

**CITY OF LOS ANGELES  
CLAIMS BOARD**

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

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

Honorable Members:

At its meeting on July 21, 2025, the Claims Board of  
the City of Los Angeles considered a report of the Department of Building and Safety in  
the matter of:

Permit Fee Refund from Wisteria at Warner Center CCRC LLC – Refund Claim No. 175763

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

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

Claims Board, City of Los Angeles

By \_\_\_\_\_

Chairperson

cc: City Attorney

**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

June 09, 2025

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

**REQUEST FOR PERMIT FEE REFUND FROM WISTERIA AT WARNER CENTER  
CCRC 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 175763 in the amount of \$107,827.16.

On March 21, 2025, LADBS received a payment in the amount of \$107,827.16 from Wisteria Warner Center CCRC LLC (Claimant) under building permit number 25041-90000-11683 for the project located at 5500 N. Canoga Ave., Woodland Hills, CA 91367. The claimant submitted a claim for refund on April 10, 2025 related to overpayment of permit fees. Upon further review, LADBS Inspection Bureau determined the claimant is entitled to a refund in the amount of \$107,827.16 as overpaid permit fees. 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



RECEIVED

2025 APR 16 AM 11:41

CITY OF LOS ANGELES  
FINANCIAL SERVICES  
BUILDING & SAFETY



# CLAIM FOR REFUND

*Wisteria at Warner Center CCRC LLC*  
*1940 Levante Street*  
*Carlsbad, CA 92009*

CLAIM # *175763*

2025 APR 10 AM 11:01

Received Date Stamp

Print Name of Claimant (Last)		(First)
AMBARYAN		ALEKSEY
Mailing Address (Street)	(City)	(State/Zip)
7327 ELMO STREET	TUJUNGA	91042
(Area Code) (Phone Number)	(E-mail Address)	
(818) 473-4130	aleksey@southlandhvac.com	

## REFUND INFORMATION

JOB LOCATION: 5500 N CANOGA *the*

Amount Claimed \$ 107,827.16 Date Fees Paid: 03/21/2025

RECEIPT #/PERMIT #/REFERENCE #: 25041-90000-11683

STATE REASON FOR REQUESTING A REFUND - (Details):

Per Inspector Eric Bane, permit scope to be revised.

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.

<i>[Signature]</i> APPLICANT	03/28/2025
SIGNATURE AND TITLE OF CLAIMANT	DATE

## FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 107,827.16

REMARKS:

*What is payors relation to*  
*No inspection. Duplicate 25041-90000-23680 replaces and supersedes*  
*this permit that overcharged the*  
*customer.*

Audited by:	Date:
<i>[Signature]</i>	<i>6/3/25</i>
Approved by:	Date:
<i>[Signature]</i>	<i>6/4/25</i>

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 #** 175763  
**Bureau:** Inspection  
**Division:** Electrical

**Document Number:** 25041-90000-11683  
**Receipt Number:** ON1511533  
**Receipt Date:** 03/21/2025  
**Fee Period:** Inspection  
**Job Address:** 5500 N CANOGA AVE 91367

1. Did LADBS perform any work for which the permit or receipt was issued?  
 no

2. Are the reasons given by claimant correct?  
 yes

3. Did LADBS initiate an action that resulted in an error?  
 no

4. Is this a duplicated permit or receipt of the same job or item?  
 yes  
 #25041-90000-23680

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 customer paid their fees incorrectly resulting in getting grossly overcharged for their work. This was caught by Inspector Bane, and they were advised to obtain a new permit, paying the correct fees, and then request a refund on this permit. Permit #25041-90000-23680 has since been issued to the same contractor and it pays the correct fees. It replaces and supersedes permit #25041-90000-11683. A full refund is recommended.

**Reviewed By:** David Haendle  
**Reviewed On:** 05/22/2025  
**Approved By:** William Mitchell  
**Approved On:** 05/23/2025

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

PCIS - 03/27/25 Rough: Inspection cancelled with notes by Eric Bane.

