

**CITY OF LOS ANGELES
CLAIMS BOARD**

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

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

Honorable Members:

At its meeting on November 17, 2025, the Claims Board of
the City of Los Angeles considered a report of the Department of Building and Safety in
the matter of:

Los Angeles Department of Building and Safety report relative to Request for Linkage
Fee Refund from Ride on LA - Refund Claim No. 179291

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

Other action: _____

Names	Present
Ruth Kwon Councilperson	<input type="checkbox"/>
Traci Park	<input checked="" type="checkbox"/>
David Michaelson	<input checked="" type="checkbox"/>

cc: City Attorney

Claims Board, City of Los Angeles

By:  _____
Chairperson

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES



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 27, 2025

Honorable City Council
Room 395, City Hall
Los Angeles, CA 90012
Attention: Margarit Avesyan

REQUEST FOR LINKAGE FEE REFUND FROM RIDE ON LA

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 179291 in the amount of \$67,500.00.

On June 11, 2025, the Los Angeles Department of Building and Safety (LADBS) received a payment in the amount of \$69,112 from Ride On LA (Claimant) under Building Permit No. 24010-20000-02747 for the project located at 10860 N. Topanga Canyon Blvd., Chatsworth, CA 91311 ("Project"). The claimant submitted a refund request on September 25, 2025, related to the Linkage Fee.

Upon further review, the LADBS Engineering Bureau determined that the Claimant is entitled to a refund in the amount of \$67,500.00. This determination is based on the appeal response issued by the Department of City Planning, which concluded that the Linkage Fee should be refunded for the subject project. Supporting documentation from both the Department of City Planning and LADBS is attached in reference to the refund claim.

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 SEP 29 AM 11:29



CLAIM FOR REFUND

CLAIM # 179291

2025 SEP 25 PM 2:15
CITY CLERK
Received Date Stamp

PROBATION
CITY CLERK'S OFFICE

Print Name of Claimant (Last)		(First)	
Ride On LA			
Mailing Address	(Street)	(City)	(State/Zip)
10860	Topanga Canyon Blvd	Chatsworth	CA 91311
(Area Code)	(Phone Number)	(E-mail Address)	
818	378-0963	bryan@rideon.org	

REFUND INFORMATION

JOB LOCATION: 10860^{N.} Topanga Canyon Blvd., Chatsworth CA 91311

Amount Claimed \$ 67,500.00 ✓ (linkage only) Date Fees Paid: 06/11/2025 ✓

RECEIPT #/PERMIT #/REFERENCE #: 2025162002-78 24010-20000-02747

STATE REASON FOR REQUESTING A REFUND - (Details):

Refund of Linkage Fee paid 6/11/25 following decision by Vincent Bertoni, Planning Director in letter dated August 25, 2025. "...I have determined that the linkage fee imposed on this project will be refunded..." Please see attached letter.

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>Ride On LA by Bryan McCreary, CEO</u>	09/23/2025
SIGNATURE AND TITLE OF CLAIMANT	DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 67,500.00

REMARKS: Linkage fee is not applicable to this project, per Director of the Department of City Planning, Vincent Bertoni.

Audited by: <u>[Signature]</u>	Date: <u>10/23/25</u>
Approved by: <u>e h</u>	Date: <u>10/23/25</u>

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 # 179291
Bureau: Engineering
Division: Major Structures

Document Number: linkage fee
Receipt Number: 2025162002-78
Receipt Date: 06/11/2025
Fee Period:
Job Address: 10860 Topanga Canyon BLVD 91311

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?
yes

6. Is a refund recommended?
yes
Per City of Planning Letter of Determination from the Director of Planning, Linkage Fee is not applicable for this permit/project and therefore OK for refund.

