

Item No.: 20

**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 September 11, 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 Pharmacy Services, LLC – Refund Claim No. 153835.

and voted (3/0) that your Honorable Body approve the recommendation of the Department of Building and Safety.

Other action: _____

Claims Board, City of Los Angeles

By: _____

Chairperson

cc: City Attorney



JAVIER NUNEZ
PRESIDENT

JOSELYN GEAGA-ROSENTHAL
VICE PRESIDENT

JACOB STEVENS
MOISES ROSALES
NANCY YAP

KAREN BASS
MAYOR

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

JOHN WEIGHT
EXECUTIVE OFFICER

July 31, 2023

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

SUBJECT: REQUEST FOR REFUND FROM PHARMACY SERVICES, LLC.

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 153835 in the amount of \$115,294.72.

On August 8, 2019, LADBS received a payment in the amount of \$199,148.49 from Pharmacy Services, LLC (Claimant) under building permit number 18010-30000-06066 for the project located at 219 Homewood Rd, Los Angeles, CA 90049 (Project). The Claimant submitted a claim for refund on December 29, 2020 related to the linkage fee. Upon further review, LADBS plan check staff determined the Claimant is entitled to a linkage fee refund in the amount of \$115,294.72. 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



CLAIM FOR REFUND

(LADBS has been closed to public for Covid 19)

CLAIM # 153835

2020 DEC 29 AMB: 00

CITY OF LOS ANGELES
RECEIVED
CITY CLERK'S OFFICE

Received Date Stamp

Claimant's Name (Last, First)

Pharmacy Services, 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 8/8/19 (Submitted 12/17/18)

JOB LOCATION: 219 Homewood Rd, Los Angeles, CA 90049

(LADBS had been closed to public for Covid 19)

Amount Claimed \$ 116,012.64

Date Fees Paid: 8/8/19

RECEIPT #/PERMIT #/REFERENCE #: 18010 - 30000 - 06066 and 19019 - 30000 - 02812

STATE REASON FOR REQUESTING A REFUND - (Details):

See attached letter and Exhibits documenting that we are owed \$116,012.64. Charged on gross sq footage of 7,088 instead of net of 3,846 after 3,242 demo x \$6.00 (Submitted 12/17/18).

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

"Pharmacy Services, 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 Pharmacy Services, LLC

December 28, 2020

SIGNATURE AND TITLE OF CLAIMANT

DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$

115,294.72

67,706.88

REMARKS:

Level 1 approved in FSS.

Audited by	<u>B. Hall</u>	Date: 5/27/2021	07/31/23
Approved by	<u>ch</u>	Date: 12/28/21	7/31/23

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 # 153835

Bureau: Engineering

Division: Major Structures

APPROVED

Document Number: 18010-30000-06066
 Receipt Number:
 Receipt Date:
 Fee Period:
 Job Address: 219 Homewood ROAD 90049

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 project was submitted on 12/17/2018 during the linkage fee phase in period, with an applicable rate of 1/3. Net new RFA for the project should be 7088(new)-3242(credit for demo)= 3846 sq ft.

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

5. Of the gross amount claimed, is the amount claimed pertaining to the(se) particular item(s) correct?
 no ✓
 Applicable linkage fee rate is 1/3 of \$18.56 per sq ft. Linkage fee should be $3,846 \times 18.56 / 3 = \$23,793.92$. Linkage fee collected was \$139,088.64. Refund due is \$139,088.64 - \$23,793.92 = \$115,294.72.

6. Is a refund recommended?
 yes ✓
 Applicable linkage fee rate is 1/3 of \$18.56 per sq ft. Linkage fee should be $3,846 \times 18.56 / 3 = \$23,793.92$. Linkage fee collected was \$139,088.64. Refund due is \$139,088.64 - \$23,793.92 = \$115,294.72.

