

**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 June 16, 2025, the Claims Board of  
the City of Los Angeles considered a report of the Department of Building and Safety in  
the matter of:

Linkage Fee Refund from BSDG 15226 Plummer LLC – Refund Claim No. 173429

and voted ( 3/0 ) that your Honorable Body (approve/reject) the recommendation of  
2/0  
the Department of Building and Safety.

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

Claims Board, City of Los Angeles

By \_\_\_\_\_

Chairperson

cc: City Attorney

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

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JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

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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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

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June 02, 2025

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

**REQUEST FOR LINKAGE FEE REFUND FROM BSDG 15226 PLUMMER LLC**

Honorable Members:

In accordance with the Los Angeles Municipal Code (LAMC) §§ 22.12 and 22.13, the Los Angeles Department of Building and Safety (LADBS) requests your approval of refund for claim number 173429 in the amount of \$165,451.32.

On June 21, 2024, LADBS received a payment in the amount of \$270,579.54 from Oltmans Construction Co. which was later reimbursed by BSDG 15226 Plummer LLC (Claimant) under building permit number 23010-20000-03012 for the project located at 15526 W. Plummer St, North Hills, CA 91343 (School Building Project). The claimant submitted a claim for refund on September 18, 2024 related to the linkage fee. Upon further review, LADBS Engineering Bureau determined the Claimant is entitled to a linkage fee refund in the amount of \$165,451.32 as the school building project is exempt from Linkage fee. 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 # **173429**

2024 SEP 24 AM 10:21

# CLAIM FOR REFUND

→ 5101 Santa Monica Blvd., Ste. 8, PMB 93,  
Los Angeles, CA 90029

→ "BSDG 15226 Plummer LLC"

Received Date Stamp

2024 SEP 18 PM 2:12

CITY CLERK

Print Name of Claimant (Last)		(First)	
Sugay		Elijah	
Mailing Address (Street)	(City)	(State/Zip)	
600 South Lafayette Park Place, Suite 302	Los Angeles	CA 90057	
(Area Code) (Phone Number)		(E-mail Address)	
(424) 354-6999		esugay@brightstarschools.org	

## REFUND INFORMATION

JOB LOCATION: 15526 W Plummer St, North Hills, 91343

Amount Claimed \$ 165,451.32 ✓ 165,452.32 X FSant? Date Fees Paid: 6/21/2024

RECEIPT #/PERMIT #/REFERENCE #: 2024173002-135

STATE REASON FOR REQUESTING A REFUND - (Details): The development consists of new construction for a public elementary school. Developments constructed by or on behalf of a government agency or public institution like public schools are exempt from linkage fees. Valor Academy Elementary is a public school under CA law with LAUSD as its authorizer.

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.

<u>Bppp</u> <u>CHIEF FINANCIAL OFFICER</u>	8/9/2024
SIGNATURE AND TITLE OF CLAIMANT	DATE

## FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 165,451.32

REMARKS: Fees were paid by contractor, not Owner. Linkage only; LADBS error.

Audited by:	Date: 5/26/25
Approved by: <u>lmp</u>	Date: 5/23/25

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

**APPROVED**

**CLAIM #** 173429  
**Bureau:** Engineering  
**Division:** Major Structures

**Document Number:** linkage fee  
**Receipt Number:** 2024173002-135  
**Receipt Date:** 06/21/2024  
**Fee Period:**  
**Job Address:** 15526 W Plummer ST 91343

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 Per LAMC Sec. 19.18B2(c) (Linkage Fee Ordinance), the proposed school building is exempt from Linkage Fee and was collected incorrectly. OK for refund, Department Error.
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 Per LAMC Sec. 19.18B2(c) (Linkage Fee Ordinance), the proposed school building is exempt from Linkage Fee and was collected incorrectly. OK for refund, Department Error.

**Reviewed By:** JOHN FRANCIA  
**Reviewed On:** 05/21/2025  
**Approved By:** ALLEN MANALANSAN  
**Approved On:** 05/22/2025

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

Refund request is for linkage fees only.

**Liaison's Comments:**

Please select the supervisor's name before selecting "Save & Submit for Supervisor Review".

