

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

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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

July 30, 2025

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

**REQUEST FOR BUILDING PERMIT FEES REFUND FROM LRRB, 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 176226 in the amount of \$70,771.57.

On March 21, 2025, LADBS received a payment in the amount of \$71,914.07 from Ryan Born, managing member of LRRB, LLC (Claimant) under building permit number 24010-20000-02543 for the project located at 4129 N. Rhodes Ave., Studio City, CA. 91604. The claimant submitted a claim for refund on May 5, 2025 related to the building permit fees. The owner decided not to proceed with the construction of the project. Upon further review, LADBS Engineering Bureau and Inspection Bureau determined the Claimant is entitled to the claimed amount of \$70,771.57 for building permit, linkage and the school district fees. Attached are supporting documents with regards to this claim for refund.

Should you have any questions regarding this matter, please contact the LADBS Chief Accounting Employee at (213) 482-6782. Thank you for your consideration.

Sincerely,

For:  
Osama Younan  
General Manager  
Los Angeles Department of Building and Safety



CITY OF LOS ANGELES  
CLAIMS BOARD

ACTION OF THE CLAIMS BOARD  
ON CITY ATTORNEY RECOMMENDATION

The Honorable Claims Board  
City of Los Angeles  
Room 1070, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Honorable Members:

At its meeting on August 18, 2025, the Claims Board of the City of Los Angeles considered a report of the Department of Building and Safety in the matter of: Request for Building Permit Fees Refund from LRRB, LLC – Refund Claim No. 176226. and voted (3/0) to (approve/reject) the City Attorney's recommendation.

Other action: Settlement \$70,771.57

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Claims Board, City of Los Angeles

By   
Chairperson

cc: City Attorney

RECEIVED



CLAIM # 176-226

2025 MAY -9 PM 12:32

CITY OF LOS ANGELES  
FINANCIAL SERVICES  
BUILDING & SAFETY

CLAIM FOR REFUND

2 recs + RDT/DU

Received Date Stamp

"LRRB, LLC" ✓

Print Name of Claimant (Last)

Born

(First)

Born

Ryan ✓

Mailing Address (Street)

12400 Ventura Blvd #122

(City)

Studio City

(State/Zip)

CA 91604 ✓

(Area Code) (Phone Number)

(404) 759-3838

REFUND INFORMATION

JOB LOCATION: <sup>N.</sup> 4129 Rhodes Avenue Studio City, CA 91604

Amount Claimed \$ 71,914.07

Date Fees Paid: 3/21/25

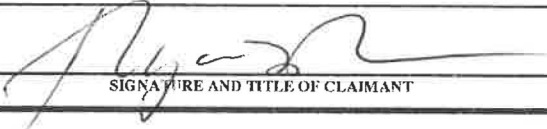
RECEIPT #/PERMIT #/REFERENCE #: 24010-20000-02543

STATE REASON FOR REQUESTING A REFUND - (Details):

Owner decided not to proceed with construction at the job location.

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.

  
SIGNATURE AND TITLE OF CLAIMANT

May 1, 2025

DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 70,771.57

REMARKS: What is claimant/payers relation. & No inspection. Linkage fees and SDR fees also approved for refund.

Audited by:

Date:

Approved by:

Date:



7/24/25

7/24/25

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 # 176226  
Bureau: Inspection  
Division: Building

Document Number: 24010-20000-02543  
Receipt Number: 2054005  
Receipt Date: 03/21/2025  
Fee Period: Final  
Job Address: 4129 N RHODES AVE 91604

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? 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 No work started, approved for refund.

Reviewed By: RAUL OLAGI  
Reviewed On: 05/16/2025  
Approved By: RUBEN SALAS  
Approved On: 05/21/2025

Financial Service Div.'s Comments:

Reference attachment 176226-bldg.

Liaison's Comments:

Per Financial Services they stated to review the following attachment: 176226-bldg.pdf  
PCIS - No inspection history.

