

**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 June 15, 2026, the Claims Board of
the City of Los Angeles considered a report of the Department of Building and Safety in
the matter of:

Report relative to Request for Linkage Fee Refund from Phantasma Construction &
Development – Refund Claim No. 180760

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

Other action: _____

Claims Board, City of Los Angeles

By  _____
Chairperson

cc: City Attorney

BOARD OF
**BUILDING AND SAFETY
COMMISSIONERS**

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

May 27, 2026

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

REQUEST FOR LINKAGE FEE REFUND FROM PHANTASMA CONSTRUCTION & DEVELOPMENT

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 180760 in the amount of \$68,874.21.

On March 7, 2025, the Los Angeles Department of Building and Safety (LADBS) received a payment in the amount of \$95,078.52 from Phantasma Construction & Development (Claimant) under Building Permit No. 24010-30000-04634 for the project located at 2000-2002 S. Louella Ave, Venice, CA 90291. The payment included a linkage fee in the amount of \$68,874.21. Subsequently, the Claimant executed a Covenant and Agreement regarding the payment of Linkage Fees which was filed/recorded with the LA County Recorder's Office on December 10, 2025. That the claimant agreed to pay the applicable Linkage Fee if the property is sold within three (3) years after the issuance of the building permit. The Claimant submitted a claim for refund on January 26, 2026, related to the Linkage Fee. Upon further review, LADBS Engineering Bureau staff determined that the Claimant is entitled to a refund in the amount of \$68,874.21. 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
OS

CLAIM FOR REFUND - PAYMENTS

CLAIM # 180760 ✓

FEE TYPE	FUND	EVENT TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE ✓	59T/43/4680/468001 ✓	AP10 ✓	\$ 68,874.21 ✓	-	\$ 68,874.21 ✓
TOTAL			\$ 68,874.21 ✓	\$ -	\$ 68,874.21 ✓

✓

LFR 04/29/2026

MLD 05/01/20

RECEIVED
2026 JAN 30 AM 10:50



CLAIM FOR REFUND

CLAIM # 180760 ✓

BY _____ CITY CLERK _____ ✓

Received Date Stamp

Print Name of Claimant (Last) (First)
PHANTASMA CONSTRUCTION & DEVELOPMENT BY: ENZO TIN, MANAGER

Mailing Address (Street) (City) (State/Zip)
713 W. DUARTE RD # G518 ARCADIA, CA 91007

(Area Code) (Phone Number)
626.586.6668

REFUND INFORMATION

JOB LOCATION: 2000 S. LOVELLA AVENUE ⁻²⁰⁰² VENICE, CA 90291

Amount Claimed \$ 68,874.21 ✓ Date Fees Paid: 3/7/25 ✓

RECEIPT #/PERMIT #/REFERENCE #: 24010-30000-04634

STATE REASON FOR REQUESTING A REFUND - (Details): PROPERTY WILL NOT BE SOLD WITHIN 3 YEARS OF PERMIT ISSUE DATE. IF THE \$68,874.21 IS OVER THE THRESHOLD WHEREBY CITY COUNCIL APPROVAL IS REQUIRED (EXTENDING THE TIME NEEDED FOR REFUND) APPLICANT/CLAIMANT IS OKAY POTENTIALLY LOWERING CLAIMED AMOUNT. PLEASE ADVISE? THANK YOU!

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.

Enzo Tin MANAGER ✓

SIGNATURE AND TITLE OF CLAIMANT

1.13.2026 ✓

DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

Completed. Please see #24010-30001-04634 and covendit + agreement. AMOUNT APPROVED FOR REFUND \$ 0 - \$68,874.21

REMARKS: Denied - per engineering Bureau, need to return to Plan Check to have a supplemental permit issued to capture the affidavit for linkage for linkage fee refund.

Audited by: <u>CS / [Signature]</u>	Date: <u>2/19/26</u> / <u>05/01/26</u>
Approved by: <u>e h [Signature]</u> <u>evp</u>	Date: <u>FEB 23 2026</u> / <u>5/8/26</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.

What form do I use?

Claim for Refunds must be prepared on the Department of Building and Safety Claim for Refund form. You may also use the "City of Los Angeles Claim For Refund" form (Form Gen 64).

Where do I get the forms?

For a printable online claim form, go to the LADBS Home Page at www.ladbs.org. Claim forms are also available from all Department of Building and Safety Cashiers located at each District and Branch Office. They may also be obtained from Financial Services 201 N. Figueroa St., Room 740, Los Angeles or at any Office of the City Clerk. You may request that a refund form be mailed to you by calling the Financial Services Office at (213) 482-6890 or toll free (LA County): 311 or (866) 4LA-CITY. They can also answer questions you may have. Please use the comments section on the Home page to request a form.

What do I need to attach?

You will need to attach your original cash register receipt and your application or permit copy containing the original cash register validation. If you do not attach your original receipt and application or permit, an affidavit stating why you cannot submit the originals, signed by you and notarized, will be accepted. However, if you submit an affidavit in lieu of receipts, you will also be required to submit a copy, front and back of your canceled check or other proof of payment. Your claim will NOT be processed without these documents.

Where do I file the refund?

Your completed refund form and attached documents can be filed at any Office of the City Clerk or mailed to:

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

You may also submit your refund form at any Department of Building & Safety cashier counter. The cashier will then forward the claim to the City Clerk's Office.

