

BOARD OF
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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

February 12, 2026

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

REQUEST FOR LINKAGE FEE REFUND FROM NORTH HOLLYWOOD SELF STORAGE PARTNERS, 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 180329 in the amount of \$313,322.73.

On August 29, 2025, the Los Angeles Department of Building and Safety (LADBS) received a payment in the amount of \$900,416.03 from North Hollywood Self Storage Partners, LLC (Claimant) under Building Permit No. 21010-10000-06486 for the project located at 5444 N. Vineland Ave, North Hollywood, CA 91601 ("Project"). The claimant submitted a refund request on December 12, 2025, related to the Linkage Fee. Per Department of City Planning (DCP) Letter of Determination, a partial refund in the amount of \$313,322.73 is approved based on the adjusted Linkage Fee Rate versus the rate per the Linkage Fee Schedule. The adjusted Fee Rate per DCP is based on the actual number of Employee for the type of Use per DCP Nexus Study. LADBS Engineering Bureau staff determined that the Claimant is entitled to a refund in the amount of \$313,322.73. 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) 482-7318. Thank you for your consideration.

Sincerely,



for
Osama Younan
General Manager
Los Angeles Department of Building and Safety



**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 April 6, 2026, 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 Linkage Fee Refund from North Hollywood Self Storage Partners, LLC - Refund Claim No. 180329.

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 Traci Park	<input checked="" type="checkbox"/>
David Michaelson	_____

Claims Board, City of Los Angeles

By:  _____
Chairperson

cc: City Attorney

RECEIVED
 2025 DEC 18 PM 3:32
 CITY OF LOS ANGELES
 FINANCIAL SERVICES
 BUILDING & SAFETY



CLAIM FOR REFUND

CLAIM # **180329**
 RECEIVED
 CITY CLERK'S OFFICE
 2025 DEC 12 PM 3:42
 BY CITY CLERK
 DEPUTY
 Received Date Stamp

Print Name of Claimant (Last) Self (First)	
North Hollywood Storage Partners Owner, LLC ✓	
Mailing Address (Street)	(City) (State/Zip)
8800 N. Gainey Center Drive, Suite 275	Scottsdale AZ 85258 ✓
(Area Code) (Phone Number)	(E-mail Address)
509 669-7946	mbach@1784holdings.com

REFUND INFORMATION

JOB LOCATION: 5444-5458 N. Vineland Ave. & 5437-5451 N. Gleason Ave.

Amount Claimed \$ 313,322.73 Date Fees Paid: 08/29/2025

RECEIPT #/PERMIT #/REFERENCE #: 2025241003-103

STATE REASON FOR REQUESTING A REFUND - (Details):
 Received approval of submitted protest letter in regard to the assessed affordable housing linkage fee. The LA City Planning department has issued a letter agreeing to the partial refund of \$313,322.72 per the original fee paid of \$572,646.48. Approval letter dated 10-31-2025 was received by Vincent Bertoni and Kevin Keller.

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>MtoBar</u> / Vice President Site Planning & Design	12/08/2025
SIGNATURE AND TITLE OF CLAIMANT	DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 313,322.73

REMARKS: Approved partially (linkage fee), per DCP.

Audited by: <u>ST</u>	Date: <u>1/22/26</u>
Approved by: <u>JA</u>	Date: <u>2/13/26</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.



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

Claim for Refund No.180329 - Partial Linkage Fee Permit 21010 10000 06486 - Mailing Address

Michelle Bach <mbach@1784holdings.com>
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>

Wed, Jan 21, 2026 at 10:26 AM

Hello Luis,
Below are my answers. Will the check have tracking information once it is in the mail?