**Reviewer's Comments:****Supervisor's Comments:****History****Action**

Review Approved & Returned to FSD  
Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)  
Assigned (to JOHN FRANCIA)

**By**

ALLEN MANALANSAN  
JOHN FRANCIA  
BRANDON JONES

**On**

5/22/2025 7:48:09 AM  
5/21/2025 12:50:55 PM  
5/8/2025 1:11:05 PM

Application # 23010 20000 03012 Search Clear Power Meter Summary Notes View code/ordinance list Audit Trail Exit									
Insp Date	Inspection Type	Inspection Status	CMT	Action Date	First Name	Last Name	RFI#	Group Code	Audit Name
05/23/2025	Drywall Nailing	Insp Scheduled		05/21/2025			35119188	WEB NREG	SERVICES
05/19/2025	Insulation	Partial Approval		05/20/2025	GREGORY	POMISH	1 35085161	INSPECTN	GPOMISH
05/19/2025	Light Gage Steel Frame	Partial Inspection		05/20/2025	GREGORY	POMISH	1 35085160	INSPECTN	GPOMISH
05/12/2025	Wood Frame	Partial Approval		05/19/2025	DANNY	RODRIGUEZ	1 35057905	INSPECTN	DARODRIG
05/12/2025	Verify Sprinkler Sign Off	Partial Inspection		05/19/2025	DANNY	RODRIGUEZ	1 35057907	INSPECTN	DARODRIG
05/12/2025	Green Building Rough	Not Ready for Inspection		05/19/2025	DANNY	RODRIGUEZ	1 35057906	INSPECTN	DARODRIG
05/19/2025	Light Gage Steel Frame	Insp Scheduled		05/15/2025			35085160	WEB NREG	SERVICES
05/19/2025	Insulation	Insp Scheduled		05/15/2025			35085161	WEB NREG	SERVICES
05/14/2025	Interior/Exterior Lathing	Partial Approval		05/15/2025	GREGORY	POMISH	1 35068415	INSPECTN	GPOMISH
05/14/2025	Light Gage Steel Frame	Partial Approval		05/15/2025	GREGORY	POMISH	1 35068564	INSPECTN	GPOMISH
05/14/2025	Light Gage Steel Frame	Insp Scheduled		05/12/2025			35068564	WEB NREG	SERVICES
05/14/2025	Interior/Exterior Lathing	Insp Scheduled		05/12/2025			35068415	WEB NREG	SERVICES
05/12/2025	Green Building Rough	Insp Scheduled		05/09/2025			35057906	WEB NREG	SERVICES
05/12/2025	Verify Sprinkler Sign Off	Insp Scheduled		05/09/2025			35057907	WEB NREG	SERVICES
05/12/2025	Wood Frame	Insp Scheduled		05/09/2025			35057905	WEB NREG	SERVICES
05/09/2025	Insulation	Partial Approval		05/09/2025	GREGORY	POMISH	1 35026406	INSPECTN	GPOMISH
05/09/2025	Wood Frame	Partial Approval		05/07/2025	GREGORY	POMISH	1 35026403	INSPECTN	GPOMISH
05/09/2025	Verify Sprinkler Sign Off	Partial Inspection		05/07/2025	GREGORY	POMISH	1 35026405	INSPECTN	GPOMISH
05/09/2025	Green Building Rough	Partial Inspection		05/07/2025	GREGORY	POMISH	1 35026404	INSPECTN	GPOMISH
05/09/2025	Insulation	Insp Scheduled		05/03/2025			35026406	WEB NREG	SERVICES