Reviewer's Comments:

Supervisor's Comments:

History

Action	By	On
Review Approved & Returned to FSD	RUBEN SALAS	5/21/2025 10:35:38 AM
Review Completed & Submitted for Supervisor Review (to RUBEN SALAS)	RAUL OLAGI	5/16/2025 12:50:23 PM
Assigned (to JUAN LUNA VALENZUELA, DAVID MATSON, RAUL OLAGI)	Samantha Rangel	5/15/2025 10:29:41 AM

## LADBS Recommendation Form

APPROVED

CLAIM # 176226

Bureau: Engineering

Division: Major Structures

Document Number:

24010-20000-02543

Receipt Number:

2054005

Receipt Date:

03/21/2025

Fee Period:

Final

Job Address:

4129 N RHODES AVE 91604

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?

no

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

The SDR fees total \$26,263.60.

6. Is a refund recommended?

yes

Permit was issued on 3-21-25. No work has been completed. There is not inspection history. The owner has decided to "not proceed with construction." The request for refund made on 5-9-25 and is within 90 days of permit issuance.

Reviewed By: JASON HEALEY

Reviewed On: 06/27/2025

Approved By: ALLEN MANALANSAN

Approved On: 06/30/2025

## Financial Service Div.'s Comments:

Reference attachment 176226-SDR. Refund recommendation is for school fees only.

## Liaison's Comments:

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

## Reviewer's Comments:

## Supervisor's Comments:

## History

## Action

Review Approved &amp; Returned to FSD

Review Completed &amp; Submitted for Supervisor Review (to ALLEN MANALANSAN)

Assigned (to JASON HEALEY)

## By

ALLEN MANALANSAN

JASON HEALEY

BRANDON JONES

## On

6/30/2025 8:51:14 AM

6/27/2025 8:56:12 AM

5/15/2025 10:48:52 AM

LADBS Recommendation Form

APPROVED

CLAIM # 176226  
Bureau: Engineering  
Division: Major Structures

Document Number: 24010-20000-02543  
Receipt Number: 2054005  
Receipt Date: 03/21/2025  
Fee Period: Final  
Job Address: 4129 N RHODES AVE 91604

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?  
no

5. Of the gross amount claimed, is the amount claimed pertaining to the(se) particular item(s) correct?  
no.  
Per FSD communications, this refund is for Linkage Fee only for the amount of \$39,438.00

6. Is a refund recommended?  
yes  
Per FSD communications, this refund is for Linkage Fee only for the amount of \$39,438.00. Per financial services, the permit status "Refund in Progress", means the permit cannot be used and effectively withdrawn. Furthermore, per inspection history, no work has been started. Since permit is no longer be used/withdrawn and no work has started, OK for refund for the Linkage Fee.

Reviewed By: JOHN FRANCIA  
Reviewed On: 05/23/2025  
Approved By: ALLEN MANALANSAN  
Approved On: 05/28/2025

Financial Service Div.'s Comments:

Reference attachment 176226-SDR. Refund recommendation is for school fees only.

Liaison's Comments:

Reference attachment 176226-Linkage Fee. Refund recommendation is for linkage fees only.

