

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



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

JOHN WEIGHT
EXECUTIVE OFFICER
—

October 18, 2022

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

SUBJECT: REFUND CLAIM FROM 1664 MALCOLM 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 160988 in the amount of \$72,929.12.

On November 19, 2021, LADBS received payment in the amount of \$326,373.97 from 1664 Malcolm Properties, LLC (Claimant) under building permit number 20010-10000-02859 for the project located at 1664 S. Malcolm Ave, Los Angeles, CA 90024. The Claimant submitted a claim for refund on March 2, 2022 for the overcharge of linkage fees. Upon further review, LADBS plan check staff determined that the linkage fee should have been calculated based on the net new floor area after deducting the demolished floor area. Therefore, the Claimant is entitled to a linkage fee refund in the amount of \$72,929.12. 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 November 7, 2022, the Claims Board of the City of Los Angeles considered a report of the Department of Building and Safety in the matter of:

Refund Claim From 1664 Malcolm Properties, LLC – Linkage Fees re: Claim No. 160988

and voted (**2/0**) that your Honorable Body (**approve/reject**) the recommendation of the Department of Building and Safety.

Other action: _____

Claims Board, City of Los Angeles

By: /s/ Kellilyn Porter
Chairperson

cc: City Attorney



Margarit Avesyan <margarit.avesyan@lacity.org>

11/7/22 Claims Board

Kelli Porter <kelli.porter@lacity.org>
To: Margarit Avesyan <margarit.avesyan@lacity.org>

Mon, Nov 7, 2022 at 2:47 PM

The Claims Board approved items 2-21 by 2/0

Kellilyn Porter
Assistant City Attorney
Claims and Risk Management Division

City Hall East ■ 200 N. Main Street, 8th Floor ■ Los Angeles, CA 90012 ■ (213) 978-8373

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CLAIM # 160988
 RECEIVED
 CITY DEPARTMENT OFFICE
 2022 MAR -2 AM 11:35
 Received Date Stamp

CLAIM FOR REFUND

(LADBS has been closed to public for Covid 19)

Print Name of Claimant (Last) (First)
 1664 Malcolm Properties, LLC & its attorney, The Law Office of Steve Hoffman

Mailing 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: 1664 Malcolm Ave, Los Angeles, CA 90024
 (LADBS has been closed to public for Covid 19)
Amount Claimed \$ \$72,929.12 **Date Fees Paid:** 11/19/21

RECEIPT #/PERMIT #/REFERENCE #: 20010 - 10000 - 02859 and 21019 - 20000 - 00464

STATE REASON FOR REQUESTING A REFUND - (Details):

See attached letter + Exhibits documenting that we are owed a Linkage Fee refund of \$72,929.12.
 We were charged on gross sq footage of 13,264 instead of Net of 9,497 after 3,767 demo.
 Because of the attached attorney's fee lien, please make the check payable to:

"1664 Malcolm Properties, LLC & 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 1664 Malcolm Properties, LLC <small>SIGNATURE AND TITLE OF CLAIMANT</small>	February 27, 2022 <small>DATE</small>
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FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 72,329.12

REMARKS: Credit needs to be given for demolished area.

<small>Audited by</small> ASR	<small>Date</small> 10/14/22
<small>Approved by</small> 	<small>Date</small> 10/17/22

LADBS Recommendation Form

CLAIM # 160988
 Bureau: Engineering
 Division: Green Building



Document Number: 20010-10000-02859
 Receipt Number:
 Receipt Date:
 Fee Period:
 Job Address:

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

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. Rate used to calculate linkage fee was \$19.36/sf. Demolished floor area was 3767 sf. Refund amount should be: \$19.36 x 3767 = \$72,929.12

Reviewed By: TEODORO DIAZ RODRIGUEZ
 Reviewed On: 09/23/2022
 Approved By: CHARMIE HUYNH
 Approved On: 09/26/2022

Financial Service Div.'s Comments:

Linkage Fee Overcharged

Liaison's Comments:

Reviewer's Comments:

Supervisor's Comments:

History

Action	By	On
Review Approved & Returned to FSD	CHARMIE HUYNH	9/26/2022 11:24:58 AM
Review Completed & Submitted for Supervisor Review (to CHARMIE HUYNH)	TEODORO DIAZ RODRIGUEZ	9/23/2022 2:10:19 PM
Assigned (to TEODORO DIAZ RODRIGUEZ)	MARGARET KUHN	7/15/2022 7:19:28 AM
Created	MARY SUM	7/14/2022 4:18:20 PM

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

February 28, 2022

REQUEST FOR REFUND OF Overcharged LINKAGE FEE
CHARGED ON GROSS SQ FOOTAGE OF 13,264 INSTEAD OF NET OF 9,497 AFTER 3,767 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:	1664 Malcolm Ave, Los Angeles, CA 90024
(Apt) Bldg Permit # 20010 - 10000 - 02859	\$256,791.04 = 13,264 FA x \$19.36 per sq ft
(Apt) Demo Permit # 21019 - 20000 - 00464	- 3,767 sq ft of Demo/Existing
Most we could be charged	<u>-\$183,861.92</u> 9,497 Increased FA x \$19.36
Overcharged Linkage Fee:	\$ 72,929.12
Date Paid:	11/19/21

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$72,929.12 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. Please communicate only with this office regarding this refund and our lien.

2. **Documentation:** In support of 1664 Malcolm Properties, LLC's **Application for Refund of the Overcharged \$72,929.12 in Linkage Fees – CHARGED ON GROSS (APT) SQ FOOTAGE OF 13,264 INSTEAD OF NET OF 9,497 AFTER 3,767 (APT) DEMO** – we have attached the following to this letter and the Claim for Refund Form:

- Exhibit 1: **Building Permit (Apartment) # 20010 - 10000 - 02859**, confirming we were charged for **13,264 square feet of BUILT floor area**, and the receipt for payment of the **\$256,791.04 Linkage Fee**.
- Exhibit 2: **Demo Permit # (Apartment) 21019 - 20000 - 00464**, confirming **3,767 sq ft square feet of DEMO'd floor area**. Note that after deducting the Demo'd square floor area, the net increase of floor area is **9,497 square feet**.
- Exhibit 3: **Zimas and Assessor records** confirming that pre-addition, the existing **(Apartment) square footage was 3,767**.
- 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.

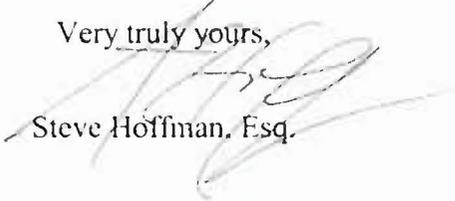
3. Refund Calculation:

(Apt) Bldg Permit # 20010 - 10000 - 02859	\$256,791.04 = 13,264 FA x \$19.36 per sq ft
(Apt) Demo Permit # 21019 - 20000 - 00464	- 3,767 sq ft of Demo/Existing
Most we could be charged	<u>-\$183,861.92</u> 9,497 Increased FA x \$19.36
Overcharged Linkage Fee:	\$ 72,929.12

4. Payment & Lien on refund of overcharged \$72,929.12 in Linkage Fees:

Please issue 1664 Malcolm Properties, LLC's \$72,929.12 Linkage Fee refund, payable to: "1664 Malcolm Properties, LLC & 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

1664 Malcolm Properties LLC hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 1664 Malcolm Ave, LA, CA 90024. 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 1664 Malcolm Ave, LA, CA 90024 and irrevocably requests that the refund check(s) be payable to

"1664 Malcolm Properties LLC & 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: 02/25/2022

By:

DocuSigned by:
[Redacted Signature]

Vilma Rios, Managing Officer of 1664 Malcolm Properties LLC

Lien



Permit #:
Plan Check #: B20LA15166
Event Code:

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: 11/19/2021 Last Status: Issued Status Date: 11/19/2021
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TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 7803	13	13		M B 85-59/60 (SHTS 1-2)	129B153 162	4325 - 025 - 012

3. PARCEL INFORMATION LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Westwood Census Tract - 2655.20 District Map - 129B153	Energy Zone - 9 Hillside Grading Area - YES Thomas Brothers Map Grid - 632-B4 Area Planning Commission - West Los Angeles Community Plan Area - Westwood	Near Source Zone Distance - 0 School Within 500 Foot Radius - YES Methane Hazard Site - Methane Zone
--	--	--

ZONES(S): [Q]RD1.5-1

4. DOCUMENTS		
ZI - ZI-1446 Specific Plan: Westwood Commu ZA - ZA-2019-7062-ZAA-DRB-SPP	RENT - YES	ORD - ORD-161915
ZI - ZI-1447 Specific Plan: Westwood Commu SPA - Specific Plan: West Los Angeles Transj	ORD - ORD-123222	ORD - ORD-163187
ZI - ZI-2192 Specific Plan: West Los Angeles SPA - Specific Plan: Westwood Community J.	ORD - ORD-129279	ORD - ORD-163203
ZI - ZI-2452 Transit Priority Area in the Cit SPA - Specific Plan: Westwood Community P	ORD - ORD-138227	ORD - ORD-163204

5. CHECKLIST ITEMS		
Special Inspect - Concrete>2.5ksi	Special Inspect - Structural Observation	Fabricator Req'd - Shop Welds
Special Inspect - Field Welding	Special Inspect - Structural Wood (periodic)	Fabricator Req'd - Structural Steel
Special Inspect - Shotcrete	Fabricator Req'd - Prefabricated Joist	Permit Flag - Fire Life Safety Clearance Req'd

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s) 1664 MALCOLM PROPERTIES LLC	570 BEVERLY GLEN BLVD	LOS ANGELES CA 90024
Tenant Applicant: (Relationship: Agent for Owner) EHSAN LIMA - LABYRINTH DESIGN STUDIO (213) 440-4454		

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

8. DESCRIPTION OF WORK
NEW 4-STORY APARTMENT BUILDING TYPE V-A CONSTRUCTION OVER ONE LEVEL TYPE I-A SUBTERRANEAN PARKING. 1 OF 5

9. # Bldgs on Site & Use: 1 OF 5

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 L.A. County, call (213) 473-3231.

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Sergio Gutierrez OK for Cashier: Stella Sargsyan Signature:	DAS PC By: Choi Yan Coord. OK: Date:

For Cashier's Use Only W/O #: 01002859

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation: \$2,438,690	PC Valuation: \$0	
FINAL TOTAL Bldg-New	326,373.97	Dwelling Unit Construction Tax 1,000.00
Permit Fee Subtotal Bldg-New	10,429.27	Residential Development Tax 1,500.00
Energy Surcharge		CA Bldg Std Commission Surcharge 98.00
Handicapped Access		Green Building
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee 27.00
Plan Maintenance	208.59	Linkage Fee 256,791.04
E.Q. Instrumentation	682.83	
D.S.C. Surcharge	340.43	
Sys. Surcharge	680.86	
Planning Surcharge	639.89	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	746.54	
School District Residential Level 1	53,219.52	
Sewer Cap ID.		Total Bond(s) Due:

Payment Date: 11/19/21
 Receipt No: 2021323001-80
 Amount: \$326,373.97
 Method: ICL Check