Reviewed By: FELIX FIGUEROA

Reviewed On: 07/05/2023

Approved By: Shahen Akelyan

Approved On: 07/27/2023

Financial Service Div.'s Comments:

Linkage Fees Only. Please double check calculations.

Liaison's Comments:

Linkage Fee only

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

History

Action

Review Approved & Returned to FSD

By

On

Shahen Akelyan

7/27/2023 7:00:16 AM

Review Completed & Submitted for Supervisor Review (to Shahen Akelyan)

FELIX FIGUEROA

7/5/2023 10:24:26 AM

Assigned (to FELIX FIGUEROA)

MARGARET KUHN

6/14/2023 3:48:42 PM

Created

LUIS FERNANDO GARCIA

6/9/2023 2:11:45 PM



City of Los Angeles
Department of Building and Safety
REPORT ON CLAIM FOR REFUND

Sent to: Eng.
Location:
Date: JAN 12 2020

Linkage Fees Only

CLAIM NO.: 153835

OPERATION DIVISIONS REPORT AND RECOMMENDATIONS

1. Did Building and Safety perform any work for which the permit or receipt was issued? YES NO _____

2. Are reasons given by claimant correct? YES NO _____ N.A. _____

If "NO," please explain _____

3. Of the gross amount claimed, is the portion of the amount claimed pertaining to (these) particular item(s) correct? YES NO _____ Should be _____

4. If computations are involved, show computation on reverse side of this form or attach a separate sheet

5. Did Department initiate action resulting in an error? YES NO CS

If "YES," please explain _____

6. Is claim over one year from date of expiration? YES _____ NO

If "YES," was permit extended? _____

7. Is a refund recommended? YES NO _____

*Explain under item 10

8. Is this a duplicate permit or receipt of the same job or item? YES NO

If "YES," indicate other permit or receipt number(s) _____

9. Enter this claim for refund number on your office copy of the receipt and/or permit, or other records.

Date entered _____

10. FURTHER COMMENT OR CLARIFICATION OF THE ABOVE ITEMS (use back of form if more space required)

Date: 1/19/21 Signature of Recommender: *Ch. L.* Ext. 58080
Division: Permit & Engineering Approved: *Binh Phan*

Bureau, Division, district or Branch head

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

December 28, 2020

(1) REQUEST FOR REFUND OF Overcharged LINKAGE FEE

CHARGED ON GROSS SQ FOOTAGE OF 7,088 INSTEAD OF NET OF 3,846 AFTER 3,242 DEMO;

PERMIT WAS SUBMITTED ON 12/17/18, WHEN THE FEE WAS 1/3 OF \$18.00; 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:	219 Homewood Rd, Los Angeles, CA 90049		
Permit #	18010 - 30000 - 06066 and 19019 - 30000 - 02812		
Linkage Fee & RFA Charged	\$139,088.64	7,088 sq ft @ 19.62 ³	
Demo'd/Existing RFA		-3,242 sq ft	
Net RFA and Maximum Charges	\$23,076.00	3,846 x \$6.00 Maximum Fee	
Overcharged Linkage Fee:	\$116,012.64		
Date Permit Paid:	8/8/19 (Submitted 12/17/18)		

Dear LADBS:

1. **NOTICE OF REPRESENTATION AND ATTORNEY'S FEE LIEN ON \$116,012.64 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 Pharmacy Services, LLC's **Application for Refund of the Overcharged \$116,012.64 in Linkage Fees – CHARGED ON GROSS SQ FOOTAGE OF 7,088 INSTEAD OF NET OF 3,846 AFTER 3,242 DEMO, AND PERMIT WAS SUBMITTED ON 12/17/18, WHEN THE FEE WAS 1/3 OF \$18.00** – we have attached the following to this letter and the Claim for Refund Form:

Exhibit 1: Building Permit# 18010 - 30000 - 06066, confirming we were charged for 7,088 square feet of BUILT floor area, and the receipt for payment of the \$139,088.64 Linkage Fee.