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

5/28/2025 7:37:10 AM  
5/23/2025 1:23:21 PM  
5/15/2025 10:49:59 AM

Inspection Audit Trail - G6SPHGT

Application # 24010 20000 02543 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 # 24010 20000 02543 Insp. History Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	06/13/2024	06/13/2024 01:40 PM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	07/03/2024	07/03/2024 12:11 PM	SELLA	BENYAMIN	SXKIM
PCAM	PC in Progress	07/08/2024	07/09/2024 04:23 PM	SELLA	BENYAMIN	369057
PCAM	Corrections Issued	07/09/2024	07/09/2024 04:24 PM	SELLA	BENYAMIN	369057
PCAM	Submitted for Quality Review	07/09/2024	07/09/2024 04:24 PM	SELLA	BENYAMIN	369057
PCAM	Quality Review Completed	07/12/2024	07/12/2024 12:23 PM	STEVEN	KIM	SXKIM
PCAM	Verifications in Progress	11/21/2024	11/21/2024 09:03 AM	SELLA	BENYAMIN	369057
PCAM	PC Approved	03/20/2025	03/20/2025 10:01 AM	SELLA	BENYAMIN	369057
PCIS	PC Info Complete	03/20/2025	03/20/2025 10:01 AM	SELLA	BENYAMIN	369057
PCIS	Ready to Issue	03/20/2025	03/20/2025 10:01 AM	SELLA	BENYAMIN	369057
PCIS	Not Ready to Issue	03/20/2025	03/20/2025 10:01 AM	SELLA	BENYAMIN	369057
PCIS	Ready to Issue	03/20/2025	03/20/2025 10:02 AM	SELLA	BENYAMIN	369057
PCIS	Not Ready to Issue	03/20/2025	03/20/2025 10:33 AM	SELLA	BENYAMIN	369057
PCIS	PC Info Complete	03/20/2025	03/20/2025 10:33 AM	SELLA	BENYAMIN	369057
PCIS	Ready to Issue	03/21/2025	03/21/2025 11:14 AM	LUSINE	BABAYAN	359635
PCIS	Issued	03/21/2025	03/21/2025 11:21 AM	PCIS	SYSTEM	PCIS
PCIS	Refund in Progress	05/14/2025	05/14/2025 03:53 PM	SELENIA	GARCIA	ARCF

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By Application # 24010 20000 02543 Save & ESC Condition Type Exit

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by	Description
Impact Code	Condition#	Condition	Condition Status	Status Date		
3525554		Trees in Parkway	Approved with Co	09/04/2024		Work or construction of driveways/curb ramps/sidewalks/p
3525556		Eng Process Fee Ord 176,300	Approved	07/29/2024		The fee authorized by Ord. 176,300 for PW/Eng to process
3525557		Hydrant and Access approval	Approved	10/13/2024		Hydrants and access around building
3525555		Permit	Approved	09/04/2024		Permit for construction of driveways/curb ramps/sidewalks
3525550		Roof/Waste drainage to street	Approved	09/04/2024		Roof and/or site drainage to street
3525551		Sewer availability	Approved	09/05/2024		Sewer availability and connection

Mod Fields

Applied by Org. By Name

Action by Org. By Name

Standard Clearances

Project Clearances

Clear Mod Fields Search Update Delete Save Comment

Payment History - GPAYHIST

Quick Exit

Application #

24010

20000

02543

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2054005	Final	03/21/2025	ECHECK	71914.07
1859442	Submittal	06/13/2024	CC	3157.42
		//		
		//		
		//		





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

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## Follow-Up on Refund Claims for 4129 N Rhodes Ave

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Scott Lowe <slowe@pattern.la>

Thu, May 22, 2025 at 12:22 PM

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

Cc: Erik Yesayan <eyesayan@pattern.la>

Hi Luis,

Just confirmed with Ryan. All payments should be -

### Payable to:

LRRB, LLC

### Mailing Address:

LRRB, LLC

c/o Ryan Born

12400 Ventura Blvd #122

Studio City, CA 91604

If you have any other questions just let me know, appreciate it.

Thanks,

[Quoted text hidden]

## REQUEST TO WITHDRAW THE APPLICATION

This letter is to request a withdraw for the following application:

Address: 4129 N Rhodes Ave (91604)

Permit #: 24010-20000-02543, 24020-20000-02145, 24030-20000-07460 &  
24019-10000-03248

Plan Check #: B24VN08468, B24LA18060

LRRB, LLC (Ryan Born, Managing Member)  
Owner Name

12400 Ventura Blvd. # 122  
Address

Studio City, CA 91604  
City, State & Zip

(404) 759-3838  
Phone Number

  
Owner Signature

5/1/25  
Date



Date: May 2, 2025

**VIA USPS CERTIFIED MAIL**

City Clerk  
Room 395, City Hall  
200 N. Spring St.  
Los Angeles, CA 90012-4869

Subject: Formal Notice of Withdrawal of Permit Applications and Request for Refund

Property Address: 4129 N Rhodes Ave, Los Angeles, CA 91604

To Whom It May Concern:

I am writing on behalf of LRRB, LLC to formally request the withdrawal of the following permit applications associated with the above-referenced property:

**Permit Numbers: 24010-20000-02543, 24020-20000-02145, 24030-20000-07460, 24019-10000-03248**

**Plan Check Numbers: B24VN08468, B24LA18060**

Enclosed with this notice, please find the following documentation to facilitate processing of this request:

- Signed withdrawal request letter
- Four (4) completed LADBS Claim for Refund forms (one for each permit)
- Original receipts
- All supporting documentation required for withdrawal and refund processing

Please issue any refund checks as follows:

LRRB, LLC  
Attention: Ryan Born  
12400 Ventura Blvd #122  
Studio City, CA 91604

Kindly confirm receipt of this notice and the enclosed documents. Should you require any additional information or clarification, please contact me via mail at 12400 Ventura Blvd #122 Studio City, CA 91604, via email at [ryan.L.born@gmail.com](mailto:ryan.L.born@gmail.com), or by phone at 404-759-3838.

Thank you for your prompt attention to this matter.

Sincerely,



Ryan Born  
Managing Member  
LRRB, LLC  
12400 Ventura Blvd #122  
Studio City, CA 91604  
(404) 759-3838 tell  
[ryan.L.born@gmail.com](mailto:ryan.L.born@gmail.com)

4129 N Rhodes Ave



Permit #:

24010 - 20000 - 02543

Plan Check #: B24VN08468

Printed: 03/21/25 11:21 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

Issued on: 03/21/2025

## APPLICATION FOR BUILDING PERMIT

Last Status: Issued

## AND CERTIFICATE OF OCCUPANCY

Status Date: 03/21/2025

## 1. TRACT

TR 6891

## BLOCK

G

## LOT(s)

33

## ARB

## COUNTY MAP REF #

M B 75-61-62

## PARCEL ID # (PIN #)

165B165 1105

## 2. ASSESSOR PARCEL #

2367 - 010 - 032

## 3. PARCEL INFORMATION

LADBS Branch Office - VN

Council District - 4

Certified Neighborhood Council - Studio City

Census Tract - 1435.00

District Map - 165B165

Energy Zone - 9

Thomas Brothers Map Grid - 562-F5

Area Planning Commission - South Valley

Earthquake-Induced Liquefaction Area - Yes

Community Plan Area - Sherman Oaks-Studio City-Toluca Lake.

Near Source Zone Distance - 2.3

ZONES(S): RJ-1-RIO

## 4. DOCUMENTS

ZI - ZI-2358 River Implementation Overlay D ORD - ORD-183144

CPC - CPC-2008-3125

CPC - CPC-9708

ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-183145

CPC - CPC-2008-3125-CA

ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-185371

CPC - CPC-2009-3740-RFA

ORD - ORD-182048 CPC - CPC-2007-3036-RIO

CPC - CPC-2017-2342-ZC

## 5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts

Permit Flag - AB 2234 - 25 units or less

Std. Work Descr - Seismic Gas Shut Off Valve

Special Inspect - Concrete &gt; 2.5ksi

Permit Flag - All-Electric Building

Permit Flag - Solar PV Combo

Fabricator Reqd - Prefabricated Truss

Permit Flag - Rec and Parks Fee Memo Reqd

Combine HVAC - Wrk. per 91.107.2.1.1.1

## 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

LRRB LLC

12400 VENTURA BLVD PMB 122

STUDIO CITY CA 91604

Tenant:

Applicant: (Relationship: Agent for Owner)

BUILDING PERMITS TO GO -

(818) 221-1151

## 7. EXISTING USE

## PROPOSED USE

(01) Dwelling - Single Family

(07) Garage - Private

(23) Patio Cover

## 8. DESCRIPTION OF WORK

NEW 36' X 62'-5" TWO STORY SINGLE FAMILY DWELLING WITH BASEMENT AND ATTACHED GARAGE; EQUIPPED WITH NFPA 13-D FIRE SPRINKLERS THROUGHOUT

## 9. # Bldgs on Site &amp; Use:

## 10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Sella Benyamin

DAS PC By:

OK for Cashier: Lusine Babayan

Coord. OK:

Signature: Lusine B

Date: 03/21/2025

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 #: 41002543

## Project:

Payment Date: 03/21/2025

Receipt No: 2054005

Amount: \$71,914.07

Method: ECHECK

Building Card No.: 2025ON 58710

## 11. PROJECT VALUATION &amp; FEE INFORMATION

## Final Fee Period

Permit Valuation \$575,000

## PC Valuation:

FINAL TOTAL Bldg-New	71,914.07	Planning Gen Plan Maint Surcharge	204.67
Permit Fee Subtotal Bldg-New	2,866.50	School District Residential Level 1	26,263.60
Energy Surcharge		Dwelling Unit Construction Tax	200.00
Electrical	745.29	Residential Development Tax	300.00
HVAC	372.65	CA Bldg Std Commission Surcharge	23.00
Plumbing	745.29	Green Building	
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee	0.00
Plan Maintenance	57.33	Linkage Fee	39,438.00
E.Q. Instrumentation	74.75		
D.S.C. Surcharge	145.85		
Sys. Surcharge	291.71		
Planning Surcharge	175.43		
Planning Surcharge Misc Fee	10.00		

Sewer Cap ID:

Total Bond(s) Due: \$0.00

## 12. ATTACHMENTS

Plot Plan

Signed Declaration



\* 0 8 0 0 1 2 4 0 1 0 2 0 0 0 0 0 2 5 4 3 F N \*

**13. STRUCTURE INVENTORY**

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

**24010 - 20000 - 02543**

(P) Basement (ZC): +1 Levels / 1 Levels  
(P) Floor Area (ZC): +4683 Sqft / 4683 Sqft  
(P) Height (ZC): +27.25 Feet / 27.25 Feet  
(P) Length: +62.42 Feet / 62.42 Feet  
(P) Residential Floor Area: +3150 Sqft / 3150 Sqft  
(P) Stories: +2 Stories / 2 Stories  
(P) Width: +36 Feet / 36 Feet  
(P) Dwelling Unit: +1 Units / 1 Units  
(P) NFPA-13D Fire Sprinklers Thru-out  
(P) Wood (Plywood, OSB, etc.) Shearwall  
(P) R3 Occ. Group: +4683 Sqft / 4683 Sqft  
(P) U Occ. Group: +321 Sqft / 321 Sqft  
(P) Parking Req'd for Bldg (Auto+Bicycle): +2 Stalls / 2 Stalls  
(P) Total Provided Parking for Site: +2 Stalls / 2 Stalls  
(P) Type V-B Construction

**14. APPLICATION COMMENTS:****PDPP Project's Total****\$0.00**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* MAX ALLOWABLE RFA-15% OF LOT AREA-3151.08 SQ FT (N)  
DWELLING-3029 SQ FT (N) BASEMENT-1548 SQ FT (EXEMPT) (N) GARAGE-321 SQ FT (200 SQ FT EXEMPT) (N)  
TRELLIS-106 SQ FT (EXEMPT) TOTAL PROPOSED RFA-3150 SQ FT

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

**15. BUILDING RELOCATED FROM:****16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

(C) J J P CONSTRUCTION INC  
(E) WANG, HONGYU

**ADDRESS**

12555 VANOWEN STREET, 2ND FLOOR OF NORTH HOLLYWOOD, CA 9  
8887 W FALMINGO RD STE 101, LAS VEGAS, NV 89147

**CLASS**

B

**LICENSE #**

960864  
C72679

**PHONE #**

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **960864** Contractor: **J J P CONSTRUCTION INC**

**18. WORKERS' COMPENSATION DECLARATION**

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

- ☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMPENSATION INSURANCE F** Policy Number: **9369195**

- ☐ 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](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).