PCIS Document Status Audit Trail - G6PERMIT							
Application # 23010 20000 03012 Insp. History							
Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name	
PCAM	Submitted	07/27/2023	07/27/2023 01:00 PM	PCIS	IMPORT	PCIS	
PCAM	PC Assigned	08/03/2023	08/03/2023 12:38 PM	JOE	VO	BSTLTSALA	
PCAM	PC in Progress	08/12/2023	08/15/2023 08:32 AM	JOE	VO	JVO	
PCAM	Corrections Issued	08/13/2023	08/16/2023 11:04 AM	JOE	VO	JVO	
PCAM	Submitted for Quality Review	08/13/2023	08/16/2023 11:48 AM	JOE	VO	JVO	
PCAM	Quality Review Completed	08/15/2023	08/22/2023 06:03 AM	GARO	TELAM	GTELAM	
PCAM	Verifications in Progress	10/03/2023	10/03/2023 01:02 PM	JOE	VO	JVO	
PCAM	Verifications in Progress	03/18/2024	03/18/2024 10:25 AM	JOE	VO	JVO	
PCAM	PC Approved	06/20/2024	06/20/2024 12:07 PM	JOE	VO	JVO	
PCIS	PC Info Complete	06/20/2024	06/20/2024 12:39 PM	JOE	VO	JVO	
PCIS	Ready to Issue	06/21/2024	06/21/2024 09:05 AM	INTERNET	PERMIT	BLDLA	
PCIS	Not Ready to Issue	06/21/2024	06/21/2024 03:02 PM	SALAVONA	MAULUPE	428667	
PCIS	Ready to Issue	06/21/2024	06/21/2024 03:02 PM	SALAVONA	MAULUPE	428667	
PCIS	Not Ready to Issue	06/21/2024	06/21/2024 03:05 PM	SALAVONA	MAULUPE	428667	
PCIS	Ready to Issue	06/21/2024	06/21/2024 03:07 PM	SALAVONA	MAULUPE	428667	
PCIS	Not Ready to Issue	06/21/2024	06/21/2024 03:08 PM	SALAVONA	MAULUPE	428667	
PCIS	Ready to Issue	06/21/2024	06/21/2024 03:09 PM	SALAVONA	MAULUPE	428667	
PCIS	Issued	06/21/2024	06/21/2024 03:24 PM	PCIS	SYSTEM	PCIS	

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By

Application # 23010 20000 03012 Save Exit

Condition Type

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by	Condition Status	Status Date	Description
3379005	Green Code	03/18/2024	Approved	03/18/2024	Approval for Case Building Materials Compliance	Approved	03/18/2024	
3448810	DAS Clearance	02/05/2024	Approved	02/05/2024	Approval of Disabled Access corrections	Approved	02/05/2024	
3367446	Historic monument	02/20/2024	Approved	02/20/2024	CEQA review for Historic Resources	Approved	02/20/2024	
3367448	Miscellaneous	05/09/2024	Approved with Co	05/09/2024	Discretionary Approval for ELEMENTARY SCHOOL	Approved with Co	05/09/2024	
3367445	"Q" conditions	05/09/2024	Not Applicable	05/09/2024	"Q" conditions per 12.31G.2 (Qualified classification)	Not Applicable	05/09/2024	
3367444	"T" removal	05/09/2024	Not Applicable	05/09/2024	"T" removal per 12.31G	Not Applicable	05/09/2024	
3367454	CPC	05/09/2024	Approved with Co	05/09/2024	CPC-2022-5865-CU-SPR	Approved with Co	05/09/2024	
3367447	Tract Map conditions	05/09/2024	Not Required	05/09/2024	Tract Map conditions for Tract: TT-61202	Not Required	05/09/2024	
3367450	ZA Case	05/09/2024	Not Applicable	05/09/2024	Zoning Administrator Case #: APCNV-2004-5691-ZC	Not Applicable	05/09/2024	
3367441	Low Impact Development (LID)	05/12/2024	Approved with Co	05/12/2024	Obtain Watershed Protection Dis. clearance for Low Imp.	Approved with Co	05/12/2024	
3367472	Prkng lot landscape/Water mg	05/09/2024	Approved with Co	05/09/2024	Parking lot w/ >20 cars per 12.21A6(g) or (h), or >6 cars pe	Approved with Co	05/09/2024	
3367431	Address approval	10/02/2023	Approved	10/02/2023	New or unrecognized address	Approved	10/02/2023	

Mod Field: //

Applied by Org. By Name

Action by Org. By Name

Standard Clearances

Project Clearances

View Mod File Search Update Delete Save Comment

Service rendered  
on PC and  
permit.

Linkage only.  
See Recommendation.