Reviewed By: JOHN FRANCIA
Reviewed On: 10/21/2025
Approved By: ALLEN MANALANSAN
Approved On: 10/22/2025

Financial Service Div.'s Comments:

Linkage fee 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)
Created

By

ALLEN MANALANSAN
JOHN FRANCIA
BRANDON JONES
LUIS FERNANDO GARCIA

On

10/22/2025 7:03:18 AM
10/21/2025 10:52:18 AM
10/6/2025 7:51:30 AM
10/2/2025 3:55:52 PM



Bldg-New GREEN - Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 06/11/2025 Last Status: Issued Status Date: 06/11/2025
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L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 2771		LT D	1	M B 27-95	210B101 77	2722 - 004 - 015

3. PARCEL INFORMATION

LADBS Branch Office - VN Council District - 12 Certified Neighborhood Council - Chatsworth Census Tract - 1132.11 District Map - 210B101	Energy Zone - 9 Fire District - VHFHSZ Hillside Grading Area - YES High Wind Area - YES Thomas Brothers Map Grid - 500-A3	Area Planning Commission - North Valley Earthquake-Induced Liquefaction Area - Yes Community Plan Area - Chatsworth - Porter Ranch Near Source Zone Distance - 5.9
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ZONES(S): A2-1

4. DOCUMENTS

ZI - ZI-2438 Equine Keeping in the City ORD - ORD-129279
ZA - ZA-2008-4496-CU-ZV-ZAA
ORD - ORD-109010
ORD - ORD-128730

5. CHECKLIST ITEMS

Special Inspect - Structural Observation
Std. Work Descr - Excess Flow Shut Off Valve
Permit Flag - Not a Fire Life Safety Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
RIDEON LA 10860 TOPANGA CANYON BLVD LOS ANGELES CA 91311

Tenant:

Applicant: (Relationship: Agent for Owner)
OSCAR TIRADO - 7562 CHAMINADE AV WEST HILLS 91304 (818) 378-4138

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(18) Riding Academy school cl	(N) 225' X 80' ONE STORY STEEL HORSE RIDING ARENA PER ZA-2008-4496-CU-ZV-ZAA-PAI, ALL WORK PER ENGINEERING

9. # Bldgs on Site & Use: (4) SFD, COMMUNITY CENTER, STABLES, STORAGE

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Rares Bodea DAS PC By: Ollie Carter
OK for Cashier: Rares Bodea Coord. OK:
Signature: RARES BODEA Date: 06/11/2025

For Cashier's Use Only W/O #: 41002747

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	PC Valuation:
\$200,000	
FINAL TOTAL Bldg-New	69,112.00 Permit Issuing Fee 0.00
Permit Fee Subtotal Bldg-New	1,231.88 Linkage Fee → 67,500.00
Handicapped Access	
Plan Check Subtotal Bldg-New	0.00
Plan Maintenance	24.64
E.Q. Instrumentation	56.00
D.S.C. Surcharge	39.38
Sys. Surcharge	78.75
Planning Surcharge	75.39
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	87.96
School District Commercial Area	0.00
CA Bldg Std Commission Surchar	8.00
Sewer Cap ID:	Total Bond(s) Due: \$0.00

Project:

Payment Date: 06/11/2025
Receipt No: 2025162002-78
Amount: \$69,112.00
Method: ICL Check
Building Card No.: 2025VN03792

12. ATTACHMENTS

Owner-Builder Declaration Signed Declaration
Plot Plan



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

24010 - 20000 - 02747

- (P) Floor Area (ZC): +18000 Sqft / 18000 Sqft
- (P) Height (ZC): +34 Feet / 34 Feet
- (P) Length: +225 Feet / 225 Feet
- (P) Stories: +1 Stories / 1 Stories
- (P) Width: +80 Feet / 80 Feet
- (P) Steel Moment Frame
- (P) B Occ. Group: +18000 Sqft / 18000 Sqft
- (P) B Occ. Load: +120 Max Occ. / 120 Max Occ.
- (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 St
- (P) Long Term Bicycle Parking Provided for Site: 0 Spac
- (P) Long Term Bicycle Parking Req'd for Site: 0 Spaces /
- (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / 43 S
- (P) Short Term Bicycle Parking Provided for Site: 0 Spac
- (P) Short Term Bicycle Parking Req'd for Site: 0 Spaces /
- (P) Total Provided Parking for Site: 0 Stalls / 43 Stalls
- (P) Type II-B Construction
- (P) Floor Construction - Concrete Slab on Grade
- (P) Foundation - Spread (Pad) Footing

