

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 December 15, 2025, the Claims Board of
the City of Los Angeles considered a report of the Office of Finance in the matter of:
Los Angeles Department of Building and Safety report relative to Request for Permit
and Linkage Fee Refund From 409 North LLC - Refund Claim No. 179247.
and voted (3/0) that your Honorable Body (approve/~~reject~~) the recommendation of
the Office of Finance.

Other action: _____

Claims Board, City of Los Angeles

By _____
Chairperson

cc: City Attorney

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 28, 2025

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

REQUEST FOR LINKAGE FEE REFUND FROM 409 NORTH 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 179247 in the amount of \$83,315.94.

On June 30, 2025, the Los Angeles Department of Building and Safety (LADBS) received a payment in the amount of \$120,294.34 from 409 NORTH LLC (Claimant) under Building Permit No. 20010-20000-01611 for the project located at 409 N. Alta Vista Blvd, Los Angeles, CA 90036 ("Project"). The claimant submitted a refund request on September 19, 2025, related to the Linkage Fee. Building permit # 20010-20000-01611 was issued with incorrect scope of work of 2-story single family dwelling with attached JADU where an incorrect linkage fee of \$83,315.94 was collected. A supplemental permit was issued under 20010-20001-01611 to revise the scope of work to 2-story new duplex where the correct linkage fee of \$7,100.16 was collected. LADBS Engineering Bureau staff determined that the Claimant is entitled to a refund in the amount of \$83,515.94. 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

2025 SEP 24 11:40



CLAIM FOR REFUND

CLAIM # 179247

RECEIVED
CITY CLERK
2025 SEP 19 PM 7:00
CITY CLERK'S OFFICE

Received Date Stamp

409 NORTH LLC

Print Name of Claimant (Last)	(First)
Clement	Morris - 409 North llc
Mailing Address (Street)	(City) (State/Zip)
157 N Martel Ave	Los Angeles CA 90036
(Area Code) (Phone Number)	(E-mail Address)
213 280-9633	mclem73@yahoo.com

REFUND INFORMATION

JOB LOCATION: 409-411 N Alta Vista Blvd, LA CA 90036

Amount Claimed \$83,315.94 **Date Fees Paid:** 06/30/2025

RECEIPT #/PERMIT #/REFERENCE #: 20010-20000-01611

STATE REASON FOR REQUESTING A REFUND - (Details):
The plan was incorrectly set up and issued as a SFR with a JADU, instead of a duplex. We have corrected everything permit has been issued for the duplex
We request a full refund for the linkage fee of \$83,315.94 which was paid in error.

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>9/15/2025</u>
<small>SIGNATURE AND TITLE OF CLAIMANT</small>	<small>DATE</small>

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 83,315.94

REMARKS: The permit was incorrectly issued as a SFR with a JADU and corrected to Duplex in the supplemental permit #20010-20001-0161.

Audited by: <u>eh</u>	Date: <u>10-27-25</u>
Approved by: <u>evp</u>	Date: <u>OCT 29 2025</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.

RECEIVED

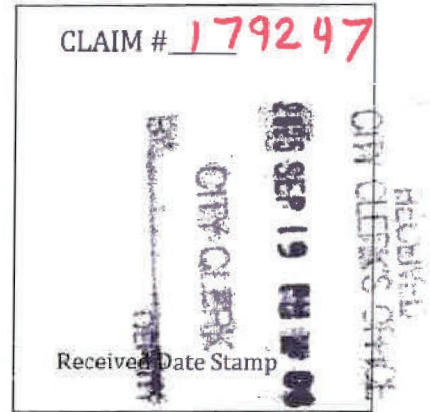
2025 SEP 24 AM 11:46

VIDEO
SAFETY



CLAIM FOR REFUND

CLAIM # 179247



Print Name of Claimant (Last) Clement	(First) Morris - 409 North Ilc
Mailing Address (Street) 157 N Martel Ave	(City) (State/Zip) Los Angeles CA 90036
(Area Code) (Phone Number) 213 280-9633	(E-mail Address) moclem73@yahoo.com