ST  
5/22/25

## Payment History - GPAYHIST

Application #

23010

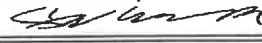

20000

03012

Quick  
Exit

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2024173002-135	Final	06/21/2024	ICL Check	270579.54
1637064	Submittal	07/27/2023	CC	16960.15
		//		
		//		
		//		



<b>Bldg-New GREEN - MANDATORY</b> Commercial Regular Plan Check Plan Check		<b>City of Los Angeles - Department of Building and Safety</b> <b>APPLICATION FOR BUILDING PERMIT</b> <b>AND CERTIFICATE OF OCCUPANCY</b>		Issued on: 06/21/2024 Last Status: Issued Status Date: 06/21/2024		
<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT</b>	<b>ABB</b>	<b>COUNTY MAP REF #</b>	<b>PARCEL ID # (PIN #)</b>	<b>2. ASSESSOR PARCEL #</b>
SUBDIVISION NO. 1 OF THE		39 SEC 20 T2N R15W	3	M R 31-3/6	198B145 52	2656 - 015 - 008
<b>3. PARCEL INFORMATION</b>						
Baseline Mansionization Ordinance - Yes Airport Hazard Area - 150' Height Limit Above Elevator LADBS Branch Office - VN Bldg. Line - 24 Council District - 7			Certified Neighborhood Council - North Hills East Census Tract - 1172.01 District Map - 198B145 Energy Zone - 9 Lot Cut Date - 07/30/1954		Thomas Brothers Map Grid - 501-G6 Area Planning Commission - North Valley Community Plan Area - Mission Hills - Panorama City - Near Source Zone Distance - 3.5	
ZONES(S): (T)(Q)RE9-1						
<b>4. DOCUMENTS</b>						
ZI - ZI-2427 FWY Adj Advisory Notice ORD - ORD-178178 ZI - ZI-2452 Transit Priority Area in the ORD - ORD-99739 ZI - ZI-2462 Modifications to SF Zones . HCM - LA-1273 TTPM - TT-61202 CPC - CPC-2010-589-CRA CPC - CPC-2022-5865-CU-SPR BMO - Yes						
<b>5. CHECKLIST ITEMS</b>						
Special Inspect - Structural Observation Std. Work Descr - Seismic Gas Shut Off Valve Pilot - Electronic Plan Permit Flag - Fire Life Safety Clearance Req'd						
<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>						
Owner(s): NOURAFCHAN, HAMID AND JEANINE 1 3099 DEEP CANYON DR BEVERLY HILLS CA 90210						
Tenant:						
Applicant: (Relationship: Architect) Tannaz Mohtasebi - 5976 WASHINGTON BLVD CULVER CITY 90232 (310) 838-2100						
<b>7. EXISTING USE</b>			<b>8. DESCRIPTION OF WORK</b>			
PROPOSED USE (18) School Building			THE PROPOSED NEW SCOPE OF WORK CONSISTS OF THE RENNOVATION OF THE EXISTING HOUSE AND A NEW TWOSTORY, WOOD FRAMED, TYPE VB NON-RATED BUILDING. THIS PUBLIC ELEMENTARY SCHOOL WILL INCLUDE THE FOLLOWING: - 28 CLASSROOMS (INCLUDING 4 SPECIALTY			
<b>9. # Bldgs on Site &amp; Use:</b>			For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.			
<b>10. APPLICATION PROCESSING INFORMATION</b>			For Cashier's Use Only W/O #: 31003012			
BLDG. PC By: Joe Vo OK for Cashier: Salavona Maulupe Signature:  Date: 06/21/2024			DAS PC By: Coord. OK:			
<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period						
Permit Valuation: \$8,000,000 PC Valuation:						
FINAL TOTAL Bldg-New		270,579.54	School District Commercial Area	28,833.84		
Permit Fee Subtotal Bldg-New		31,429.00	CA Bldg Std Commission Surcha	320.00		
Energy Surcharge			Green Building	0.00		
Handicapped Access			Permit Issuing Fee	165,451.32		
Plan Check Subtotal Bldg-New		19,023.72	Linkage Fee			
Off-hour Plan Check		9,511.86				
Plan Maintenance		300.00				
E.Q. Instrumentation		2,240.00				
D.S.C. Surcharge		1,875.14				
Sys. Surcharge		3,750.27				
Planning Surcharge		3,615.87				
Planning Surcharge Misc Fee		10.00				
Planning Gen Plan Maint Surcha		4,218.52				
Sewer Cap ID:			Total Bond(s) Due:			
<b>12. ATTACHMENTS</b>						
Plot Plan 						