LADBS WEBSITE - No inspection history.

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

Review Approved & Returned to FSD  
 Review Completed & Submitted for Supervisor Review (to William Mitchell)  
 Assigned (to David Haendle)

**By**

William Mitchell  
 David Haendle  
 Samantha Rangel

**On**

5/23/2025 7:02:37 AM  
 5/22/2025 11:04:59 AM  
 5/22/2025 9:13:52 AM

Application # **25041 90000 11683** 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
03/27/2025	Rough	Cancelled	1	03/28/2025	ERIC	BANE	1	34829773	INSPECTIN
03/27/2025	Rough	Insp Scheduled		03/25/2025				34829773	WTB NREG
									EBANE SERVICES

PCIS Delinquent Status Audit Trail - GPERMIT

Application # **25041 90000 11683** Insp. History Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCIS	Issued	03/21/2025	03/21/2025 12:00 PM	INTERNET	PERMIT	BLDLA
PCIS	Refund in Progress	05/02/2025	05/02/2025 03:14 PM	SELENIA	GARCIA	ARCF
PCIS	Refund Closed	05/02/2025	05/02/2025 03:14 PM	SELENIA	GARCIA	ARCF
PCIS	Issued	05/02/2025	05/02/2025 03:14 PM	SELENIA	GARCIA	ARCF
PCIS	Refund in Progress	05/19/2025	05/19/2025 02:56 PM	SUZY	TER-OGANESYAN	ARCF

ST  
6/3/25

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria  
 Applied By   
 Organization   
 Applied By

Application # **25041 90000 11683** Condition Type  Exit

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by	Description
Impart Code	Condition	Condition Status	Status Date			
Non Condition#						

Mod Fields:

Applied by Org.  By Name

Action by Org.  By Name

Standard Clearances

Project Clearances

Clear Mod Fields Search Update Delete Save Comment



Application # 25041 90000 23680
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

PCIS Document Status Audit Trail - G6PERMIT
Application # 25041 90000 23680 Insp. History Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCIS	Issued	05/14/2025	05/14/2025 09:00 AM	INTERNET	PERMIT	BLDLA

No work.  
- ST  
6/3/25

Reference List and Project Clearances & Conditions to Application - B1CONDIT
Application # 25041 90000 23680
Condition Type
Exit

Search Criteria  
Applied By  
Organization  
Applied By

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by	Description
Conditions	Condition	Condition Status	Status Date			

Mod Fields
Applied by Org.
Action by Org.
By Name
By Name

Standard Clearances
Project Clearances
Clear Mod Fields Search Update Delete Save Comment

5500 N Canoga Ave



Permit #:

25041 - 90000 - 23680

Plan Check #:

Printed: 05/23/25 09:51 AM

Event Code:

Electrical **GREEN - MANDATORY**  
Commercial  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 05/14/2025

**APPLICATION FOR ELECTRICAL  
PLAN CHECK AND INSPECTION**

Last Status: Issued

Status Date: 05/14/2025

**1. PROPERTY OWNER**

WISTERIA WARNER CENTER CCRC LLC 3000 SAND HILL RD # 3-190

MENLO PARK CA 94025

**2. APPLICANT INFORMATION** (Relationship: Net Applicant)

ALEKSEY AMBARYAN -

7327 ELMO ST

TUJUNGA, CA 91042

(818)473-4130

**3. TENANT INFORMATION**

**4. CONTRACTOR, ARCHITECT & ENGINEER NAME**

**ADDRESS**

**CLASS LICENSE # PHONE #**

(C) SOUTHLAND H V A C & CONSTRU 7327 ELMO ST,

TUJUNGA, CA 91042

C10 696074 (818)473-4130

**5. APPLICATION COMMENTS**

E-Permit paid by credit card, fax number-> (818)473-4131.