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation \$ 0.00

**** Approved Seismic Gas Shut-Off Valve may be required. ** MODIFICATION TO ALLOW AN INCREASED OCCUPANCY LOAD FACTOR OF 1/150 IN LIEU OF 1 PER 15 FOR 225' X 80' OPEN BUILDING APPROVED BY STEVEN KIM ON 4/28/25 , OWNER RECORDED COVENANT THAT SIGN SHALL BE POSTED AND MAINTANED IN THE BUILDING STATED NUMBER OF OCCUPANTS PER COVENANT # 20250021719**

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

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) HELLMAN., CAREY PHILIP	6655 BERTRAND AVENUE,	RESEDA, CA 91335	C10510	
(E) HUSAIN., SHAHZAIN	1843 MONTGOMERY RD,	THOUSAND OAKS, CA 91	C62744	
(O) OWNER-BUILDER			0	

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. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: See Attached Signature Declaration Sign: See Attached Signature Declaration Date: _____ Owner Authorized Agent

Application # 24010 20000 02747 Search Clear Power Meter Summary Notes View code/ordinance list Audit Trail Edit

Insp Date	Inspection Type	Inspection Status	CMT	Action Date	First Name	Last Name	RFlb	Group Code	Audit Name
09/23/2025	Deputy Reinf Concrete	Conditional Approval		09/24/2025	GREGORY	POMBH	1	35703707	INSPECTIN
09/23/2025	Grading Verification	Not Applicable		09/23/2025	CHARLES	POWYLL	1	35697351	INSPECTIN
09/23/2025	Deputy Reinf Concrete	Insp Scheduled		09/23/2025				35703707	WEB_REG
09/22/2025	Final	Partial Inspection		09/23/2025	GREGORY	POMBH	1	35691111	INSPECTIN
09/22/2025	Structural Steel Frame	Approved		09/23/2025	GREGORY	POMBH	1	35691115	INSPECTIN
09/22/2025	Reinforced Masonry Frame	Approved		09/23/2025	GREGORY	POMBH	1	35691113	INSPECTIN
09/22/2025	Footing/Foundation/Slab	Approved		09/23/2025	GREGORY	POMBH	1	35691112	INSPECTIN
09/22/2025	Verify Sprinkler Sign Off	Approved		09/23/2025	GREGORY	POMBH	1	35691114	INSPECTIN
09/22/2025	SGSOV-Seismic Gas S/O V	SGSOV No Gas		09/23/2025	GREGORY	POMBH	1	35691116	INSPECTIN
09/22/2025	Smoke Detectors	Approved		09/23/2025	GREGORY	POMBH	1	35691117	INSPECTIN
09/23/2025	Grading Verification	Insp Scheduled		09/22/2025				35697351	INSPECTIN
09/22/2025	Verify Sprinkler Sign Off	Insp Scheduled		09/19/2025				35691114	WEB_NREG
09/22/2025	Final	Insp Scheduled		09/19/2025				35691111	WEB_NREG
09/22/2025	Footing/Foundation/Slab	Insp Scheduled		09/19/2025				35691112	WEB_NREG
09/22/2025	Structural Steel Frame	Insp Scheduled		09/19/2025				35691115	WEB_NREG
09/22/2025	Smoke Detectors	Insp Scheduled		09/19/2025				35691117	WEB_NREG
09/22/2025	SGSOV-Seismic Gas S/O V	Insp Scheduled		09/19/2025				35691116	WEB_NREG
09/22/2025	Reinforced Masonry Frame	Insp Scheduled		09/19/2025				35691113	WEB_NREG
07/07/2025	Deputy Drilled-In Anchors	Partial Approval		07/08/2025	GREGORY	POMBH	1	35330837	INSPECTIN
07/07/2025	Deputy Drilled-In Anchors	Insp Scheduled		07/07/2025				35330837	WEB_REG