\* 0 8 0 0 1 2 3 0 1 0 2 0 0 0 0 3 0 1 2 F N \*

LA LTAM 06/21/24 3:24:30 PM

Payment Date: 06/21/24

Receipt No.: 2024173002-135

Amount: \$270,579.54

Method: ICL Check

Building Card No.: 2024LA03420

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

## Receipt

Your Reference Number:

**2024173002-135**

06/21/2024 3:21:39 PM

ltam

### TRANSACTIONS

#### LADBS PERMIT

\$270,579.54

**2024173002-135-1**

Name:	Tannaz Mohtasebi
Job Address:	15526 W PLUMMER ST SCHOOL BLDG
Permit Number:	23010-20000-03012
Building Permit Reference Number:	2024LA03420

CA Bldg Std Commission Surcharge	\$320.00
Planning Surcharge Misc Fee	\$10.00
School District Commercial Area	\$28833.84
Sys. Surcharge	\$3750.27
Planning Gen Plan Maint Surcharge	\$4218.52
Linkage Fee	→ \$165451.32
E.Q. Instrumentation	\$2240.00
D.S.C. Surcharge	\$1875.14
Off-hour Plan Check	\$9511.86
Permit Fee Subtotal Bldg-New	\$31429.00
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-New	\$19023.72
Plan Maintenance	\$300.00
Planning Surcharge	\$3615.87

**Total Amount: \$270,579.54**

### PAYMENT

#### ICL Check

\$270,579.54

Check Number: 0000708001

iPayment Reference Number:  
**2024173002-135**  
Effective Date 6/21/2024  
Workgroup Metro 4th Floor  
User Itam

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

<b>Oltmans</b> CONSTRUCTION CO. 10005 Mission Mill Road Whittier, CA 90601	323 326 4108	City National Bank 15200 Ventura Blvd Suite 1600 Sherman Oaks, CA 91403 USA	16-1606 1220	06/21/2024	708001
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Pay: TWO HUNDRED SEVENTY THOUSAND FIVE HUNDRED SEVENTY-NINE DOLLARS 54/100 \$ \*\*\*\*270,579.54

Pay to the Order of: LOS ANGELES, CITY OF

CA

VOID IF NOT CASHED WITHIN 90 DAYS

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈000070800⑈ ⑆⑆⑆220⑆6066⑆⑆ 020⑈⑈248⑆8⑆⑈

iPayment Reference Number:  
**2024173002-135**  
Effective Date 6/21/2024  
Workgroup Metro 4th Floor  
User Itam

FOR DEPOSIT ONLY PAY TO THE ORDER OF JP MOR City of LA Building and Safety #501-Vetro 4th Floor 65827C330 06/21/2024 3:22:39 PM 2024173002-135 \$270979.54	
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Oltmans Construction Co.

LOS ANGELES, CITY OF

Check No. 708001

Check Date 06/21/2024

No.	Invoice	Inv Date	Description	Invoice Amount	Deduction	Pay
1	23160/PERMITFEE	06/21/2024		270,579.54	0.00	270,579.54
				Total:		270,579.54

Oltmans Construction Co.