REFUND INFORMATION

JOB LOCATION: 409-411 N Alta Vista Blvd, LA CA 90036

Amount Claimed \$83,315.94 **Date Fees Paid:** 06/30/2025


RECEIPT #/PERMIT #/REFERENCE #: 20010-20000-01611

STATE REASON FOR REQUESTING A REFUND - (Details):

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SIGNATURE AND TITLE OF CLAIMANT	DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ _____

REMARKS: _____

Audited by:	Date:
Approved by:	Date:

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APPROVED

LADBS Recommendation Form

CLAIM # 179247
Bureau: Engineering
Division: Major Structures

Document Number: linkage fee
Receipt Number: 2025181003-96
Receipt Date: 06/30/2025
Fee Period:
Job Address: 409 N Alta Vista BLVD 90036

1. Did LADBS perform any work for which the permit or receipt was issued?
yes

2. Are the reasons given by claimant correct?
no
A supplemental permit was issued under 20010-20001-01611 to revise the scope to new Duplex and Linkage Fee was collected for that scope of work, OK for refund.

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
A supplemental permit was issued under 20010-20001-01611 to revise the scope to new Duplex and Linkage Fee was collected for that scope of work, OK for refund.

Reviewed By: JOHN FRANCIA
Reviewed On: 10/23/2025
Approved By: ALLEN MANALANSAN
Approved On: 10/24/2025

Financial Service Div.'s Comments:
Please assign refund recommendation to John Francia for a re-review.

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

Reviewer's Comments:

Supervisor's Comments:

History

Action	By	On
Review Approved & Returned to FSD	ALLEN MANALANSAN	10/24/2025 8:53:22 AM
Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)	JOHN FRANCIA	10/23/2025 10:12:19 AM
Assigned (to JOHN FRANCIA)	BRANDON JONES	10/22/2025 1:34:41 PM
Created	LUIS FERNANDO GARCIA	10/22/2025 10:56:01 AM

Luis Fernando Garcia <luis.f.garcia@lacity.org>
To: John Francia <john.francia@lacity.org>

Fri, Oct 24, 2025 at 9:03 AM

Good morning John,

Please reference the attached file. John, thank you for re-reviewing this claim. May you please confirm if the entire linkage fee amount of \$83,315.94 is refundable?

Thank you

[Quoted text hidden]

 **179247-Approved.pdf**
2217K

John Francia <john.francia@lacity.org>
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>

Fri, Oct 24, 2025 at 11:30 AM

Hi Luis:

Good morning. Yes, the entire amount.

Thank you,

-john

[Quoted text hidden]



Bldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 06/30/2025 Last Status: Issued Status Date: 06/30/2025
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L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 6568		93		M B 72-32/33	138B181 30	5525 - 025 - 018

3. PARCEL INFORMATION LADBS Branch Office - LA Council District - 5 Certified Neighborhood Council - Mid City West Census Tract - 2140.00 District Map - 138B181	Energy Zone - 9 Thomas Brothers Map Grid - 593-D7 Area Planning Commission - Central Community Plan Area - Wilshire Near Source Zone Distance - 2.7	Methane Hazard Site - Methane Zone
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ZONES(s): R2-1

4. DOCUMENTS ZI - ZI-2452 Transit Priority Area in the RENT - YES ORD - ORD-183497 AFF - AFF-14313

5. CHECKLIST ITEMS Special Inspect - Concrete>2.5ksi Special Inspect - Grade Beam/Caisson Special Inspect - Structural Observation	Special Inspect - Structural Wood (periodic) Fabricator Req'd - Structural Steel Storm Water - LID Project	Permit Flag - Rec and Parks Fee Memo Req'd Std. Work Descr - Seismic Gas Shut Off Valve Permit Flag - Solar PV Combo
--	--	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s):	409 NORTH LLC	157 MARTEL AVE	LOS ANGELES CA 90036
Tenant:			
Applicant: (Relationship: Agent for Owner)	RUDY PERALTA -	21828 ROSCOE BL 14	CANOGA PARK 91304 (818) 523-3373

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(01) Dwelling - Single Family (01) Junior Accessory Dwelling (07) Garage - Private	NEW 38' x 87'-7" TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED JADU [PER CA Govt. Code 65852.2(e)(1)(A) and 65852.229] & 2-CAR GARAGE; AUTOMATIC SPRINKLER SYSTEM IS REQUIRED