Exhibit 2: Demo Permit # 19019 - 30000 - 02812, confirming 3,242 square feet of Demo'd/Existing floor area. Note that after deducting the Demo'd square floor area, the net increase of floor area is 3,846 square feet.

Exhibit 3: Assessor records confirming that pre-addition, the existing square footage was 3,242.

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., and that permits submitted 12/17/18 are charged 1/3 of the \$18.00 Linkage Fee.

Exhibit 5: LADBS print-out stating that the Building Permit was submitted on 12/17/18, when the Linkage Fee was at 1/3 of \$18.00, i.e., \$6.00 per sq. foot for the net increase in floor area of 3,846 = \$23,076.00.

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

Pharmacy Services, LLC hereby designates attorney Steve A. Hoffman to represent it in obtaining the linkage fee refund for 219 Homewood Rd, Los Angeles, CA 90049. 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 219 Homewood Rd, Los Angeles, CA 90049 and irrevocably requests that the refund check(s) be payable to "Pharmacy Services, 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: December 22, 2020

By:


Al Tourniota, Managing Officer of Pharmacy Services, LLC

Lien

LADBS, City Clerk
December 10, 2020
Page Two

Re: 219 Homewood Rd.

3. **Refund Calculations:**

Linkage Fee & RFA Charged	\$139,088.64	7,088 sq ft
Demo'd/Existing RFA		<u>-3,242</u> sq ft
Net RFA and Maximum Charges	<u>-\$ 23,076.00</u>	3,846 x \$6.00 Maximum Fee
Overcharged Linkage Fee:	\$116,012.64	

4. **Payment & Lien on refund of overcharged \$116,012.64 in Linkage Fees:**

Please issue Pharmacy Services, LLC's **\$116,012.64** Linkage Fee refund, payable to:
"Pharmacy Services, 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.

LA Department of Building and Safety
WL M CA 302080926 8/8/2019 11:55:22 AM

BUILDING PERMIT-RES	\$6,134.82
ELECTRICAL PERMIT RES	\$1,595.05
HTG/REF PMT RES	\$797.53
PLUMBING PERMIT RES	\$1,595.05
BUILDING PLAN CHECK	\$1,765.64
PLAN MAINTENANCE	\$122.70
EI RESIDENTIAL	\$191.23
DEV SERV CENTER SURCH	\$366.06
SYSTEMS DEVT FEE	\$732.12
CITY PLANNING SURCH	\$481.39
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$561.62
SCHOOL DEV RES	\$41,545.98
DWELLING UNIT	\$200.00
RES DEVT TAX	\$300.00
CA BLDG STD COMMISSION SURCHARGE	\$59.00
BUILDING PLAN CHECK	\$0.00
LINKAGE FEE	\$139,088.64

Sub Total: \$195,546.83

Permit #: 180103000006066 ✓
Building Card #: 2019WL00897
Receipt #: 0302161173

Payment Records

Receipt No. 0302161173	\$195,546.83
Receipt No. 0302161174	\$1,005.15
Receipt No. 0302161175	\$473.10
Receipt No. 0302161176	\$1,870.50
Receipt No. 0302161177	\$252.91

Total Amount: \$199,148.49

Check: \$199,148.49

LA Department of Building and Safety
WL M CA 302080926 8/8/2019 11:57:14 AM

DEMO PERMIT	\$160.00
PLUMBING PERMIT RES	\$41.60
BUILDING PLAN CHECK	\$0.00
EI RESIDENTIAL	\$1.25
DEV SERV CENTER SURCH	\$6.09
SYSTEMS DEVT FEE	\$12.17
CITY PLANNING SURCH	\$9.60
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$11.20
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$252.91

Permit #: 190193000002812
Building Card #: 2019WL00901
Receipt #: 0302161177

Payment Records

Receipt No. 0302161173	\$195,546.83
Receipt No. 0302161174	\$1,005.15
Receipt No. 0302161175	\$473.10
Receipt No. 0302161176	\$1,870.50
Receipt No. 0302161177	\$252.91