Mailing Address:

8800 N. Gainey Center Drive
Suite 275
Scottsdale, AZ 85258

Payable to:

North Hollywood Self Storage Partners, LLC

Thank you

1784 Holdings

Michelle Bach

VP Site Planning & Design
8800 N. Gainey Center Drive
Suite 275 Scottsdale, AZ, 85258
C: (509) 669-7946

Email: mbach@1784holdings.com

Visit us at 1784CapitalHoldings.com

From: Luis Fernando Garcia <luis.f.garcia@lacity.org>
Sent: Wednesday, January 21, 2026 10:41 AM
To: Michelle Bach <mbach@1784holdings.com>
Subject: Claim for Refund No.180329 - Partial Linkage Fee Permit 21010 10000 06486 - Mailing Address
[Quoted text hidden]



LADBS Recommendation Form

CLAIM # 180329
Bureau: Engineering
Division: Major Structures

Document Number: linkage fee
Receipt Number: 2025241003-103
Receipt Date: 08/29/2025
Fee Period:
Job Address: 5444 N Vineland AVE 91601

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 Department of City of Planning (DCP) Letter of Determination, a partial refund for the amount of \$313,322.73 is approved based on the adjusted Linkage Fee Rate versus the rate per the Linkage Fee Schedule. The adjusted Fee Rate per DCP is based on the actual number of Employee for the type of Use per DCP Nexus Study.

Reviewed By: JOHN FRANCIA
Reviewed On: 01/20/2026
Approved By: ALLEN MANALANSAN
Approved On: 01/21/2026

Financial Service Div.'s Comments:
Partial Linkage Fee

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

Reviewer's Comments:

Supervisor's Comments:

History

Table with 3 columns: Action, By, On. Contains history of review actions and approvals.

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

CITY PLANNING COMMISSION

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PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

PRISCILLA CHAVEZ
MARTINA DIAZ
SARAH JOHNSON
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City of Los Angeles
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 31, 2025

Andrew Fogg, Cox, Castle & Nicholson LLP
2029 Century Park East, Suite 2100
Los Angeles, CA 90067

Subject: RESPONSE TO ANDREW FOGG'S LETTER TITLED "5444-5458 N. VINELAND AVE. & 5437-5451 N. CLEON AVE.; PROTEST OF AFFORDABLE HOUSING LINKAGE FEE"; PERMIT NO.: 21010-10000-06486;

Project Address: 5444-5458 N. Vineland Ave. & 5437-5451 N. Cleon Ave. Los Angeles, CA

Dear Mr. Fogg,

Thank you for your correspondence dated August 18, 2025, titled "5444-5458 N. Vineland Ave. & 5437-5451 N. Cleon Ave.; Protest of Affordable Housing Linkage Fee," concerning, as stated in the letter, your payment of "\$572,646.48 Linkage Fee under protest" and request to "seek a(n) refund (appeal)" ("Protest").

Following staff's review of the Protest, it has been determined that the linkage fee imposed on the Project will be partially refunded for this project. Accordingly, the City will process a partial refund of the Linkage Fee payment in the amount of \$313,322.73.

The protest letter raises the difference between the actual number of employees proposed to work on site (3) and the assumed employee range for the warehouse use in the 2016 Fee Study prepared by BAE Urban Economics (90.9). The proposed project is a self-storage facility, which falls into the NAICS sector 53 (which includes the NAICS code 531130 - Lessors of Miniwarehouses and Self-Storage Units) classified under the Office Land Use type in the Fee Study.

In consideration of the number of employees you claim will be working on site, we have proportionately adjusted down the fee rate to \$2.25 per square foot. Our staff will contact you directly regarding next steps for processing this refund, including verification of the number of employees.

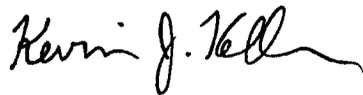
Andrew Fogg, Cox, Castle & Nicholson LLP
October 31, 2025
Page 2

This letter and 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.

Please contact Matt Glesne, Department of City Planning at matthew.glesne@lacity.org with questions.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink that reads "Kevin J. Keller". The signature is written in a cursive, flowing style.