9. # Bldgs on Site & Use:	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.
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10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Sean Shahmiri OK for Cashier: Sean Shahmiri Signature: <u>Sean Shahmiri</u>	DAS PC By: Coord. OK: Date: <u>06/30/2025</u>
---	---

For Cashier's Use Only **W/O #: 01001611**

11. PROJECT VALUATION & FEE INFORMATION			
Permit Valuation: \$558,000	PC Valuation:	Final Fee Period	
FINAL TOTAL Bldg-New	120,294.34	Planning Gen Plan Maint Surcharg	199.93
Permit Fee Subtotal Bldg-New	2,800.20	School District Residential Level 1	30,897.83
Energy Surcharge		Dwelling Unit Construction Tax	200.00
Electrical	728.05	Residential Development Tax	300.00
HVAC	364.03	CA Bldg Std Commission Surchar	23.00
Plumbing	728.05	Green Building	
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee	0.00
Plan Maintenance	56.00	Linkage Fee	83,315.94
E.Q. Instrumentation	72.54		
D.S.C. Surcharge	142.47		
Sys. Surcharge	284.93		
Planning Surcharge	171.37		
Planning Surcharge Misc Fee	10.00		
Sewer Cap ID:	Total Bond(s) Due: \$0.00		

Project:

Payment Date: 06/30/2025
 Receipt No: 2025181003-96
 Amount: \$120,294.34
 Method: ICL Check
Building Card No.: 2025VN04227

12. ATTACHMENTS	
Owner-Builder Declaration	Signed Declaration
Plot Plan	



- | | |
|--|--|
| (P) Floor Area (ZC): +5547 Sqft / 5547 Sqft | (P) U Occ. Group: +390 Sqft / 390 Sqft |
| (P) Height (ZC): +28 Feet / 28 Feet | (P) Parking Req'd for Site (Auto+Bicycle): +2 Stalls / 2 S |
| (P) Length: +87.58 Feet / 87.58 Feet | (P) Total Provided Parking for Site: +2 Stalls / 2 Stalls |
| (P) Stories: +2 Stories / 2 Stories | (P) Type V-B Construction |
| (P) Width: +38 Feet / 38 Feet | (P) Floor Construction - Concrete Slab on Grade |
| (P) Dwelling Unit: +1 Units / 1 Units | (P) Floor Construction - Raised Wood |
| (P) Junior Accessory Dwelling Unit: +1 Units / 1 Units | (P) Foundation - Continuous Footing |
| (P) NFPA-13D Fire Sprinklers Thru-out | (P) Foundation - Spread (Pad) Footing |
| (P) Methane Site Design Exempt | (P) Roof Construction - Wood Frame/Sheathing |
| (P) R3 Occ. Group: +5547 Sqft / 5547 Sqft | (P) Wall Construction - Wood Stud |

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation \$ 0.00

** Approved Seismic Gas Shut-Off Valve may be required. ** Modification "To allow new SFD w/ raised floor & w/ att. garage w/ a slab-on-grade in lieu of methane testing and compliance w/ chapter 71 of LABC" was granted by supervisor Omid Hedayat on 7/16/2021 (Mod #2414); Linkage fee affidavit offered to customer on 7/9/2021, not going to be recorded per customer note on the plans; Lowest Grade: 0'-0" Maximum Roof Elevation: 28'-0" Maximum Height: 28'-0" Per tailgate notes: Plane break shouldn't apply to R2 zones; MOD TO ALLOW EXTENSION OF TIME UNTIL 3/1/2025 GRANTED BY Omid Hedayat ON 6/30/2025; MOD TO ALLOW

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	ADDRESS	CLASS	LICENSE #	PHONE #
(E) ADAMS,, ROBERT CHARLES	22129 BRYANT STREET,	CANOGA PARK, CA 9130	C21234	
(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 # **0101020000 01611** Search Clear Paper Meter Summary Notes View code/ordinance list Audit Trail Exit