**20. CONSTRUCTION LENDING AGENCY DECLARATION**

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

Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

**21. FINAL DECLARATION**

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

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

Print Name: See Attached Signature Declaration

Sign: See Attached Signature Declaration

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

☐ Contractor

☐ Authorized Agent

Permit No: 24010-20000-02543    Bldg-New

Address: 4129 N RHODES AVE

CA Bldg Std Commission Surcharge	23.00
D.S.C. Surcharge	145.85
Dwelling Unit Construction Tax	200.00
E.Q. Instrumentation	74.75
Electrical	745.29
HVAC	372.65
Linkage Fee	39,438.00
Permit Fee Subtotal Bldg-New	2,866.50
Plan Maintenance	57.33
Planning Gen Plan Maint Surcharge	204.67
Planning Surcharge	175.43
Planning Surcharge Misc Fee	10.00
Plumbing	745.29
Residential Development Tax	300.00
School District Residential Level 1	26,263.60
Sys. Surcharge	291.71

Sub Total:    **71,914.07**

**Grand Total:    71,914.07**

Ryan Born

Last four digits of Card Number: 5335 ✓

Expiration:

Approval No: 2002260821

Permit No: 25016-20000-08329    Bldg-Alter/Repair

Address: 1064 W 24TH ST

CA Bldg Std Commission Surcharge	1.00
D.S.C. Surcharge	3.15
E.Q. Instrumentation	0.50
Permit Fee Subtotal Bldg-Alter/Repair	77.50
Permit Issuing Fee	27.00
Planning Gen Plan Maint Surcharge	7.32
Planning Surcharge	6.27
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	6.30

Sub Total:    **139.04**

**Grand Total:    139.04**

Joey Baruch

Last four digits of Card Number: 5096

Expiration: 9/2027

Approval No: 2002260819

## Contractor's License Detail (Personnel List)

**Contractor License #** 960864  
**Contractor Name** J J P CONSTRUCTION INC

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

---

### Licenses Currently Associated With

**Name** JASON JACOB PIETRUSZKA  
**Title** RMO / CEO / PRES  
**Association Date** 05/11/2011  
**Classification** B

### Licenses No Longer Associated With

**Name** GARY PIETRUSZKA  
**Title** RMO  
**Association Date** 05/11/2011  
**Disassociation Date** 08/06/2024  
**Classification** B

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# ZIMAS

Search

Reports

Res

4129 N RHODES AVE

Font: A A A +/-

## Additional Legal

Site Address **4129 N RHODES AVE**  
 ZIP Code **91604**  
 PIN Number **165B165 1105**  
 Lot/Parcel Area (Calculated) **7,002.4 (sq ft)**  
 Thomas Brothers Grid **PAGE 562 - GRID F5**  
 Assessor Parcel No. (APN) **2367010032**  
 Tract **TR 6891**  
 Map Reference **M B 75-61/62**  
 Block **G**  
 Lot **33**  
 Arb (Lot Cut Reference) **None**  
 Map Sheet **165B165**

## Jurisdictional

## Planning and Zoning Compliance

## Planning and Zoning

## Assessor

Assessor Parcel No. (APN) **2367010032**

## Ownership (Assessor)

Owner1 **LRRB LLC**  
 Address **12400 VENTURA BLVD PMB 122  
 STUDIO CITY CA 91604**