LOS ANGELES, CITY OF

Check No. 708001

Check Date 06/21/2024

No.	Invoice	Inv Date	Description	Invoice Amount	Deduction	Pay
1	23160/PERMITFEE	06/21/2024		270,579.54	0.00	270,579.54
				Total:		270,579.54

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**Oltmans** 10005 Mission Mill Road  
CONSTRUCTION CO. Whittier, CA 90601

City National Bank  
15260 Ventura Blvd Suite 1600  
Sherman Oaks, CA 91403 USA

16-1606  
1220

06/21/2024

57,522.25  
708001 ✓

AMOUNT

Pay: TWO HUNDRED SEVENTY THOUSAND FIVE HUNDRED SEVENTY-NINE DOLLARS 54/100

\$ \*\*\*\*270,579.54

Pay to the  
Order of: LOS ANGELES, CITY OF

CA



VOID IF NOT CASHED WITHIN 90 DAYS



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈0000708001⑈ ⑆122016066⑆ 020⑈248181⑈

# Valor Academy Elementary

County	Los Angeles
District	<u><a href="#">Los Angeles Unified</a></u>
School	Valor Academy Elementary
CDS Code	19 64733 0133694
School Address	8755 Woodman Ave. Arleta, CA 91331-6506 <u><a href="#">Google Map</a></u> 
Mailing Address	5101 Santa Monica Blvd. Ste. 8 PMB 98 Los Angeles, CA 90029
Phone Number	(818) 217-2733
Fax Number	(323) 978-2423
Email	<u><a href="mailto:mkaplan@brightstarschools.org">mkaplan@brightstarschools.org</a></u>
Web Address	<u><a href="http://www.brightstarschools.org/vaes">www.brightstarschools.org/vaes</a></u> 
Administrator	May Oey Principal <u><a href="mailto:moey@brightstarschools.org">moey@brightstarschools.org</a></u>
Chief Business Official	Elijah Sugay Chief Business Official (323) 954-9957 Ext. 1001 <u><a href="mailto:esugay@brightstarschools.org">esugay@brightstarschools.org</a></u>
Status	Active
Open Date	August 29, 2016
School Type	Elementary Schools (Public)
Educational Program Type	Traditional
Low Grade	K
High Grade	4
Public School	Yes

Charter	Yes
Charter Number	1787
Charter Funding Type	Directly funded
Magnet	No
Year Round	No
Virtual Instruction	Not Virtual
Multilingual Instruction	No
NCES/Federal School ID	13966
CDS Coordinator (Contact for Data Updates)	Steven Bio (213) 241-2457 <a href="#">Request Data Update(s)</a>
Last Updated	August 8, 2024

## Directory Disclaimer

The California School Directory and related public school and district data files (collectively referred to as the 'Directory'), contain information about California schools, districts, and school/district administrators that is voluntarily self-reported by local education agencies (LEAs)\* to the California Department of Education (CDE) as a public convenience. Because the information is voluntarily self-reported, the Directory does not contain information for every LEA or school and the information that is in the Directory may be outdated or have errors, omissions, typos and other inaccuracies. Therefore, information, or the absence of information, in the Directory should not be relied upon for any purpose and should be used only to contact the LEA or school. The CDE makes no representation or warranty, express or implied, with respect to Directory information.

\* Private school data are self-reported by private school owners/heads.

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## Contractor's License Detail (Personnel List)

**Contractor License #** 86393  
**Contractor Name** OLTMANS CONSTRUCTION CO

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

### Licenses Currently Associated With

<b>Name</b>	JOHN MATTHEW GORMLY
<b>Title</b>	OFFICER
<b>Association Date</b>	05/28/1985
<b>Name</b>	JOSEPH OVERWIN OLTMANS II
<b>Title</b>	OFFICER
<b>Association Date</b>	06/23/1979
<b>Classification</b>	A
<b>Additional Classification</b>	There are additional classifications that can be viewed by selecting this link.
<b>Name</b>	ANTONIO PEREZ
<b>Title</b>	OFFICER
<b>Association Date</b>	01/30/2014
<b>Name</b>	DANIEL ALLAN SCHLOTHAN
<b>Title</b>	OFFICER
<b>Association Date</b>	01/09/2014
<b>Name</b>	GERALD JOHN SINGH
<b>Title</b>	OFFICER
<b>Association Date</b>	01/30/2014
<b>Name</b>	GREGORY VICTOR GRUPP
<b>Title</b>	OFFICER
<b>Association Date</b>	01/30/2014
<b>Name</b>	CHARLES ROBERT ROY
<b>Title</b>	RMO / CEO / PRES
<b>Association Date</b>	01/30/2014
<b>Classification</b>	A
<b>Additional Classification</b>	There are additional classifications that can be viewed by selecting this link.