Inspection Date	Inspection Type	Inspection Status	CMT	Action Date	First Name	Last Name	RFID	Group Code	Audit Name
10/20/2025	Pre-Inspection	Inspection Cancelled	1	10/16/2025	Yasaman	Skaywah	35817273	INSPECTN	416163
10/20/2025	Pre-Inspection	Inspection Scheduled		10/16/2025			35817273	WEB_NRIIG	SERVICES
09/16/2025	Pre-Inspection	Corrections Issued		09/17/2025	JOSE	MACIAS	35666576	INSPECTN	599344
09/16/2025	Pre-Inspection	Inspection Scheduled		09/15/2025			35666576	WEB_NRIIG	SERVICES
09/12/2025	Insulation	Approved		09/18/2025	JOSE	MACIAS	35663645	INSPECTN	599344
09/12/2025	Insulation	Inspection Scheduled		09/11/2025			35663645	WEB_NRIIG	SERVICES
09/10/2025	BUILDING Rough Frame	Corrections Issued		09/10/2025	BRENDAN	MORELLI	35648936	INSPECTN	592100
09/10/2025	PLUMBING Rough	Partial Approval		09/10/2025	BRENDAN	MORELLI	35633353	INSPECTN	592100
09/10/2025	BUILDING Rough Frame	Inspection Scheduled		09/10/2025	BRENDAN	MORELLI	35648936	INSPECTN	MPPOWER
09/10/2025	PLUMBING Rough	Inspection Scheduled		09/09/2025			35633353	WEB_NRIIG	SERVICES
08/27/2025	Deputy Relief Concrete	Conditional Approval		08/28/2025	JEFFREY	MEAD	35531744	INSPECTN	493245
08/26/2025	Footing/Foundations/Slab	Partial Approval		08/27/2025	RONNIE	MINDANAO	35563972	INSPECTN	434390
08/26/2025	Excavation/Retain/Form/R	Partial Inspection		08/27/2025	RONNIE	MINDANAO	35563972	INSPECTN	434390
08/26/2025	METHANE Barrier	Approved		08/27/2025	RONNIE	MINDANAO	35563972	INSPECTN	434390
08/26/2025	METHANE Subgrade	Approved		08/27/2025	RONNIE	MINDANAO	35563972	INSPECTN	434390
08/27/2025	Deputy Relief Concrete	Inspection Scheduled		08/27/2025			35531744	WEB_RIG	SERVICES
08/27/2025	Deputy Relief to Anchors	Conditional Approval		08/28/2025	KONNIE	MEDINA	35552998	INSPECTN	513390
08/26/2025	METHANE Subgrade	Inspection Scheduled		08/22/2025			35563972	WEB_NRIIG	SERVICES
08/26/2025	Footing/Foundations/Slab	Inspection Scheduled		08/22/2025			35563972	WEB_NRIIG	SERVICES
08/26/2025	Excavation/Retain/Form/R	Inspection Scheduled		08/22/2025			35563972	WEB_NRIIG	SERVICES

PCIS Document Status Audit Trail - GSPRMIT

Application # **20010 20000 01611** Ins. History

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAS	Submitted	08/13/2025	08/13/2025 01:17 PM	PCIS	REPORT	PCIS
PCAS	PC Assigned	08/13/2025	08/13/2025 13:44 PM	SEAN	SHAHMIRI	369973
PCAS	PC In Progress	08/13/2025	08/13/2025 08:48 PM	SEAN	SHAHMIRI	484861
PCAS	Corrections Issued	08/13/2025	08/13/2025 08:48 PM	SEAN	SHAHMIRI	484861
PCAS	Submitted By Quality Review	08/13/2025	08/13/2025 08:48 PM	SEAN	SHAHMIRI	484861
PCAS	Quality Review Completed	08/13/2025	08/13/2025 08:48 PM	OSIBO	MEDEYAT	369973
PCAS	Verifications In Progress	08/13/2025	08/13/2025 10:24 AM	SEAN	SHAHMIRI	484861
PCAS	Verifications In Progress	08/13/2025	08/13/2025 11:18 AM	SEAN	SHAHMIRI	484861
PCAS	PC Approved	08/21/2025	08/21/2025 10:54 AM	SEAN	SHAHMIRI	484861
PCIS	PC Info Complete	08/21/2025	08/21/2025 10:54 AM	SEAN	SHAHMIRI	484861
PCIS	No Progress	08/26/2025	08/26/2025 09:15 AM	SEAN	SHAHMIRI	484861
PCIS	PC Info Complete	08/26/2025	08/26/2025 03:58 PM	SEAN	SHAHMIRI	484861
PCIS	Ready to Issue	08/26/2025	08/26/2025 03:51 PM	SEAN	SHAHMIRI	484861
PCIS	Issued	08/26/2025	08/26/2025 03:57 PM	PCIS	SYSTEM	PCIS