**6. DESCRIPTION OF WORK**

HVAC Low Voltage for Control Panels and Thermostats (15ea) Controllers  
(836ea) Thermostats

**7. CHECKLIST ITEMS:**

**8. COUNCIL DISTRICT:** 3

**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

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

For inspection requests, call toll-free (888) LA4BUILD (524-2845),  
or request inspections via [www.ladbs.org](http://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 #: 54123680

**NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its 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.

**11. PROJECT VALUATION & FEE INFORMATION**

**Inspection Fee Period**

**Permit Valuation:**

**PC Valuation:**

INSPECTION TOTAL Electrical	3,171.24
Permit Total	3,171.24
Permit Fee Subtotal Electrical	2,886.40
Permit D.S.C. Surcharge	87.28
Permit Sys. Development Surcharge	174.56
Permit Issuing Fee	23.00
Green Building	
Number of Communication Devices	2,556.00
Number of Control Devices	68.00

Payment Date: 05/14/2025

Receipt No.: ON1544773

Amount: \$3,171.24

Method: Credit Card

*Lower amount  
okay. Is  
the correct  
amount, per  
recommendation*

**12. ATTACHMENTS**



**11. FEE ITEM INFORMATION****FIRE ALARM, COMM & CTRL**

Number of Communication Devices	(836)	2,556.00	Number of Control Devices	(15)	68.00
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**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).

**12. 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: C10 License No.: 696074 Contractor: SOUTHLAND H V A C & CONSTRUCTION INC

**13. 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: INS. CO. OF THE WEST Policy Number: WPL502364311

☐ 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.**

**14. 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](http://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](http://www.dhs.ca.gov/childlead).

**15. 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: \_\_\_\_\_

**16. 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: ALEKSEY AMBARYAN Sign: Internet e-Permit System Declaration Date: 05/14/2025

☒ Contractor ☐ Authorized Agent

=====  
(Group ID: 2005811)      Receipt No: 2093123    05-14-2025 08:25 AM  
=====

Permit No: 25041-90000-23680    Electrical    (PCIS receipt: ON1544773)

Address: 5500 N CANOGA AVE 91367

Permit D.S.C. Surcharge	87.28
Permit Fee Subtotal Electrical	2,886.40
Permit Issuing Fee	23.00
Permit Sys. Development Surcharge	174.56

Sub Total:      **3,171.24**

Permit No: 25041-90000-23681    Electrical    (PCIS receipt: ON1544774)

Address: 5500 N CANOGA AVE 91367

Permit D.S.C. Surcharge	12.17
Permit Fee Subtotal Electrical	382.80
Permit Issuing Fee	23.00
Permit Sys. Development Surcharge	24.35

Sub Total:      **442.32**

**Grand Total:      3,613.56**

John Storey

Last four digits of Card Number: 2762

Expiration: 5/2027

Approval No: 2002531728

=====  
(Group ID: 2011031)      Receipt No: 2093127    05-14-2025 08:29 AM  
=====

Permit No: 25041-90000-23682    Electrical    (PCIS receipt: ON1544775)

Address: 631 N RAMPART BLVD 90026

Permit D.S.C. Surcharge	3.66
Permit Fee Subtotal Electrical	99.00
Permit Issuing Fee	23.00
Permit Sys. Development Surcharge	7.32

Sub Total:      **132.98**

**Grand Total:      132.98**

Irene Murphy

Last four digits of Card Number: 4508

Expiration: 1/2028

Approval No: 2002531753



Luis Fernando Garcia &lt;luis.f.garcia@lacity.org&gt;

**REFUND CLAIM#175763 - 5500 N CANOGA - PERMIT#25041-90000-11683****Aleksey Ambaryan** <aleksey@southlandhvac.com>

Fri, May 23, 2025 at 10:34 AM

To: Luis Fernando Garcia &lt;luis.f.garcia@lacity.org&gt;

Cc: Edward Bezinover &lt;southhvac@gmail.com&gt;, Ben Binder &lt;ben@southlandhvac.com&gt;

Hello Luis,

Here is requested information

**Mailing Address: 1940 Levante Street, Carlsbad, CA 92009****Payable to: Wisteria at Warner Center CCRC LLC**

Sincerely,

**Aleksey Ambaryan**

Senior Project Coordinator

Southland HVAC &amp; Construction, Inc.