PCIS Document Status Audit Trail - G6PERMIT

Application # 24010 20000 02747 Insp_History Quick List

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	07/01/2024	07/01/2024 03:13 PM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	07/18/2024	07/18/2024 01:26 PM	RARES	BODEA	381411
PCAM	PC in Progress	07/24/2024	07/25/2024 10:51 AM	RARES	BODEA	381411
PCAM	PC in Progress	07/23/2024	07/25/2024 10:51 AM	RARES	BODEA	381411
PCAM	PC in Progress	07/25/2024	07/25/2024 10:52 AM	RARES	BODEA	381411
PCAM	Correctiva issued	07/25/2024	07/25/2024 01:52 PM	RARES	BODEA	381411
PCAM	Submitted for Quality Review	07/25/2024	07/26/2024 09:52 AM	STIVEN	KIM	SXKM
PCAM	Quality Review Completed	07/26/2024	07/26/2024 09:52 AM	STIVEN	KIM	SXKM
PCAM	Verifications in Progress	08/21/2024	08/21/2024 04:39 PM	RARES	BODEA	381411
PCAM	Verifications in Progress	10/09/2024	10/09/2024 10:23 AM	RARES	BODEA	381411
PCAM	Verifications in Progress	10/28/2024	10/28/2024 03:22 PM	RARES	BODEA	381411
PCAM	Verifications in Progress	04/28/2025	04/28/2025 12:56 PM	RARES	BODEA	381411
PCAM	PC Approved	06/11/2025	06/11/2025 01:32 PM	RARES	BODEA	381411
PCIS	PC Info Complete	06/11/2025	06/11/2025 02:03 PM	RARES	BODEA	381411
PCIS	Ready to Issue	06/11/2025	06/11/2025 02:04 PM	RARES	BODEA	381411
PCIS	Not Ready to Issue	06/11/2025	06/11/2025 02:04 PM	RARES	BODEA	381411
PCIS	Ready to Issue	06/11/2025	06/11/2025 02:06 PM	RARES	BODEA	381411
PCIS	Issued	06/11/2025	06/11/2025 03:16 PM	PCIS	SYSTEM	PCIS

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By Application # 24010 20000 02747 Search Exit Condition Type

Application #	Applied by Organization	Condition Type	Applied Date	Applied by Name	Recorded by
3646787		Private sewage disp. approval	Approved with Co	04/01/2025	Private sewage disposal system
3533009		DAS Clearance	Approved	12/12/2024	Approval of Disabled Access corrections
3532855		GPI Written Notices	Completed	04/09/2025	GPI Written Notices reqd min 12 days before issuance
3532854		Grading Pre-Inspection	Completed	04/09/2025	GPI is required unless a waiver is obtained from Grading :
3532848		Low Impact Development (LID)	Approved with Co	04/02/2025	Obtain Watershed Protection Dir. clearance for Low Impa
3532844		Zoning Plan Check	Approved	06/03/2025	Approval of Zoning Plan Check corrections
3532850		Eng Process Fee Ord 176.300	Approved	08/20/2024	The fee authorized by Ord. 176.300 for PW/Eng to process
3532853		Fire Marshal Fire Life Safety	Approved	03/11/2025	Fire Marshal Fire Life Safety Projects
3532977		Highway dedication	Not Required	07/01/2024	Lot subject to highway dedication. NOTE: This sign-off is
3532852		Hydrant and Access approval	Approved	01/09/2025	Hydrant and access around building
3532846		Roof/Waste drainage to street	Approved	04/08/2025	Roof and/or site drainage to street
3532243		ZA Case	Approved	11/26/2024	Zoning Administrator Case #: ZA-2008-496-CU-ZA-ZAA

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

Standard Clearances Project Clearances

Clear Mid Fields Search Update Delete Save Comment

Payment History - GPAYHIST

Application # **24010** **20000** **02747**

Quick Exit 

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2025162002-78	Final	06/11/2025	ICL Check	69112.00
2024183002-68	Submittal	07/01/2024	ICL Check	1603.07
		//		
		//		
		//		

6262 Van Nuys Blvd., 2nd Floor
Van Nuys, CA 91401

Receipt

Your Reference Number:

2025162002-78

06/11/2025 2:15:39 PM

zaltunkaryan

TRANSACTIONS

LADBS PERMIT **\$69,112.00**
2025162002-78-1

Name: OSCAR TIRADO
Job Address: 10860 N TOPANGA CANYON BLVD
Permit Number: 24010-20000-02747
Building Permit Reference Number: 2025VN03792

CA Bldg Std Commission Surcharge	\$8.00
School District Commercial Area	\$0.00
Sys. Surcharge	\$78.75
Planning Gen Plan Maint Surcharge	\$87.96
Linkage Fee	\$67500.00
E.Q. Instrumentation	\$56.00
D.S.C. Surcharge	\$39.38
Permit Fee Subtotal Bldg-New	\$1231.88
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$24.64
Planning Surcharge	\$75.39
Planning Surcharge Misc Fee	\$10.00
Total Amount:	\$69,112.00