2021LA01567

12. ATTACHMENTS
Plot Plan Signed Declaration



13. STRUCTURE INVENTORY

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

20010 - 10000 - 02859

- | | | |
|---|--|---|
| (P) Basement (ZC): +1 Levels / 1 Levels | (P) Methane Site Design I Level II | (P) Total Provided Parking for Site: +28 Stalls / 28 Stalls |
| (P) Floor Area (ZC): +13264 Sqft / 13264 Sqft | (P) R2 Occ. Group: +14340 Sqft / 14340 Sqft | (P) Type V-A Construction |
| (P) Height (BC): 142.5 Feet / 42.5 Feet | (P) S2 Occ. Group: 15271 Sqft / 5271 Sqft | (P) Floor Construction - Concrete Slab on Grade |
| (P) Height (ZC): +45 Feet / 45 Feet | (P) Parking Req'd for Bldg (Auto+Bicycle): -28 Stalls / 28 S | (P) Foundation - Concrete Mat Foundation |
| (P) Landscape Area: +1756 Sqft / 1756 Sqft | (P) Parking Req'd for Bldg (Bicycle only) pre-March 13, 2013 | (P) Roof Construction - Wood Frame/Sheathing |
| (P) Length: +92.5 Feet / 92.5 Feet | (P) Provided Compact for Bldg: +8 Stalls / 8 Stalls | (P) Wall Construction - Concrete |
| (P) Stories: +4 Stories / 4 Stories | (P) Provided Disabled for Bldg: +2 Stalls / 2 Stalls | |
| (P) Width: +48.5 Feet / 48.5 Feet | (P) Provided Standard for Bldg: +4 Stalls / 4 Stalls | |
| (P) Dwelling Unit: 15 Units / 5 Units | (P) Short Term Bicycle Parking Provided for Bldg: +1 Spaces | |
| (P) NFPA-13 Fire Sprinklers Thru-out | (P) Long Term Bicycle Parking Provided for Site: +13 Spaces | |

14. APPLICATION COMMENTS:

**** Approved Seismic Gas Shut-Off Valve may be required ** 01/28/2021 MODIFICATION REQUESTS APPROVED - TO ALLOW ROOFTOP OPEN SPACE TO BE CONSIDERED AS B OCCUPANCY PER LABC 503 - TO ALLOW EXITING EXT. STAIRWAY TO BE LOCATED 1' AWAY FROM THE P.L. AND TO PROVIDE CMU BLOCK WALL ALONG PROPERTY LINE TO PROTECT EXT STAIRWAY PER LAMC 1027.5 - TO ALLOW UNPROTECTED OPENINGS WITHIN 10' OF THE FLOOR OF AN EXT COURT IN EXT. WALL FACING AN EXIT COURT LESS THAN 10' BY PROVIDING WATER CURTAINS PER LABC 1028.4.2**

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)	(C)	(E)	(E)	(E)	(E)
KOSTIC, VASA	1827-10TH ST #4,	SANTA MONICA, CA 90404		C10740	
BAYPOST BUILDERS INC	24627 WELBY WAY,	WEST HILLS, CA 91307	B	979440	
BERKOZ, ERTUNGA	4665 ELLENITA AVE,	TARZANA, CA 91356		S2504	
MINAS, CAROJOLFAIE	4742 SAN FERNANDO RD,	GLENDALE, CA 91204		GE601	
SEPICH, JOHN EDWARD	4007 MCCULLOUGH AVE 469,	SAN ANTONIO, TX 78212		C37509	

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 979440 Contractor: BAYPOST BUILDERS 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 CIGNA INS. CO. Policy Number C69976335

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name (If Any) _____

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

201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

Receipt

Your Reference Number:

2021323001-80

11/19/2021 4:07:52 PM

jbitangcol

TRANSACTIONS

**LADBS PERMIT
2021323001-80-1**

\$326,373.97

Name: EHSAN LIMA
Job Address: 1664 S MALCOLM AVE 1 5
Permit Number: 20010-10000-02859
Building Permit Reference Number: 2021LA01567