Total Amount: \$199,148.49

Check: \$199,148.49

PHARMACY SERVICES, LLC
PO BOX 49251
LOS ANGELES CA 90049-0251

909 262 9642

1168

11-35/1210 CA
82614

7/15/19

Date

Pay To The
Order Of City of LA

\$ 199,148.49

one hundred ninety nine thousand one hundred forty eight and ⁴⁹/₁₀₀ dollars

Photo
Safe
Deposit®
Details on back

Bank of America 

ACH R/T 121000358

For 29 Homewood Rd

1210003581 3251111340451168

Hannah Clarke

JW

✓
6/19/23
el

219 N Homewood Road



Permit #:

18010 - 30000 - 06066

Plan Check #: B18WL07882

Printed: 08/08/19 11:55 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: 08/08/2019
TRACT TR 11275	BLOCK 11	LOT/LD 11	ARE M B 204-17/20	COUNTY MAP REV.# 132B141 138	PARCEL ID # (PIN #) 4403 - 001 - 011	ASSESSOR PARCEL#

A. PARCEL INFORMATION		
Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes Council District - 11 Community Plan Area - Brentwood - Pacific Palisades	Census Tract - 2623.03 District Map - 132B141 Energy Zone - 6 Fire District - VHFHSZ Hillside Grading Area - YES	Hillside Ordinance - YES Near Source Zone Distance - 0 Thomas Brothers Map Grid - 631-F3

1 ZONE(S): RE1S-1

B. DOCUMENTS		
Z1 - Z1-2462 Modifications to SF Zones and S ORD - ORD-156966-SA24 ORD - ORD-128730 ORD - ORD-129279 ORD - ORD-131265	ORD - ORD-170003 HLSAREA - Yes CPC - CPC-1964-16829-E	CPC - CPC-1995-148-GPC-ZC CPC - CPC-2005-8252-CA CPC - CPC-29840 BHO - Yes

C. CHECKLIST ITEMS		
Special Inspect - Anchor Bolts Special Inspect - Concrete>2.5ksi Special Inspect - Epoxy Bolts	Special Inspect - Field Welding Special Inspect - Structural Observation Special Inspect - Structural Wood (continuous)	Fabricator Reqd - Glued-Laminated Timber Fabricator Reqd - Shop Welds Fabricator Reqd - Structural Steel

D. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		For Cashier's Use Only	W/O #: 81006066
Owner(s): PHARMACY SERVICES LLC 0 PO BOX 49251, LOS ANGELES CA 90049 -- (909) 262-9643 Tenant:			

Applicant: (Relationship: Agent for Owner) FARAD VAKIL - -- (909) 262-9643	PROPOSED USE (01) Dwelling - Single Family (07) Garage - Private
--	---

E. DESCRIPTION OF WORK (N) 2-story SFD with attached 3 car garage & 1 level basement.		
---	--	--

9. # Bldgs on Site & Use:		
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10. APPLICATION PROCESSING INFORMATION		
BLDG. PC By: Jahanshah Pourhassan OK for Cashier: Derrick Magee Signature:	DAS PC By: Coord. OK: Date: 08/08/2019	

11. PROJECT VALIDATION Final Per Period Permit Valuation: \$1,471,000 PC Valuation:		
---	--	--

Sewer Cap ID: Total Bond(s) Due:		
----------------------------------	--	--

12. ATTACHMENTS Owner-Builder Declaration Plot Plan		
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For inspection requests, call toll-free (888) LA4BUILD (\$24-2845). 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.		
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WL M CA 302080926 8/8/2019 11:55:22 AM
 BUILDING PERMIT-RES \$6,134.82
 ELECTRICAL PERMIT RES \$1,595.05
 HTG/REF PMT RES \$797.53
 PLUMBING PERMIT RES \$1,595.05
 BUILDING PLAN CHECK \$1,765.64
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 SCHOOL DEV RES \$41,545.98
 DWELLING UNIT \$200.00
 RES DEVT TAX \$300.00
 CA BLDG STD COMMISSION SURCHARGE \$59.00
 BUILDING PLAN CHECK \$0.00
 LINKAGE FEE \$139,088.64 /