Reference List and Subject Conditions to Application - BTCONDIT

Search Criteria Applied By Organization Applied By

Application # **20010 20000 01611** Condition Type

Application #	Condition Type	Applied Date	Applied By Name	Recorded by	Condition #	Condition	Condition Status	Status Date	Description
369973	SBI RUD				Approved	06/17/2025	Compliance with Replacement Unit Determination Letter		
3790197	Hydrant and Access approval				Approved	07/09/2025	Hydrants and access areas of building		
3786533	Trees in Parkway				Approved	07/06/2025	Work or construction of driveway/curb ramp/sidewalks/		
3786578	Lot Impact Development				Approved with Co	06/26/2025	Obtain plan approval for development with more than 500		
3786579	Address approval				Approved with Co	09/23/2025	Address approval for residential address location/cross		
3786584	Eng Process For Ord 176,500				Approved	09/19/2025	The fire authorized by Ord. 176,500 for PW/Eng to process		
3786582	Permit				Approved with Co	09/23/2025	Permit for construction of driveway/curb ramp/sidewalks		
3786580	Road/Drainage design to street				Approved with Co	09/23/2025	Roof and/or the drainage to street		
3786581	Sewer availability				Approved with Co	11/06/2025	Sewer availability and connection		

Mod Field:

Applied by Org. By Name

Action by Org. By Name

Standard Clearances Project Clearances

Clear Mod Field Search Update Delete Save Comment

Payment History - GPAYHIST

Application # 20010 20000 01611

Quick Exit

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2025181003-96	Final	06/30/2025	ICL Check	120294.34
0201730155	Submittal	05/13/2020	Check	3084.62
		//		
		//		
		//		

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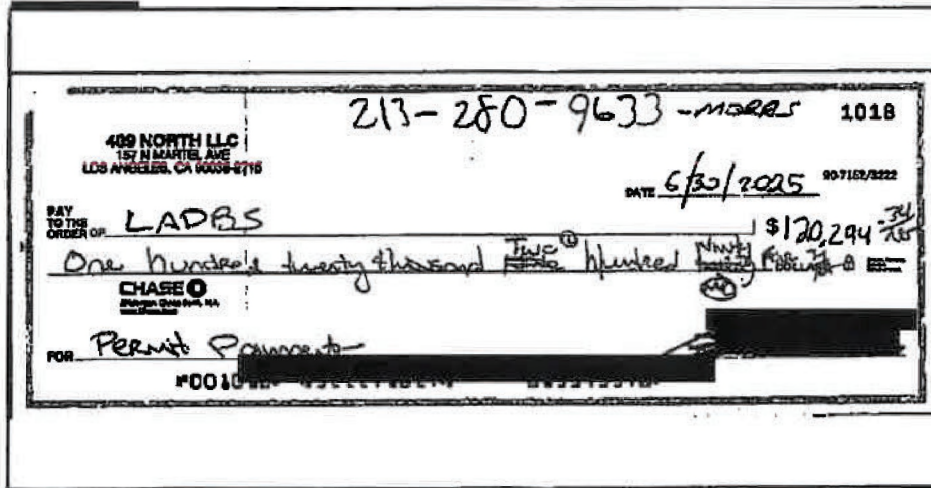
Check Details