KEVIN J. KELLER, AICP
Executive Officer

VPB:AV:JM:MG:JH:pm

cc: Osama Younan, General Manager, LADBS
Allen Manalansan, Assistant Deputy Superintendent of Buildings II, LADBS
Garó Telmi, Plan Check Engineer, LADBS

PCIS [mPower]

File Edit Module New Save View Search Next Prev Clear Copy Print Win Help

Payment History - GPAYHIST

Application # 21010 10000 06486

Quick Exit

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2025241003-103	Final	08/29/2025	ICL Check	900416.03
1203111	Submittal	12/17/2021	ECHECK	86751.96
		//		
		//		
		//		



Bldg-New GREEN - MANDATORY	City of Los Angeles - Department of Building and Safety	Issued on: 08/29/2025
Commercial	APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Issued
Regular Plan Check		Status Date: 08/29/2025
Plan Check		

L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1768	BLK A	1		M B 20-149	174B173 970	2416 - 001 - 001
TR 1768	BLK A	15		M B 20-149	174B173 1274	2416 - 001 - 014
TR 6434		18		M B 74-2	174B173 1278	2416 - 001 - 041
TR 1768	BLK A	16		M B 20-149	174B173 1280	2416 - 001 - 015
TR 6434		19		M B 74-2	174B173 1284	2416 - 001 - 042
TR 1768	BLK A	17		M B 20-149	174B173 1309	2416 - 001 - 016

3. PARCEL INFORMATION	L.A.DBS Branch Office - VN Council District - 2 Certified Neighborhood Council - NoHo Census Tract - 1253.10 District Map - 174B173	Energy Zone - 9 Fire District - 2 Thomas Brothers Map Grid - 563-A2 Area Planning Commission - South Valley Earthquake-Induced Liquefaction Area - Yes	Community Plan Area - North Hollywood - Valley Village Near Source Zone Distance - 3.9 School Within 500 Foot Radius - YES Methane Hazard Site - Methane Buffer Zone
------------------------------	---	--	---

ZONES(S): (T)(Q)M2-2D

4. DOCUMENTS		
ZI - ZI-2374 State Enterprise Zone: Los . ORD - ORD-162937	ORD - ORD-99300	CPC - CPC-2018-3723-GPA-ZC-CDO-I
ZI - ZI-2452 Transit Priority Area in the ORD - ORD-175631	CRA - ZI 1048 N HOLLYWOOD	CPC - CPC-2018-6005-CA
ZI - ZI-2498 Local Emergency Temporary ORD - ORD-186964	CPC - CPC-2003-3256-ICO	CPC - CPC-2019-7320-VZC-HD-CU-SI
TNI - North Hollywood ORD - ORD-64596	CPC - CPC-2013-3169	

5. CHECKLIST ITEMS	
Special Inspect - Concrete>2.5ksi	Fabricator Reqd - Shop Welds
Special Inspect - Field Welding	Permit Flag - Not a Fire Life Safety Project
Special Inspect - Structural Observation	Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s):		
NORTH HOLLYWOOD STORAGE OWNE 8777 GAINNEY CENTER DR STE 191	SCOTTSDALE AZ 85258	
Tenant:		
Applicant: (Relationship: Agent for Owner)		
1784 CAPITAL HOLDINGS, LLC -	8777 N. GAINNEY CENTER DRIVE SUITE 191 SCOTTSDALE, AZ 85258	(310) 515-0415

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(13) Office (22) Household Goods Storage	(N) 3-STORY SELF-STORAGE TYPE II-B OVER ONE STORY TYPE I-A GROUND LEVEL SELF-STORAGE BUILDING WITH OFFICES FOR ARTISTS USES & OVER ONE LEVEL TYPE I-A SELFSTORAGE BASEMENT (TOTAL 4 STORY OVER 1 LEVEL BASEMENT).