Sub Total: \$195,546.83
 Permit #: 180103000006066
 Building Card #: 2019WL00897
 Receipt #: 0302161173



* P 1 8 0 1 0 3 0 0 0 0 0 6 0 6 6 F 8 *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")			
(P) Basement (ZC): +1 Levels / 1 Levels	(P) Wood (Plywood, OSB, etc.) Shearwall	(P) Roof Construction - Wood Frame/Sheathing	18010 - 30000 - 06066
(P) Floor Area (ZC): +8273 Sqft / 8273 Sqft	(P) R3 Occup. Group: +10346 Sqft / 10346 Sqft	(P) Wall Construction - Wood Stud	
(P) Height (ZC): +30 Feet / 30 Feet	(P) U Occup. Group: +812 Sqft / 812 Sqft		
(P) Landscape Area: +7592 Sqft / 7592 Sqft	(P) Parking Req'd for Bldg (Auto+ Bicycle): +5 Stalls / 5 Stalls		
(P) Length: +84 Feet / 84 Feet	(P) Provided Compact for Bldg: +4 Stalls / 4 Stalls		
(P) Residential Floor Area: +7088 Sqft / 7088 Sqft	(P) Provided Standard for Bldg: +1 Stalls / 1 Stalls		
(P) Stories: +2 Stories / 2 Stories	(P) Type V-B Construction		
(P) Width: +60 Feet / 60 Feet	(P) Floor Construction - Concrete Slab on Grade		
(P) Dwelling Unit: +1 Units / 1 Units	(P) Foundation - Continuous Footing		
(P) NFPA-13D Fire Sprinklers Thru-out	(P) Foundation - Spread (Pad) Footing		

14. APPLICATION COMMENTS:	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.
** Approved Seismic Gas Shut-Off Valve may be required. **	

15. BUILDING RELOCATED FROM:				
16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) GILL, GARY EDWARD	7527 SUNNYSIDE AVE N,	SEATTLE, WA 98103	S3382	(206) 992-2728
(E) MAHN, JONATHAN EDWARD	12848 FOOTHILL BLVD,	SYLMAR, CA 91381	C60293	(818) 998-1595
(E) PLOUFF, KACIE ALLISON	27821 FREMONT COURT 6,	VALENCIA, CA 91355	L9013	(661) 645-9320
(G) KENNEDY, CAMERON L	25208 W DOLCE COURT,	STEVENSON RANCH, CA 913	EG2631	(818) 998-1595
(L) JENSEN, PETER CASSIDY	1158 26TH ST,	SANTA MONICA, CA 90403	L5663	(310) 968-1076

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. 91.0602 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 Construction License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department, office, 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: FAHAD VAKIL

Sign: 

Date: 08/08/2019

Owner

Authorized Agent



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: 08/08/2019
Last Status: Permit Finaled
Status Date: 11/19/2019

TRACT TR 11275	BLOCK 11	ACR M B 204-17/20	PARCEL ID / CIN # 132B141 138	Z. ASSESSOR PARCEL # 4403 - 001 - 011
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3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Baseline Hillside Ordinance - Yes
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades

Census Tract - 2623.03
District Map - 132B141
Energy Zone - 6
Fire District - VHFHSZ
Hillside Grading Area - YES

Hillside Ordinance - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-F3

ZONES(S): RE15-1

4. DOCUMENTS

ZI - ZI-2462 Modifications to SF Zones : ORD - ORD-156966-SA24
ORD - ORD-128730 ORD - ORD-170003
ORD - ORD-129279 HLSAREA - Yes
ORD - ORD-131265 CPC - CPC-1964-16829-E