## Ownership (Bureau of Engineering, Land Records)

Owner **LRRB LLC C/O RYAN BORN**  
 Address **12400 VENTURA  
 BOULEVARD # 122  
 CANOGA PARK CA 91304**

APN Area (Co. Public Works)\* **0.161 (ac)**

Use Code **0100 - Residential - Single  
 Family Residence**

Assessed Land Val. **\$1,285,200**

Assessed Improvement Val. **\$351,385**

Last Owner Change **12/28/2018**

Last Sale Amount **\$1,575,000**

Tax Rate Area **13**

Deed Ref No. (City Clerk) **6-61**

Deed Ref No. (City Clerk) **1884775**

Deed Ref No. (City Clerk) **1667391**

Deed Ref No. (City Clerk) **1508278**

Deed Ref No. (City Clerk) **1322724**

Deed Ref No. (City Clerk) **1312916**

Deed Ref No. (City Clerk) **1123836**

## Building 1

Year Built **1936**

Building Class **D6B**

Number of Units **1**

Number of Bedrooms **4**

Number of Bathrooms **2**

Building Square Footage **1,893.0 (sq ft)**

Building 2 **No data for building 2**

Building 3 **No data for building 3**

Building 4 **No data for building 4**

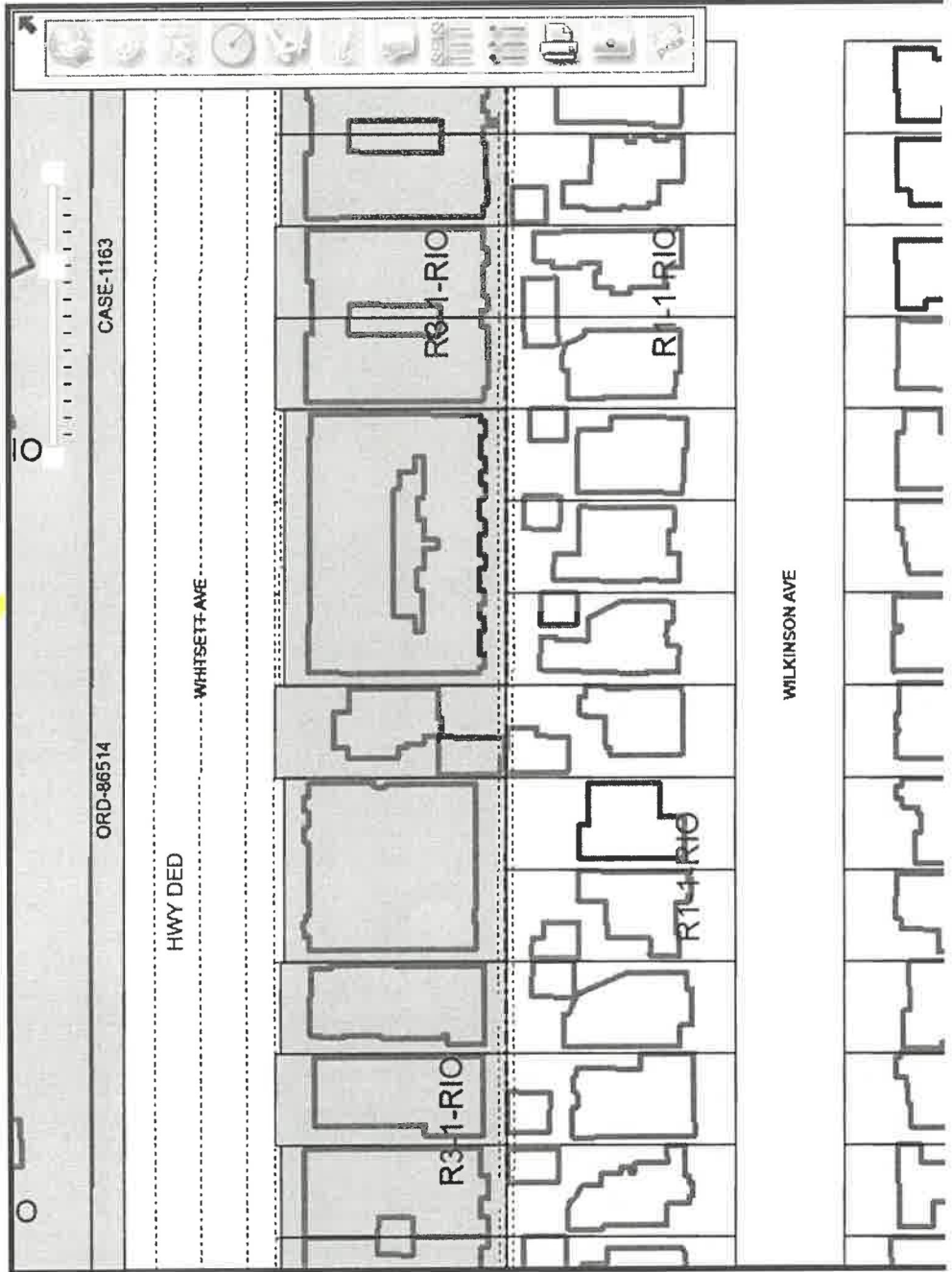
Building 5 **No data for building 5**

## Case Numbers

## Civilians Code Amendment Cases

## Additional

## Environmental



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

April 29, 2025

Ryan Born  
12400 Ventura Blvd. #122  
Studio City, CA. 91604

REFUND CLAIM NO: 176226  
DATE CLAIM FILED: 05/05/2025  
JOB LOCATION : 4129 Rhodes Ave. Studio City, CA. 91604

