| 3 | 2009-05-19 | \$0.00 |

Building Data

| SEQ. | YR BLT | SUB PART | DSGN TYP | CLASS SHAPE | NO. UNIT | NO. BDR | NO. BATH | IMPROV SQFT | BLDG CHG YR | UNIT COST MAIN AMT | RCN MAIN AMT |
|------|--------|----------|----------|-------------|----------|---------|----------|-------------|-------------|--------------------|--------------|
| 1 | 1929 | 0101 | 0200 | | 2 | 6 | 4 | 3498 | 1972 | \$0.00 | \$0.00 |

Legal Description

TRACT # 8439 LOT 84

2014 Roll Value

| | VALUE | YR | EXEMPTION INFORMATION | | | |
|-------------|--------------|------|-----------------------|--------|-----|-----|
| LAND | \$819,704.00 | 2014 | HOMEOWNER | \$0.00 | KEY | 000 |
| IMPROVEMENT | \$286,896.00 | 2014 | REAL ESTATE | \$0.00 | | |
| INVENTORY | \$0.00 | | INVENTORY | \$0.00 | | |
| FIXTURE | \$0.00 | | FIXTURE | \$0.00 | | |
| PERS PROP | \$0.00 | | PERS PROP | \$0.00 | | |
| | | | EX CLAIM TYPE CD | | | |

4/6

14030 - 10000 - 02126

k #: B14LA04924

Printed: 06/16/14 09:36 AM

le:

| | | |
|--|-------------------|------------------|
| Safety | Issued on: | 06/16/2014 |
| RMIT | Last Status: | Issued |
| | Status Date: | 06/16/2014 |
| AP REF# | PARCEL ID# (PIN#) | ASSESSOR PARCEL# |
| 93/96 | 132B169 121 | 4333 - 012 - 024 |
| Near Source Zone Distance - 1.7 Thomas Brothers Map Grid - 632-J3 | | |

er's Use Only

W/O #: 43002126



DEPARTMENT OF BUILDING AND SAFETY

LA Department of Building and Safety
LA 0006 102039111 6/16/2014 9:35:12 AM

Permit #: 140201000000932 \$286.34
Permit #: 120101000001454 \$186,212.83
Permit #: 140301000002126 \$1,824.75

Total: \$188,323.92

Visa \$95,000.00

Card No: *****3034
Authorization: 035366

Check \$93,323.92

Sub:

Permit #: 140301000
Building Card #: 20
Receipt #: 01023083

907 SHENANDOAH INVT
477 REXFORD DR, BEVE
Tempe

SHENANDOAH INVESTMENTS
5000 N. REXFORD DR.
TEMPE, AZ 85281

EXP. 06/16/14

PROJECT USE:

(501 Grading - Non-Hillside)

PROJECT DESCRIPTION

GRADING FOR (N) APARTMENT/GARAGE UNDER 12010-10000-01454 AND TEMP.
SHORING UNDER 14020-10000-00932.

APPROVAL INFORMATION

14. APPROVAL INFORMATION

BLDG PC By: Lawrence Quirolo
OK For Change: Chris Robinson

DAS PC By:
Coord. OK:

Signature

Date: 06/16/2014

15. PROJECT VALUATION

Final Fee Period

Permit Valuation: 1,911 cu yd

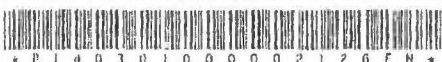
PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

16. ATTACHMENTS

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call
(213) 487-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call
311. Inside LA County, call (213) 473-3231.



* P 1 4 0 3 0 1 0 0 0 0 0 2 1 2 6 F N *

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| | |
|-------------------------------|------------|
| GRADING PERMIT | \$1,525.00 |
| GRADING PLAN CHECK | \$0.00 |
| ONE STOP SURCH | \$30.50 |
| SYSTEMS DEVT FEE | \$91.50 |
| CITY PLANNING SURCH | \$91.50 |
| MISCELLANEOUS | \$10.00 |
| PLANNING GEN PLAN MAINT SURCH | \$76.25 |
| GRADING PLAN CHECK | \$0.00 |

Sub Total: \$1,824.75

Permit #: 140301000002126

Building Card #: 2014LA33409

Receipt #: 0102308303

5/6

LA Department of Building and Safety
LA 0006 102039111 6/16/2014 9:35:26 AM

| | |
|----------------------------------|-------------|
| BUILDING PERMIT COMM | \$67,303.38 |
| BUILDING PLAN CHECK | \$53,528.35 |
| PLAN MAINTENANCE | \$300.00 |
| EI RESIDENTIAL | \$1,750.00 |
| ONE STOP SURCH | \$2,457.63 |
| SYSTEMS DEVT FEE | \$7,372.90 |
| CITY PLANNING SURCH | \$7,267.90 |
| MISCELLANEOUS | \$10.00 |
| PLANNING GEN PLAN MAINT SURCH | \$6,056.59 |
| SCHOOL DEV RES | \$36,466.08 |
| DWELLING UNIT | \$1,200.00 |
| RES DEVT TAX | \$1,800.00 |
| CA BLDG STD COMMISSION SURCHARGE | \$700.00 |
| BUILDING PLAN CHECK | \$0.00 |

Sub Total: \$186,212.83

Permit #: 120101000001454
Building Card #: 2014LA33408
Receipt #: 0102308301

Payment Records

| | |
|------------------------|--------------|
| Receipt No. 0102308300 | \$286.34 |
| Receipt No. 0102308301 | \$186,212.83 |
| Receipt No. 0102308303 | \$1,824.75 |

Total Amount: \$188,323.92

| | |
|-------------------|-------------|
| Visa 43.....3034: | \$95,000.00 |
| Check: | \$93,323.92 |