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

---

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

---

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

---

October 28, 2024

Elijah Sugay  
600 S. La Fayette Park Pl. #302  
Los Angeles, CA. 90057

REFUND CLAIM NO: 173429  
DATE CLAIM FILED: 09/18/2024  
JOB LOCATION : 15526 W. Plummer St. North Hills, CA. 91343

To whom it may concern:

This is to inform you that your "Claim for Refund" has been:

- Closed

This determination is due to the following reason(s), based on Section 22.12 and 22.13 of the Los Angeles Municipal Code:

- Permit fees were paid for by the contractor, not the owner. Please provide proof of reimbursement to the contractor to qualify for the refund. Submit to our email address listed below.

For questions regarding your claim, please contact the Los Angeles Department of Building and Safety Financial Services Division by email at [LADBS.Refunds@lacity.org](mailto:LADBS.Refunds@lacity.org) (preferred) or by phone at (213) 482-6890.

Thank you,

Financial Services Division



Selenia Garcia &lt;selenia.garcia@lacity.org&gt;

**Claim # 173429 - 15526 W Plummer St, North Hills, 91343**

1 message

'Stephanie Guerrero' via LADBS Refunds &lt;LADBS.Refunds@lacity.org&gt;

Wed, May 7, 2025 at 12:40 PM

Reply-To: Stephanie Guerrero &lt;stephanie@blueprintfutures.org&gt;

To: "ladbs.refunds@lacity.org" &lt;ladbs.refunds@lacity.org&gt;

Hello,

I work with Bright Star Schools and submitted the attached claim for refund on September 18, 2024. I spoke with a City representative about the status, who informed me of the confusion on the payee.

The property owner listed on Permit# 23010-20000-03012 is Nourafchan, Hamid and Jeanine. These are the previous owners. The property was sold to Bright Star Schools under BSDG 15226 Plummer LLC, attached is the recorded grant deed.

The general contractor is Oltmans Construction whom paid for the permit fee and was reimbursed by Bright Star Schools. Attached is proof of payment Bright Star Schools reimbursed Oltmans Construction.

Elijah Sugay is Bright Star School's Chief Financial Officer and oversees all expenses related to the school. Please make the reimbursement check payable to BSDG 15226 Plummer LLC and mail to 5101 Santa Monica Blvd., Ste. 8, PMB 93, Los Angeles, CA 90029.

Thank you,

**Blueprint**Building more than schools.  
Building futures.**Stephanie Guerrero**

Sr. Project Manager, California

T 213-542-4714

M 818-441-9760

blueprintfutures.org

stephanie@blueprintfutures.org

Pacific Charter School Development is now **Blueprint!**  
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Please take a moment to update your email and contact details accordingly.

This page is part of your document - DO NOT DISCARD



**20230357009**



Pages:  
0005

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

06/01/23 AT 08:00AM

FEES:	41.00
TAXES:	19,880.00
OTHER:	0.00
<hr/>	
PAID:	19,921.00



LEADSHEET



202306010990029

00023486393



014098306

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

30074385-TS-01

Recording Requested By  
Fidelity National Title

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

BRIGHT STAR SCHOOLS  
Attn: Hrag M. Hamalian  
600 S. La Fayette Park Place, Suite 302  
Los Angeles, CA 90057

MAIL TAX STATEMENT TO:

BRIGHT STAR SCHOOLS  
Attn: Hrag M. Hamalian  
600 S. La Fayette Park Place, Suite 302  
Los Angeles, CA 90057

A.P.N. 2656-015-007; 2656-015-008

30074385-TS

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES:

Documentary Transfer Tax: \$3,905.00; City Transfer Tax: \$15,975.00

- ☒ Computed on full value of property conveyed, or  
☐ Computed on full value less liens and encumbrances remaining at time of sale  
☒ ~~Unincorporated area~~ in the City of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HAMID NOURAFCHAN and JEANINE NOURAFCHAN, Trustees of The H & J Nourafchan Trust, dated December 2, 2014, hereby GRANTS, TRANSFERS AND FOREVER CONVEYS to BSDG 15226 Plummer LLC, a California limited liability company, all its right, title and interest in the real property located in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