7327 Elmo Street

Tujunga, CA 91042

Cell: (323) 496-9156

Office: (818) 473-4130

aleksey@southlandhvac.com

www.southlandhvac.com

[Quoted text hidden]



Electrical **GREEN - MANDATORY**  
Commercial  
Express Permit  
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 03/21/2025

**APPLICATION FOR ELECTRICAL  
PLAN CHECK AND INSPECTION**

Last Status: Issued

Status Date: 03/21/2025

**1. PROPERTY OWNER**

WISTERIA WARNER CENTER CCRC LLC 3000 SAND HILL RD # 3-190

MENLO PARK CA 94025

**2. APPLICANT INFORMATION** (Relationship: Net Applicant)

ALEKSEY AMBARYAN -

7327 ELMO ST

TUJUNGA, CA 91042

(818)473-4130

**3. TENANT INFORMATION****4. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS LICENSE # PHONE #**

(C) SOUTHLAND H V A C &amp; CONSTRU 7327 ELMO ST,

TUJUNGA, CA 91042

C10 696074 (818)473-4130

**5. APPLICATION COMMENTS**

E-Permit paid by credit card, fax number-&gt; (818)473-4131.

**6. DESCRIPTION OF WORK**

For low voltage devices (garage co, t-stats, controls, etc.)

**7. CHECKLIST ITEMS:****8. COUNCIL DISTRICT:** 3**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

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

For inspection requests, call toll-free (888) LA4BUILD (524-2845),  
or request inspections via [www.ladbs.org](http://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 #: 54111683****NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its 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.

**11. PROJECT VALUATION & FEE INFORMATION****Inspection Fee Period****Permit Valuation:****PC Valuation:**

INSPECTION TOTAL Electrical	107,827.16
Permit Total	107,827.16
Permit Fee Subtotal Electrical	98,901.00
Permit D.S.C. Surcharge	2,967.72
Permit Sys. Development Surcharge	5,935.44
Permit Issuing Fee	23.00
Green Building	
Misc. Permit	89,910.00

Payment Date: 03/21/2025  
Receipt No.: ON1511533  
Amount: \$107,827.16  
Method: eCheck

*Not on  
returned  
echeck 3-21-25  
excel.  
-ST  
6/3/25*

**12. ATTACHMENTS**

**11. FEE ITEM INFORMATION****MISCELLANEOUS**

Misc. Permit (999) 89,910.00

**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).

**12. 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: C10 License No.: 696074 Contractor: SOUTHLAND H V A C & CONSTRUCTION INC

**13. 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: INS. CO. OF THE WEST Policy Number: WPL502364311

☐ 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.**

**14. 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](http://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](http://www.dhs.ca.gov/childlead).

**15. 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: \_\_\_\_\_

**16. 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: ALEKSEY AMBARYAN Sign: Internet e-Permit System Declaration Date: 03/21/2025

☒ Contractor ☐ Authorized Agent

=====

(Group ID: 1991597)      Receipt No: 2054025    03-21-2025 11:35 AM

=====

Permit No: 25041-90000-11683    Electrical    (PCIS receipt: ON1511533)

Address: 5500 N CANOGA AVE 91367

Permit D.S.C. Surcharge	2,967.72
Permit Fee Subtotal Electrical	98,901.00
Permit Issuing Fee	23.00
Permit Sys. Development Surcharge	5,935.44

Sub Total:    **107,827.16**

**Grand Total:    107,827.16**

Wisteria at Warner C Wisteria at Warner Center CCRC

Last four digits of Card Number: 2862

Expiration:

Approval No: 2002260853

=====

(Group ID: 1993489)      Receipt No: 2054033    03-21-2025 11:38 AM

=====

Permit No: 25044-90000-02804    HVAC    (PCIS receipt: ON1511534)