Total: **\$120,294.34**

Post date: Jul 01, 2025

Check #: 1018

Front Back



EH 10/27/25

Printed from Chase for Business

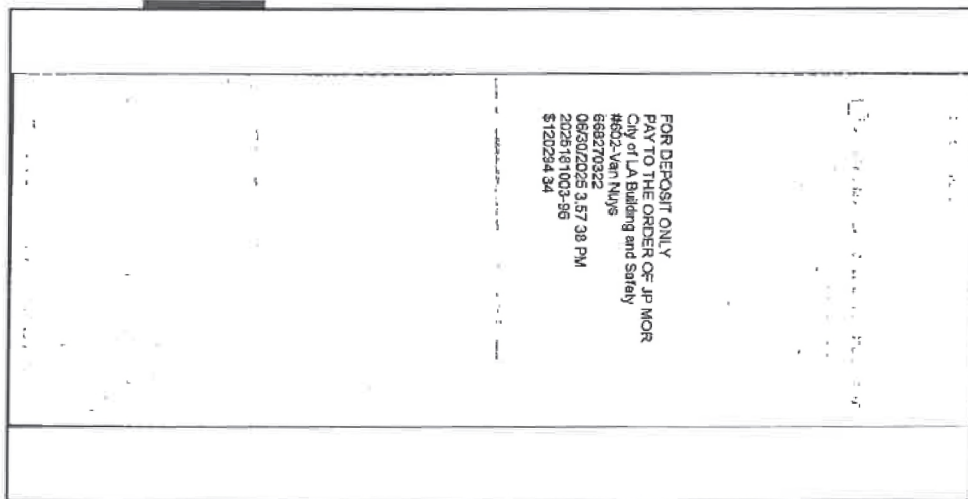
Check Details

Total: **\$120,294.34**

Post date: Jul 01, 2025

Check #: 1018

Front **Back**



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

Receipt

Your Reference Number:

2025181003-96

06/30/2025 3:54:02 PM

sgiron

TRANSACTIONS

LADBS PERMIT

\$120,294.34

2025181003-96-1

Name: RUDY PERALTA
Job Address: 409 N ALTA VISTA BLVD
Permit Number: 20010-20000-01611
Building Permit Reference Number: 2025VN04227

CA Bldg Std Commission Surcharge	\$23.00
Plumbing	\$728.05
Permit Fee Subtotal Bldg-New	\$2800.20
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-New	\$0.00
Residential Development Tax	\$300.00
School District Residential Level 1	\$30897.83
Sys. Surcharge	\$284.93
Planning Gen Plan Maint Surcharge	\$199.93
Linkage Fee	\$83315.94
Dwelling Unit Construction Tax	\$200.00
E.Q. Instrumentation	\$72.54
Electrical	\$728.05
HVAC	\$364.03
D.S.C. Surcharge	\$142.47
Plan Maintenance	\$56.00
Planning Surcharge	\$171.37
Planning Surcharge Misc Fee	\$10.00

Total Amount: \$120,294.34

PAYMENT

ICL Check

\$120,294.34

Check Number: 001018

EH 10/27/25

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

Reference Number: 2025181003-96
Date/Time: 06/30/2025 3:54:02 PM PST

User ID: sgron

LADBS PERMIT
2025181003-96-1
LADBS PERMIT PAYMENT
Name: RUDY PERALTA
Job Address: 409 N ALTA VISTA BLVD
Permit Number: 20010-20000-01611
Building Permit Reference Number: 2025VN04
227

CA Bldg Std Commission Surch	\$23.00
Plumbing	\$728.05
Permit Fee Subtotal Bldg-	\$2,800.20
Permit Issuing Fee	\$0.00
Check Subtotal Bldg-New	\$0.00
Industrial Development Tax	\$300.00
City District Resident	\$30,897.83
City Sys. Surcharge	\$284.93
Planning Gen Plan Maint Sur	\$199.93
Linkage Fee	\$83,315.94
Dwelling Unit Construction	\$200.00
E.Q. Instrumentation	\$72.54
Electrical	\$728.05
HVAC	\$364.03
D.S.C. Surcharge	\$142.47
Plan Maintenance	\$56.00
Planning Surcharge	\$171.37
Planning Surcharge Misc Fee	\$10.00
Amount:	\$120,294.34
Total:	\$120,294.34
1 ITEM TOTAL:	\$120,294.34
TOTAL:	\$120,294.34
ICL Check	\$120,294.34
Method:	
Check Number: 001018	
Total Received:	\$120,294.34