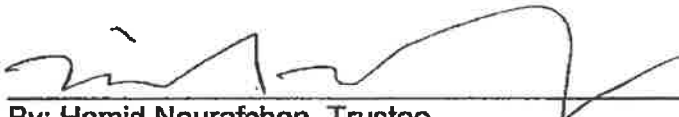
[See Exhibit A for Legal Description]

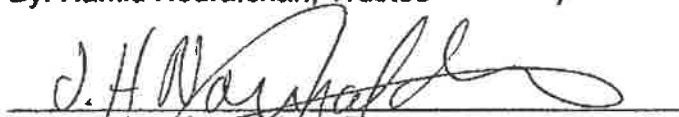
Commonly known as: 15526-15544 Plummer Street, North Hills, CA 91343

d#N. NW-

Dated: 5/25/2023

HAMID NOURAFCHAN and JEANINE NOURAFCHAN, Trustees  
of The H & J Nourafchan Trust, dated December 2, 2014

  
By: Hamid Nourafchan, Trustee

  
By: Jeanine Nourafchan, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On MAY 25, 2023, before me, GRACE BELENO, a Notary Public, personally appeared HAMID TVOURAFCHAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On MAY 25, 2023, before me, GRACE BELENO, a Notary Public, personally appeared JEANINE NOURATCHAI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



**Exhibit A**

[Legal description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL A:**

THE EAST HALF OF THE WEST HALF OF LOT 39, OF SECTION 20, OF SUBDIVISION NO. 1 OF THE PROPERTY OF PORTER LAND AND WATER COMPANY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGE 3 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE TRACT NO. 14602, AS SHOWN ON MAP RECORDED IN BOOK 450, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2656-015-007

**PARCEL B:**

THE WEST 110 FEET OF THE NORTH 325 FEET OF THE EAST ONE HALF OF LOT 39, IN SECTION 20 SUBDIVISION NO. 1 OF THE PROPERTY OF THE PORTER LAND AND WATER COMPANY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 31, PAGES 3 THROUGH 4, INCLUSIVE OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY.

APN: 2656-015-008

Payment Details

BRIGHT STAR SCHOOLS - BRIGHTSTARSC

PAYMENT ID: 7478		AUDIT INFORMATION						
ACH Company	00513 BRIGHT STA	ENTERED	Timestamp	07/01/2024 05:26:56 PM	User ID	CJEREZ	Company	BRIGHTSTARSC
ACH Company ID	5127200513							
From Account	00513 BRIGHT STA- Corporate/Vendor Payments / BSS General Support Checking							
From Account ID	127200513							
Payment Type	Corporate/Vendor Payments							
Same Day	No							
Value Date	07/02/2024							
Batch Status	Entered							
Entry Method	Created from Template							
Batch Description	PAYMENTS							
Template ID	FACILITYPAYMENTSGS / FacilityPaymentsGS							
Tnum	9255240							
Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
Oltmans Construction C		270,593.29	122016066	020248181	Checking	Entered	885489 50	
Batch Totals		270,593.29 0.00	Credits - 1 (Debits) - 0		Prenotes - 0			

Continued

# Payment Details

BRIGHT STAR SCHOOLS - BRIGHTSTARSC



## REPORT TOTALS

ACH		Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)			270,593.29 USD	1	1



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

Sent to: tnq.  
Location: \_\_\_\_\_  
Date: 5/8/25

*Linkage only* CLAIM NO.: 173429  
**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 \_\_\_\_\_

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 \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature of Recommender: \_\_\_\_\_

Ext. \_\_\_\_\_

Division: \_\_\_\_\_

Approved: \_\_\_\_\_

Bureau, Division, district or Branch head

## CLAIM FOR REFUND - PAYMENTS

CLAIM # 173429

FEE TYPE	FUND	EVENT TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 165,451.32	\$ -	\$ 165,451.32
TOTAL			\$ 165,451.32	\$ -	\$ 165,451.32

LFE 05/22/2025

ST  
5/22/25