Address: 6330 W SAN VICENTE BLVD 90048

Permit D.S.C. Surcharge	8.19
Permit Fee Subtotal HVAC	249.00
Permit Issuing Fee	24.00
Permit Sys. Development Surcharge	16.38

Sub Total:    **297.57**

**Grand Total:    297.57**

Matt Dahme

Last four digits of Card Number: 0696

Expiration: 2/2027

Approval No: 2002261045



## Contractor's License Detail (Personnel List)

**Contractor License #** 696074  
**Contractor Name** SOUTHLAND H V A C & CONSTRUCTION INC

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

### Licenses Currently Associated With

**Name** EDWARD MATVEYEVICH BEZINOVER  
**Title** RMO / CEO / PRES  
**Association Date** 09/19/1994  
**Classification** B  
**Additional Classification** There are additional classifications that can be viewed by selecting this link.  
**Name** LAURENCE BEZINOVER  
**Title** RMO  
**Association Date** 01/23/2014  
**Classification** C10  
**Additional Classification** There are additional classifications that can be viewed by selecting this link.

### Licenses No Longer Associated With

**Name** VASYL PRISYAZHNYUK  
**Title** RMO  
**Association Date** 03/15/2012  
**Disassociation Date** 01/23/2014  
**Classification** C10  
**Name** VLADIMIR LEONTEV  
**Title** RMO  
**Association Date** 05/01/2009  
**Disassociation Date** 02/28/2010  
**Classification** C10

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

May 09, 2025

Aleksey Ambaryan  
7327 Elmo St.  
Tujunga, CA. 91042

REFUND CLAIM NO: 175763  
DATE CLAIM FILED: 04/10/2025  
JOB LOCATION : 5500 N. Canoga Dr. Woodland Hills, CA. 91364

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:

- Please explain the relationship of the payor, Wisteria at Warner Cetner, to the permit/contractor. Submit your statement to our email address listed below to have your claim reopened.

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



Luis Fernando Garcia &lt;luis.f.garcia@lacity.org&gt;

**REFUND CLAIM#175763 - 5500 N CANOGA - PERMIT#25041-90000-11683**

4 messages

**Aleksey Ambaryan** <aleksey@southlandhvac.com>

Tue, May 13, 2025 at 3:36 PM

To: ladbs.refunds@lacity.org

Cc: Edward Bezinover &lt;southhvac@gmail.com&gt;, Ben Binder &lt;ben@southlandhvac.com&gt;

REFUND CLAIM#175763  
JOB LOCATION #5500 N CANOGA  
PERMIT#25041-90000-11683

Per our conversation, please send the refund for the CLAIM #175763. Original method of payment copy of the VOID check attached to this email.

Sincerely,

**Aleksey Ambaryan**

Senior Project Coordinator

Southland HVAC &amp; Construction, Inc.

7327 Elmo Street

Tujunga, CA 91042

Cell: (323) 496-9156

Office: (818) 473-4130

aleksey@southlandhvac.com

www.southlandhvac.com

**20250325 - [Untitled].pdf**  
254K**Suzy Ter-Oganesyan** <suzy.teroganesyan@lacity.org>

Thu, May 15, 2025 at 12:31 PM

To: LADBS Refunds &lt;LADBS.Refunds@lacity.org&gt;

[Quoted text hidden]

--

Suzy Ter-Oganesyan

Accountant

 **20250325 - [Untitled].pdf**  
254K**Luis Fernando Garcia** <luis.f.garcia@lacity.org>

Mon, May 19, 2025 at 1:49 PM

To: Aleksey Ambaryan &lt;aleksey@southlandhvac.com&gt;

Cc: ladbs.refunds@lacity.org, Edward Bezinover &lt;southhvac@gmail.com&gt;, Ben Binder &lt;ben@southlandhvac.com&gt;

Good afternoon Aleksey,

Thank you for your email. Aleksey, please explain your relation to Wisteria at Warner Center.