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

Reference Number: 2025181003-96
Date/Time: 06/30/2025 3:54:02 PM PST

User ID: sgron

LADBS PERMIT
2025181003-96-1
LADBS PERMIT PAYMENT
Name: RUDY PERALTA
Job Address: 409 N ALTA VISTA BLVD
Permit Number: 20010-20000-01611
Building Permit Reference Number: 2025VN04
227

CA Bldg Std Commission Surch	\$23.00
Plumbing	\$728.05
Permit Fee Subtotal Bldg-	\$2,800.20
Permit Issuing Fee	\$0.00
Check Subtotal Bldg-New	\$0.00
Industrial Development Tax	\$300.00
Industrial District Resident	\$30,897.83
Planning Sys. Surcharge	\$284.93
Planning Gen Plan Maint Sur	\$199.93
Linkage Fee	\$83,315.94
Dwelling Unit Construction	\$200.00
E.Q. Instrumentation	\$72.54
Electrical	\$728.05
HVAC	\$364.03
D.S.C. Surcharge	\$142.47
Plan Maintenance	\$56.00
Planning Surcharge	\$171.37
Planning Surcharge Misc Fee	\$10.00
Amount:	\$120,294.34

Total: \$120,294.34

1 ITEM TOTAL: \$120,294.34

TOTAL: \$120,294.34

ICL Check \$120,294.34

Method:

Check Number: 001018

Total Received: \$120,294.34



C E 2 0 2 5 1 8 1 0 0 3 - 9 6

Insp Date	Inspection Type	Inspection Status	CMT	Action Date	First Name	Last Name	RFID	Group Code	Audit Name
09/30/2025	Floor/Roof Diaphragm/Shear	Approved		10/01/2025	ENRIQUE	MIRELES	1	35730066	INSPECTN RAMIRELES
09/30/2025	Floor/Roof Diaphragm/Shear	Insp Scheduled		09/29/2025				35730066	WEB_NREG SERVICES

PCIS Document Status Audit Trail - G6PERMIT

Application # 20010 20001 01611 Insp. History

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCIS	PC Info Complete	08/25/2025	08/25/2025 10:23 AM	SEAN	SHAHABRI	404061
PCIS	Ready to Issue	09/16/2025	09/16/2025 01:11 PM	RAMONA	JAVELONA	408872
PCIS	Issued	09/16/2025	09/16/2025 01:25 PM	PCIS	SYSTEM	PCIS

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By

Application # 20010 20001 01611 Condition Type

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by
3718440	Address approval	Approved	09/03/2025	Address approval for residential addition/alteration creati	
3718441	Eng Process Fee Ord 176,300	Approved	09/09/2025	The fee authorized by Ord. 176,300 for PW/Eng to process	

Mod Fields Applied by Org. Action by Org.

Standard Clearances Project Clearances

Clear Mod Fields Search Update Delete Save Comment

13. STRUCTURE INVENTORY

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

20010 - 20001 - 01611

- (P) Floor Area (ZC): 0 Sqft / 5547 Sqft
 (P) Dwelling Unit: +1 Units / 2 Units
 (P) Junior Accessory Dwelling Unit: -1 Units / 0 Units
 (P) R2 Occ. Group: +5547 Sqft / 5547 Sqft
 (P) R3 Occ. Group: -5547 Sqft / 0 Sqft
 (P) U Occ. Group: 0 Sqft / Sqft
 (P) AB 2097 Zero Req'd Auto Parking for Bldg
 (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / 2 Stal
 (P) Total Provided Parking for Site: 0 Stalls / 2 Stalls

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

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****ADDRESS****CLASS****LICENSE #****PHONE #**

(E) ADAMS, ROBERT CHARLES

22129 BRYANT STREET,

CANOGA PARK, CA 91304

C21234

(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 12 months (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/SILICOSIS ACKNOWLEDGEMENT/ UNIVERSAL WASTE

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. I understand that 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. I understand that silica safe production processes are required for all fabricating and cutting of crystalline silica material per section 5204 of the California Code of Regulations. More information is available at www.dir.ca.gov. I affirm to abide by the Requirements for Universal Waste (Cal. Code Regs, Tit. 22, Div. 4.5 Ch. 11 Section 66261.9). Note: Refer to the Universal Waste Rule link at: www.dtsc.ca.gov/universalwaste

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). I accept all the declarations above and that this permit is being obtained with the consent of the legal owner of the property.