PAYMENT

ICL Check **\$69,112.00**
Check Number: 1017

iPayment Reference Number:

2025162002-78

Effective Date 6/11/2025

Workgroup Van Nuys

User zaltunkaryan

RIDE ON L A
10860 TOPANGA CANYON BLVD
CHATSWORTH, CA 91311

818-700-2971

Fidelity Account®

6-11-25

Date

1017

80-568/1012

✓ SET
10/23/25

Pay to the
Order of

CITY OF LA

\$ 69,112-

Sixty-nine thousand One hundred Twelve



Fidelity

1017 E. W. P.A.
Kansas City, MO

FCADL N0358729



1017



iPayment Reference Number:

2025162002-78

Effective Date 6/11/2025

Workgroup Van Nuys

User zaltunkaryan

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
City of LA Building and Safety
#602-Van Nuys
668270322
06/11/2025 2:16:14 PM
2025162002-78
569112.00

Los Angeles Dept of Building and Safety
6262 Van Nuys Blvd., 2nd Floor
Van Nuys, CA 91401

Reference Number: 2025162002-78
Date/Time: 06/11/2025 2:15:39 PM PST

User ID: zaltunkaryan

LADBS PERMIT
2025162002-78-1
LADBS PERMIT PAYMENT
Name: OSCAR TIRADO
Job Address: 10860 N TOPANGA CANYON BLVD
Permit Number: 24010-20000-02747
Building Permit Reference Number: 2025VNU3
792

CA Bldg Std Commission Surcha	\$8.00
School District Commercial Ar	\$0.00
Sys. Surcharge	\$78.75
Planning Gen Plan Maint Surc	\$87.96
Linkage Fee	\$67,500.00
E.Q. Instrumentation	\$56.00
D.S.C. Surcharge	\$39.38
Permit Fee Subtotal Bldg	\$1,231.88
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$24.64
Planning Surcharge	\$75.39
Planning Surcharge Misc Fee	\$10.00
Amount:	\$69,112.00
Total:	\$69,112.00
1 ITEM TOTAL:	\$69,112.00
TOTAL:	\$69,112.00
ICL Check	\$69,112.00
Method:	
Check Number:	1017
Total Received:	\$69,112.00



DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

VACANT
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DEPUTY DIRECTOR

August 25, 2025

Bryan McQueeney, Chief Executive Officer
Ride On Therapeutic Horsemanship
10860 Topanga Canyon Blvd.
Chatsworth, CA 91311
bryan@rideon.org

**Subject: Response to Ride-On's Letter Titled "Appeal of Linkage Fee-Permit 24010-20000-02747;
Permit No.: 24010-20000-02747**

Project Address: 10860 Topanga Canyon Blvd., Chatsworth, CA

Dear Mr. McQueeney,

Thank you for your correspondence dated June 11, 2025, titled "Appeal of Linkage Fee-Permit 24010-20000-02747," concerning, as stated in your letter, Ride-on's payment of "\$67,500 Linkage Fee under protest" and request to "seek a refund" ("Protest").

Following a review of the Protest, I have determined that the linkage fee imposed on the Project will be refunded for this project. Accordingly, the City will process a refund of the Linkage Fee payment in the amount of **\$67,500**. Our staff will contact you directly regarding next steps for processing this refund through the Department of Building and Safety.

This letter and the refund do not constitute an admission to, or agreement with, the reasons stated in the Protest. This determination is based on the specific facts and circumstances of this project and shall not be construed as a precedent for other projects or permit applications. If you require further information, please feel free to email planning.housingpolicy@lacity.org.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

cc: Osama Younan, General Manager, LADBS
Rares Bodea, Plan Check Engineer
Council District 3

VPB:AV:JM:MG:JH:pm



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

Sent to: Eng.
Location: _____
Date: 10/2/25

Linkage only CLAIM NO.: 179291

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 # 179291

FEE TYPE	FUND	EVENT TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 67,500.00	\$ -	\$ 67,500.00
TOTAL			\$ 67,500.00	\$ -	\$ 67,500.00

LFT 10/22/25

*ST
10/23/25*