CPC - CPC-1995-148-GPC-ZC
CPC - CPC-2005-8252-CA
CPC - CPC-29840
BHO - Yes

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
PHARMACY SERVICES LLC

0 PO BOX 49251

LOS ANGELES CA 90049

Tenant:

Applicant: (Relationship: Agent for Owner)
FAHAD VAKIL -

23105 S SEPULVEDA BVLD

LOS ANGELES CA 90064

(909) 262-9643

7. EXISTING USE

(01) Dwelling - Single Family
(07) Garage - Private

PROPOSED USE

(23) Demolition

I. DESCRIPTION OF WORK

Demo (e) single family dwelling w/ att. garage to clear lot. Sewer cap and pedestrian protection fence required.

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

BLDG. PC By: Alfredo Jara
OK for Cashier: Somkiat Supanyachotskul

DAS PC By:
Coord. OK:

Signature:

Date:

For Cashier's Use Only

W/O #: 91902812

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.

II. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation: \$9,600

PC Valuation: -

FINAL TOTAL Bldg-Demolition	252.91
Permit Fee Subtotal Bldg-Demolit	160.00
Plumbing	41.60
Plan Check Subtotal Bldg-Demolit	0.00
E.Q. Instrumentation	1.25
D.S.C. Surcharge	6.09
Sys. Surcharge	12.17
Planning Surcharge	9.60
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	11.20
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	0.00

Sewer Cap ID:

Total Bond(s) Due:

Payment Date: 08/08/19
Receipt No: 0302161177
Amount: \$252.91
Method: Check

2019WL00901

12. ATTACHMENTS

CEQA Bldg Demolition Notice
Demo Affirmation Posting

Owner-Builder Declaration
Plot Plan



* P 1 9 0 1 9 3 0 0 0 0 0 2 8 1 2 F N *

- (P) Residential Floor Area: -3242 Sqft / 0 Sqft
- (P) Stories: -2 Stories / 0 Stories
- (P) Dwelling Unit: -1 Units / 0 Units
- (P) R3 Occ. Group: -3242 Sqft / 0 Sqft
- (P) U Occ. Group: -400 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

[1] DPI# 19019-30000-02643 [2] Notices mailed out on 05/29/19

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(O) OWNER-BUILDER		0		(818) 554-2888

Exhibit "1"

Exhibit "2"

Exhibit "3"

Exhibit "4"

Exhibit "5"

219 N HOMewood ROAD 90049

Application / Permit	18010-30000-06066
Plan Check / Job No.	B18WLO7882
Group	Building
Type	Bldg-New
Sub-Type	1 or 2 Family Dwelling
Primary Use	(1) Dwelling - Single Family
Work Description	(N) 2-story SFD with attached 3 car garage & 1 level basement.
Permit Issued	Issued on 8/8/2019
Issuing Office	West Los Angeles
Current Status	Issued on 8/8/2019
Certificate of Occupancy	Pending
	More Information

Permit Application Status History

Submitted		12/17/2018	APPLICANT
Assigned to Plan Check Engineer		1/17/2019	JAHANSHAH POURHASSAN
Green Plans Picked Up		1/25/2019	APPLICANT
Corrections Issued		2/7/2019	JAHANSHAH POURHASSAN
Reviewed by Supervisor		2/14/2019	KAMRAN GHOTBI RAVANDI
Building Plans Picked Up		2/19/2019	APPLICANT
Applicant returned to address corrections		5/24/2019	JAHANSHAH POURHASSAN
Applicant returned to address corrections		6/7/2019	JAHANSHAH POURHASSAN
Applicant returned to address corrections		6/10/2019	JAHANSHAH POURHASSAN

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 # 153835

FEE TYPE	FUND LINKAGE	FUND TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
TOTAL			\$ 115,294.72	\$ -	\$ 115,294.72

ASR
07/31/23