Print Name: _____

Sign: _____

Date: _____

Owner

Authorized Agent

Payment History - GPAYHIST

Application # 20010 20001 01611

Quick Exit

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2025259005-64	Final	09/16/2025	ICL Check	7270.31
2025237003-37	Submittal	08/25/2025	Visa	208.26
		//		
		//		
		//		

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

Receipt

Your Reference Number:

2025259005-64

09/16/2025 1:23:37 PM

sgiron

TRANSACTIONS

LADBS PERMIT

\$7,270.31

2025259005-64-1

Name:

Job Address:

409 411 N ALTA VISTA BLVD

Permit Number:

20010-20001-01611

Building Permit Reference Number: 2025VN06034

CA Bldg Std Commission Surcharge

\$1.00

E.Q. Instrumentation

\$0.50

Linkage Fee

\$7100.16

Sys. Surcharge

\$7.83

Planning Surcharge Misc Fee

\$10.00

D.S.C. Surcharge

\$3.92

Permit Fee Subtotal Bldg-Alter/Repair

\$130.00

Permit Issuing Fee

\$0.00

Plan Check Subtotal Bldg-Alter/Repair

\$0.00

Planning Surcharge

\$7.80

Planning Gen Plan Maint Surcharge

\$9.10

Total Amount: \$7,270.31

PAYMENT

ICL Check

\$7,270.31

Check Number: 001044

[EH 10/27/25](#)

iPayment Reference Number:

2025259005-64

Effective Date 9/16/2025

Workgroup Van Nuys

User sgron

409 NORTH LLC 157 N MARTEL AVE LOS ANGELES, CA 90036-2715		213 280 9633	1044
PAY TO THE ORDER OF <u>LADBS</u>		DATE <u>9/16/2025</u>	90-7152/3222
<u>Seven thousand two hundred + seventy 31/100</u>		\$ <u>7270.31/100</u>	DOLLARS
CHASE JPMorgan Chase Bank, N.A. www.chase.com		[REDACTED]	
FOR <u>RTS Linkage Fee</u>		[REDACTED]	
⑆00 1044⑆		[REDACTED]	

iPayment Reference Number:
202529005-64
Effective Date 9/16/2025
Workgroup Van Nuys
User sgron

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
CITY OF LA Building and Safety
669270322
09/16/2025 1 26:25 PM
202529005-64
57210 31



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

Claim No.179247 - Linkage Fee - Denied Refund Recommendation

2 messages

Luis Fernando Garcia <luis.f.garcia@lacity.org>
To: John Francia <john.francia@lacity.org>

Tue, Oct 21, 2025 at 10:12 AM

Good morning John,

Please reference the attached file. John, should the refund recommendation for claim 179247, linkage fee, be denied or approved? The refund recommendation form on question number 6 it was answers with a "no", but then the statement reads, "A supplemental permit was issued under 20010-20001-01611 to revise the scope to new Duplex and Linkage Fee was collected for that scope of work, OK for refund."

Should I resend the claim in the system for a re-review?

Thank you

--

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



 **179247-Denied.pdf**
1529K

John Francia <john.francia@lacity.org>
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>

Wed, Oct 22, 2025 at 10:33 AM

Hi Luis:

Good morning. Sorry about that. Yes, this should be approved for Refund. Go ahead and please resend and I will correct it to Approved.

Thank you,
-john
[Quoted text hidden]

Sent to: Eng.
 Location: _____
 Date: 10/2/25
10-22-25 (re)

Linkage only CLAIM NO.: 179247

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 # 179247

FEE TYPE	FUND	EVENT TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 83,315.94	\$ -	\$ 83,315.94
TOTAL			\$ 83,315.94	\$ -	\$ 83,315.94

LFG 10/24/2015

EH 10/27/25