Thank you

[Quoted text hidden]

--  
Regards,  
Luis Fernando Garcia  
Accounting Clerk  
Los Angeles Department of Building and Safety  
201 N. Figueroa St. 7th Floor  
Los Angeles, CA 90012



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**Aleksey Ambaryan** <aleksey@southlandhvac.com>

Mon, May 19, 2025 at 2:07 PM

To: Luis Fernando Garcia <luis.f.garcia@lacity.org>

Cc: ladbs.refunds@lacity.org, Edward Bezinover <southhvac@gmail.com>, Ben Binder <ben@southlandhvac.com>

Hello Luis,

I work for Southland HVAC & Construction. I was the contractor agent who pulled the original online permit #25041-90000-11683. My name is listed on the permit Applicant Information section. Southland HVAC & Construction is a sub-contractor to GC performing HVAC and Low-Voltage work at the 5500 N Canoga address.

Sincerely,



**Aleksey Ambaryan**  
Senior Project Coordinator  
Southland HVAC & Construction, Inc.  
7327 Elmo Street  
Tujunga, CA 91042  
Cell: (323) 496-9156  
Office: (818) 473-4130  
aleksey@southlandhvac.com  
www.southlandhvac.com

[Quoted text hidden]

DATE:03/19/2025 CK#:2938 TOTAL:\$107,827.16\* BANK:WWC\_Dev Construction Account (wwc-cons)  
PAYEE:City of Los Angeles (v0004136)

Property Address - Code	Invoice - Date	Description	Amount
Wisteria Warner Center CCRC LLC -	CKREQ03.18.25 - 03/18/2025	1991597 - Express Permit - HVAC Low	107,827.16
			107,827.16

DATE:03/19/2025 CK#:2938 TOTAL:\$107,827.16\* BANK:WWC\_Dev Construction Account (wwc-cons)  
PAYEE:City of Los Angeles (v0004136)

Property Address - Code	Invoice - Date	Description	Amount
Wisteria Warner Center CCRC LLC -	CKREQ03.18.25 - 03/18/2025	1991597 - Express Permit - HVAC Low	107,827.16
			107,827.16

THE FACE OF THIS DOCUMENT HAS A MULTI-COLORED BACKGROUND ON WHITE PAPER, A VOID PANTOGRAPH AND MICROPRINTING. THIS DOCUMENT CONTAINS A TRUE WATERMARK VISIBLE FROM BOTH SIDES.

**Wisteria at Warner Center**

1940 Levante Street  
Carlsbad, CA 92009

Bank of America  
Fullerton, CA 92832  
16-66/1220 CA

2938

122000661

\*\*\*\* ONE HUNDRED SEVEN THOUSAND EIGHT HUNDRED TWENTY SEVEN AND 16/100 DOLLARS

03/19/2025 \$107,827.16\*

TO THE  
ORDER OF

City of Los Angeles

**PAIDMENT FOR**

**PERMIT # 25041-10000-11623**

**VOID**

03/21/25

⑈00002938⑈ ⑆122000661⑆ 1453822862⑈



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

Sent to: Insp.  
Location: \_\_\_\_\_  
Date: 05-20-25

elke-comm.

CLAIM NO.: 175763

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):

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Date: \_\_\_\_\_ Signature of Recommender: \_\_\_\_\_ Ext. \_\_\_\_\_  
Division: \_\_\_\_\_ Approved: \_\_\_\_\_

Bureau, Division, district or Branch head



## CLAIM FOR REFUND - PAYMENTS

CLAIM # 175763

FEE TYPE	FUND	EVENT TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
E-PR	48R/08/3226/3241	AP10	\$ 98,924.00		\$ 98,924.00
OSS	58V/08/4659/465901	AP10	2,967.72		2,967.72
SYS	48R/08/4001/3800	AP10	5,935.44		5,935.44
TOTAL			\$ 107,827.16	\$ -	\$ 107,827.16

CS  
5/23/2025

ST  
6/3/25