To whom it may concern:

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

- open

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

- Please note that your claim is open and being processed through our refund process except for the SDR fees. Please contact LAUSD for the process on of the refund of those fees. An attachment is herein for refund the process with LAUSD.

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





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

Sent to: Eng.  
Location: \_\_\_\_\_  
Date: 05-15-25

SPR Fees

CLAIM NO.: 176226

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



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

Sent to: Eng.  
Location: \_\_\_\_\_  
Date: 5/15/25

Linkage

CLAIM NO.: 176226

**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

THIS IS A CLAIM FOR REFUND OF NOTICE OF  
RESIDENTIAL DEVELOPMENT TAX PAID/  
DWELLING UNIT CONSTRUCTION TAX PAID

Claimant: Ryan Born  
Refund Claim #: 176224 Amount Claimed \$ 500  
Receipt No.: 2054005  
Job Address: 4129 Rhodes Ave.  
Reason for Claim: no longer doing work.

Upon completion of this form, send to:  
Office of Finance Refund Unit  
(213) 744-9724  
1200 W. 7th St  
Stop 178

TO BE COMPLETED BY BUILDING AND SAFETY DEPARTMENT

Has a Building Permit been approved? ☐ Yes ☐ No

Building Permit No.: \_\_\_\_\_ Permit Expiration Date: \_\_\_\_\_

Has this Building Permit lapsed or been cancelled? ☐ Yes ☐ No

Has a refund of Building Permit fee been approved? ☐ Yes ☐ No

How many units were built? \_\_\_\_\_

Should the claim for refund be approved? ☐ Yes ☐ No

Comments:

AUTHORIZED SUPERVISING INSPECTOR PROVIDING INFORMATION

Inspector Name (Please print) \_\_\_\_\_ Telephone Number \_\_\_\_\_

Inspector Signature \_\_\_\_\_ Date \_\_\_\_\_



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

Sent to: ITSP  
Location: \_\_\_\_\_  
Date: 5/15/25

Bldg-R

CLAIM NO.: 176226

**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 # 176226

FEE	FUND	EVENT	AMOUNT	20%	NET
TYPE		TYPE	PAID	RETENTION	REFUND
B-CI	48R/08/4202/3921	AP10	\$ 2,866.50	\$ 573.30	\$ 2,293.20
E-CI	48R/08/4203/3922	AP10	745.29	149.06	596.23
H-CI	48R/08/4204/3923	AP10	372.65	74.53	298.12
P-CI	48R/08/4205/3924	AP10	745.29	149.06	596.23
EI-R	820/08/2173	AP17	74.75	14.95	59.80
PLM	48R/08/4209/3928	AP10	57.33	11.47	45.86
OSS	58V/08/4659/465901	AP10	145.85	29.17	116.68
SYS	48R/08/4001/3800	AP10	291.71	58.34	233.37
CPLS	588/68/4665/466500	AP10	175.43	35.09	140.34
MISC	48R/08/4225/3947	AP10	10.00	2.00	8.00
GBF	820/08/2101	AP17	23.00	4.60	18.40
GPMS	52F/68/4670/467000	AP10	204.67	40.93	163.74
DUTAX	209/88/3121/3161	AP10	200.00	-	200.00
RDTAX	100/62/3122/3122	AP10	300.00	-	300.00
SD-R	820/08/2174	AP17	26,263.60	-	26,263.60
LINKAGE	59T/43/4680/468001	AP10	39,438.00	-	39,438.00
TOTAL			\$ 71,914.07	\$ 1,142.50	\$ 70,771.57

✓ ✓ LFG 07/02/2025

ST  
7/24/25