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.
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Garo Telmi	DAS PC By: Shine Lin
OK for Cashier: Jazmin Olmos	Coord. OK:
Signature: <u>Jazmin Olmos</u>	Date: <u>08/29/2025</u>

For Cashier's Use Only W/O #: 11006486

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period		
Permit Valuation: \$25,200,000	PC Valuation:	
FINAL TOTAL Bldg-New	900,416.03 Arts Development	0.00
Permit Fee Subtotal Bldg-New	96,380.50 Arts Dev. Office or RD Area	
Energy Surcharge	Arts Dev. Retail Area	
Handicapped Access	Arts Dev. Warehouse Area	
Plan Check Subtotal Bldg-New	39,342.48 Arts Dev. Fee Credit	
Off-hour Plan Check	19,671.24 Arts Dev. Misc Fee	40.00
Plan Maintenance	300.00 Arts Dev. Total Project Valuation	
E.Q. Instrumentation	7,056.00 School District Commercial Area	129,073.56
D.S.C. Surcharge	4,882.51 CA Bldg Std Commission Surchar	1,008.00
Sys. Surcharge	9,765.01 Green Building	
Planning Surcharge	9,341.65 Permit Issuing Fee	0.00
Planning Surcharge Misc Fee	10.00 Linkage Fee	572,646.48
Planning Gen Plan Maint Surchar	10,898.60	
Sewer Cap ID:	Total Bond(s) Due: \$0.00	

Project:

Payment Date: 08/29/2025
 Receipt No: 2025241003-103
 Amount: \$900,416.03
 Method: ICL Check
Building Card No.: 2025LA04074

12. ATTACHMENTS
Plot Plan
Signed Declaration



Los Angeles, CA 90012

Receipt

Your Reference Number:

2025241003-103

08/29/2025 2:48:57 PM

jleon

TRANSACTIONS

LADBS PERMIT **\$900,416.03**
2025241003-103-1

Name: 1784 CAPITAL HOLDINGS, LLC
Job Address: 5444 N VINELAND AVE
Permit Number: 21010-10000-06486
Building Permit Reference Number: 2025LA04074

CA Bldg Std Commission Surcharge	\$1008.00
Plan Maintenance	\$300.00
Planning Surcharge	\$9341.65
Planning Surcharge Misc Fee	\$10.00
School District Commercial Area	\$129073.56
Sys. Surcharge	\$9765.01
Planning Gen Plan Maint Surcharge	\$10898.60
Linkage Fee	\$572646.48
Arts Dev. Misc Fee	\$40.00
Arts Development	\$0.00
E.Q. Instrumentation	\$7056.00
D.S.C. Surcharge	\$4882.51
Off-hour Plan Check	\$19671.24
Permit Fee Subtotal Bldg-New	\$96380.50
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-New	\$39342.48




Total Amount: \$900,416.03

PAYMENT

ICL Check **\$900,416.03**

Check Number: 001479

iPayment Reference Number:
2025241003-103
Effective Date 8/29/2025
Workgroup Metro 4th Floor
User jleon

North Hollywood Self Storage Partners, LLC PO Box 15715 Scottsdale, AZ 85267 310-990.2601		Parkway Bank & Trust 70-210715	1479
PAY TO THE ORDER OF	City of Los Angeles - Department of Building and Safety	8/28/2025	\$ ** 900,416.03
***** Nine Hundred Thousand Four Hundred Sixteen and 03/100 *****			DOLLARS
MEMO	Building Permit Fees for Plan Check #B21LA23423		
			
		AUTHORIZED SIGNATURE	
⑈00 14 79⑈			

iPayment Reference Number:
2025241003-103
Effective Date 8/29/2025
Workgroup Metro 4th Floor
User jleon

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MCR
CITY of LA Building and Safety
H01-Metro 4th Floor
662270390
08/29/2023 2:49:54 PM
2025241003-103
9800416103

Los Angeles Dept of Building and Safety
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

Reference Number: 2025241003-103
Date/Time: 08/29/2025 2:48:58 PM PST

User ID: jleon

Building

LADBS PERMIT
2025241003-103-1
LADBS PERMIT PAYMENT
Name: 1784 CAPITAL HOLDINGS, LLC
Job Address: 5444 N VINELAND AVE
Permit Number: 21010-10000-06486
Building Permit Reference Number: 2025LA04
074