Dwelling Unit Construction Tax	\$1000.00
Sys. Surcharge	\$680.86
Planning Surcharge	\$639.89
Planning Gen Plan Maint Surcharge	\$746.54
Planning Surcharge Misc Fee	\$10.00
Permit Issuing Fee	\$27.00
Linkage Fee	\$256791.04
Residential Development Tax	\$1500.00
CA Bldg Std Commission Surcharge	\$98.00
School District Residential Level 1	\$53219.52
Permit Fee Subtotal Bldg-New	\$10429.27
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$208.59
E.Q. Instrumentation	\$682.83
D.S.C. Surcharge	\$340.43

Total Amount: \$326,373.97

PAYMENT

ICL Check

\$326,373.97

Check Number: 00388

Net 10/4/22

iPayment Reference Number:

2021323001-80

Effective Date 11/19/2021

Workgroup Metro 4th Floor

User jbitangcol

VILMA HOOD
 PO BOX 481207
 LOS ANGELES, CA 90049-9207

388
16-24/1220 4677

Pay to the Order of City of Los Angeles *Nov 18, 2021* ^{DATE} \$ 326,375.17

Three hundred and twenty six thousand three hundred seventy three dollars and 97/100 Dollars

WELLS FARGO Wells Fargo Bank, N.A. California www.wellsfargo.com

1664 Malcolm Ave [REDACTED]

Permit # 20010-10000-02859

For Contribution # 47107422

⑆ 1220002471 3491212803 ⑆

iPayment Reference Number:
2021323001-80
Effective Date 11/19/2021
Workgroup Metro 4th Floor
User jbitangcol

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
City of LA Building and Safety
#501-Metro 4th Floor
668270330
11/19/2021 4:08:04 PM
2021323001-80
\$326373.97



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

19-A79020

FILED

In the office of the Secretary of State
of the State of California

FEB 26, 2019

IMPORTANT — Read instructions before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.) 1664 MALCOLM PROPERTIES, LLC	
2. 12-Digit Secretary of State File Number 201616110624	3. State, Foreign Country or Place of Organization (only if formed outside of California) CALIFORNIA

4. Business Addresses			
a. Street Address of Principal Office - Do not list a P.O. Box 1880 Century Park East #200	City (no abbreviations) Los Angeles	State CA	Zip Code 90067
b. Mailing Address of LLC, if different than item 4a 1880 Century Park East #200	City (no abbreviations) Los Angeles	State CA	Zip Code 90067
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 1880 Century Park East #200	City (no abbreviations) Los Angeles	State CA	Zip Code 90067

5. **Manager(s) or Member(s)** If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b Vilma	Middle Name	Last Name Hood	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 1880 Century Park East #200	City (no abbreviations) Los Angeles	State CA	Zip Code 90067

6. **Service of Process** (Must provide either Individual OR Corporation.)
INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box		City (no abbreviations)	State CA

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b GERBER & CO INC. (C2559450)
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7. **Type of Business**

a. Describe the type of business or services of the Limited Liability Company Real Estate ownership
--

8. **Chief Executive Officer, if elected or appointed**

a. First Name	Middle Name	Last Name	Suffix
b. Address		City (no abbreviations)	State CA

9. The Information contained herein, including any attachments, is true and correct.

02/26/2019	Nadia S Mendoza	Preparer
Date	Type or Print Name of Person Completing the Form	Title
		Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: []
Company:
Address:
City/State/Zip: []

[Home](#) | [Online Services](#) | [License Detail](#) | [Personnel List](#)

Contractor's License Detail (Personnel List)

Contractor License # 979440

Contractor Name BAYPOST BUILDERS INC

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

Licenses Currently Associated With

Name BEN HAMID BAYANFAR
Title RMO / CEO / PRES
Association Date 12/15/2012
Classification B

Licenses No Longer Associated With

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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: 07/14/2021 Last Status: Issued Status Date: 07/14/2021
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1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7803	13	13		M B 85-59/60 (SHTS 1-2)	129B153 162	4325 - 025 - 012