CA Bldg Std Commission Sur	\$1,008.00
Plan Maintenance	\$300.00
Planning Surcharge	\$9,341.65
Planning Surcharge Misc Fee	\$10.00
School District Commerc	\$129,073.56
Sys. Surcharge	\$9,765.01
Planning Gen Plan Maint	\$10,898.60
Linkage Fee	\$572,646.48
Arts Dev. Misc Fee	\$40.00
Arts Development	\$0.00
E.Q. Instrumentation	\$7,056.00
D.S.C. Surcharge	\$4,882.51
Off-hour Plan Check	\$19,671.24
Plan Fee Subtotal Bldg	\$96,380.50
Issuing Fee	\$0.00
Plan Check Subtotal Bldg	\$39,342.48
Amount:	\$900,416.03
Total:	\$900,416.03
ITEM TOTAL:	\$900,416.03
TOTAL:	\$900,416.03
ICL Check	\$900,416.03
Method:	
Check Number: 001479	
Total Received:	\$900,416.03



C E 2 0 2 5 2 4 1 0 0 3 - 1 0 3

Los Angeles Dept of Building and Safety
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

Reference Number: 2025241003-103
Date/Time: 08/29/2025 2:48:58 PM PST

User ID: jleon

Building

LADBS PERMIT
2025241003-103-1
LADBS PERMIT PAYMENT
Name: 1784 CAPITAL HOLDINGS, LLC
Job Address: 5444 N VINELAND AVE
Permit Number: 21010-10000-06486
Building Permit Reference Number: 2025LA04
074

CA Bldg Std Commission Su	\$1,008.00
Plan Maintenance	\$300.00
Planning Surcharge	\$9,341.65
Planning Surcharge Misc Fee	\$10.00
School District Commere	\$129,073.56
Sys. Surcharge	\$9,765.01
Planning Gen Plan Maint	\$10,898.60
Linkage Fee	\$572,646.48
Arts Dev. Misc Fee	\$40.00
Arts Development	\$0.00
E.Q. Instrumentation	\$7,056.00
D.S.C. Surcharge	\$4,882.51
Off-hour Plan Check	\$19,671.24
Plan Fee Subtotal Bldg	\$96,380.50
Issuing Fee	\$0.00
Plan Check Subtotal Bldg	\$39,342.48
Amount:	\$900,416.03
Balance:	\$900,416.03
ITEM TOTAL:	\$900,416.03
TOTAL:	\$900,416.03
ICL Check	\$900,416.03
Method:	
Check Number: 001479	
Total Received:	\$900,416.03



C E 2 0 2 5 2 4 1 0 0 3 - 1 0 3

▼ Contractor's License Detail (Personnel List)

Contractor License # 777725

Contractor Name MONARCH CONSTRUCTION MANAGEMENT INC

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

Licenses Currently Associated With

Name [THOMAS ALLAN STOCKSDALE](#)
Title RMO
Association Date 04/20/2000
Classification B
Additional Classification [There are additional classifications that can be viewed by selecting this link.](#)

Licenses No Longer Associated With

Name [EDWARD JAMES BIEBRICH JR](#)
Title OFFICER
Association Date 04/20/2000
Disassociation Date 02/24/2010
Name [JOHN ROLAND FREDENBURG](#)
Title CEO / PRESIDENT
Association Date 04/20/2000
Disassociation Date 12/31/2018



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

Sent to: Eng.
Location: _____
Date: 1/7/26

partial linkage CLAIM NO.: 180329

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 # 180329

FEE TYPE	FUND	EVENT TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE	59T/43/4680/468001	AP10	\$ 313,322.73	-	\$ 313,322.73
TOTAL			\$ 313,322.73	\$ -	\$ 313,322.73

LFG 01/21/2026

ST
1/22/26