3. PARCEL INFORMATION LADBS Branch Office - W.L.A. Council District - 5 Certified Neighborhood Council - Westwood Census Tract - 2655.20 District Map - 129B153	Energy Zone - 9 Hillside Grading Area - YES Thomas Brothers Map Grid - 632-B4 Area Planning Commission - West Los Angeles Community Plan Area - Westwood	Near Source Zone Distance - 0 School Within 500 Foot Radius - YES Methane Hazard Site - Methane Zone
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ZONES(S): [Q]RD1.5-1

4. DOCUMENTS		
ZI - ZI-1446 Specific Plan: Westwood Comm SPA - West L.A. Transportation Improvement ; ORD - ORD-123222	ORD - ORD-163187	
ZI - ZI-1447 Specific Plan: Westwood Comm SPA - WESTWOOD COMMUNITY DESIGN ORD - ORD-129279	ORD - ORD-163203	
ZI - ZI-2192 Specific Plan: West Los Angeles SPA - Westwood Community Multi-Family D ORD - ORD-138227	ORD - ORD-163204	
ZA - ZA-2019-7062-ZAA-DRB-SPP RENT - YES	ORD - ORD-161915	
	ORD - ORD-163205	

5. CHECKLIST ITEMS
Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s) 1664 MALCOLM PROPERTIES I.L.C	570 BEVERLY GLEN BLVD	LOS ANGELES CA 90024
Tenant:		
Applicant: (Relationship: Agent for Owner) ALI EBRAHIMI -	1600 SAWTELE BL. #230	LOS ANGELES CA 90025 (818) 331-3690

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

8. DESCRIPTION OF WORK
DEMO THE (E) FOUR UNIT APT. BUILDING

9. # Bldg on Site & Use:	
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Angelica Martinez	DAS PC By:
OK for Cashier: Angelica Martinez	Coord. OK:
Signature:	Date:

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 #: 11900464

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation:	\$10,000	PC Valuation
FINAL TOTAL Bldg-Demolition	213.72	
Permit Fee Subtotal Bldg-Demolition	165.00	
Plan Check Subtotal Bldg-Demolition	0.00	
E.Q. Instrumentation	1.30	
D.S.C. Surcharge	4.99	
Sys. Surcharge	9.98	
Planning Surcharge	9.90	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	11.55	
CA Bldg Std Commission Surcharge	1.00	
Permit Issuing Fee	0.00	
Sewer Cap ID:	Total Bond(s) Due:	

Payment Date: 07/14/21
Receipt No: 1072570
Amount: \$213.72
Method: CC

2021ON 46842

12. ATTACHMENTS	
CEQA Bldg Demolition Notice	Plot Plan
Demo Affirmation Posting	Signed Declaration



13. STRUCTURE INVENTORY

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

21019 - 20000 - 00464

(P) Floor Area (ZC): -3767 Sqft / 0 Sqft
(P) Dwelling Unit: -4 Units / 0 Units
(P) Rz Occ. Group: -3767 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

(E) 4-UNIT APT PER 1941WL71816 & 1987WL70121; DPI 20019-10000-03212; Notices mailed on 09/02/2020.

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 #

(C) BAYPOST BUILDERS INC

24627 WELBY WAY,

WEST HILLS, CA 91307

B

979440

(310) 926-8225

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. 979440 Contractor. BAYPOST BUILDERS 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 NORGUARD INSURANCE COMPANY Policy Number BAWC222888

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any) Lender's Address

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106 4 3.4 LAMC).

By signing below, I certify that:

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

Print Name Sign Date Contractor Authorized Agent

CLAIM FOR REFUND - PAYMENTS

CLAIM # 160988

			TOTAL	20%	NET
FEE	FUND	FUND	AMOUNT	RETENTION	REFUND
TYPE		TYPE	PAID	AMOUNT	AMOUNT
B-PR	48R/08/3225/3239	AP10	\$ -	\$ -	\$ -
LINKAGE	59T/43/4680/468001	AP10	\$ 72,929.12		\$ 72,929.12
TOTAL			\$ 72,929.12	\$ -	\$ 72,929.12

FB 9/30/22