How long do I have to file a claim?

A claim for refund of fees paid to the Department of Building and Safety must be filed:

1. Within one year from the date of payment of the fee (L.A.M.C. Section 22.12 & 22.13) or
2. Within one year from the date of expiration of extensions on building or grading permits granted by the Department of Building and Safety (L.A.M.C. Section 98.0420).

What will be refunded?

Refunds will be made on fees where no work has been performed for which the fee, application, permit or appeal was required, provided that the City has not made any physical inspection or review or conducted any hearing, conducted any test, or done any similar work. Under these conditions, 80% of the fees paid will be refunded (20% is retained to cover clerical and administrative costs). If a valuation on a building permit was reduced, 100% of the difference will be refunded. If a Department of Building & Safety error was made in issuing the application, 100% of the fees paid will be refunded.

What happens to my refund claim?

1. The City Clerk's office will assign a number, date stamp and log in your claim. They will then send it to Building and Safety, Financial Services for review.
2. Financial Services staff will also log it in. The refund will be forwarded to the applicable division for refund recommendation. For example, if the refund is for a building permit, requests will be sent to our Plan Check Engineers and our Building Inspectors. Our Department staff will review the refund requests and make appropriate recommendations. These recommendations will be sent back to Financial Services.
3. Financial Services staff will complete the audit on the claim, make the necessary calculations and set up either the refund or the denial letter. When completed, the refund or denial letter will be mailed to the claimant.

LADBS Recommendation Form

APPROVED ✓

CLAIM # 180760 ✓
Bureau: Engineering ✓
Division: Major Structures ✓

Document Number: linkage fee ✓
Receipt Number: 2025066001-41 ✓
Receipt Date: 03/07/2025 ✓
Fee Period:
Job Address: 2000 S Lovella AVE 90291 ✓

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

2. Are the reasons given by claimant correct?
✓ no
Permit 24010-30001-04634 was issued to capture the Linkage Fee Affidavit 20250896178 for Permit 24010-30000-04634, OK for Refund for the Linkage Fee.

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
✓ Permit 24010-30001-04634 was issued to capture the Linkage Fee Affidavit 20250896178 for Permit 24010-30000-04634, OK for Refund for the Linkage Fee.

Reviewed By: JOHN FRANCIA ✓
Reviewed On: 04/27/2026
Approved By: ALLEN MANALANSAN ✓
Approved On: 04/28/2026

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	By	On
Review Approved & Returned to FSD	ALLEN MANALANSAN	4/28/2026 7:53:15 AM
Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)	JOHN FRANCIA	4/27/2026 1:44:01 PM
Assigned (to JOHN FRANCIA)	BRANDON JONES	4/27/2026 7:07:35 AM
Created	LUIS FERNANDO GARCIA	4/22/2026 8:46:49 AM

2000 - 2002 S Louella Ave ✓



Permit #: B24WL08757
Plan Check #: B24WL08757
Event Code:

24010 - 30000 - 04634 ✓
Printed: 01/13/26 01:09 PM

Bldg-Addition 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: 03/07/2025 Last Status: Issued Status Date: 03/07/2025
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7289 ✓		53 ✓		MB 79-75 ✓	111B149 497	4242 - 016 - 024

3. PARCEL INFORMATION

Baseline Mansionization Ordinance - Yes LADBS Branch Office - WLA Council District - 11 Certified Neighborhood Council - Venice Census Tract - 2737.00	District Map - 111B149 Energy Zone - 6 Thomas Brothers Map Grid - 672-A4 Area Planning Commission - West Los Angeles Community Plan Area - Venice	Near Source Zone Distance - 4.5
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ZONES(S): R1V2

4. DOCUMENTS

ZI - ZI-1874 Specific Plan: Los Angeles Coast	ORD - ORD-169327	ORD - ORD-186104	CPC - CPC-2005-8252-CA
ZI - ZI-2462 Modifications to SF Zones and S	ORD - ORD-183497	CPC - CPC-1984-226-SP	CPC - CPC-2014-1456-SP
ZI - ZI-2463 R1 Variation Zones	ORD - ORD-184802	CPC - CPC-1992-318-ZC	CPC - CPC-2016-2110-CA
ORD - ORD-168999	ORD - ORD-184809	CPC - CPC-1992-446-HD	CPC - CPC-2016-2112-ZC

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts	Special Inspect - Structural Wood (periodic)	Combine Elec - Wrk. per 91.107.2.1.1.1
Special Inspect - Epoxy Bolts	Std. Work Descr - Seismic Gas Shut Off Valve	Combine HVAC - Wrk. per 91.107.2.1.1.1
Special Inspect - Structural Observation	Permit Flag - Solar PV Combo	Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): RPG MARVISTA DEVELOPMENT, LLC 2000 LOUELLA LOS ANGELES, CA 90064 Applicant: (Relationship: Agent for Owner) JON WALTERS - (310) 600-6502	8. DESCRIPTION OF WORK Major remodel and 2nd story addition to a 1-story S.F.R. with new attached 2-car garage and ADU per Ordinance (LAMC 12.22 A.33 (c) and (e)) COMPLY WITH DEPARTMENT ORDER effective date 04/23/2024. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE
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7. EXISTING USE (01) Dwelling - Single Family	PROPOSED USE (01) Dwelling - Single Family (01) Accessory Dwelling Unit (07) Garage - Private
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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: Hooman Hajizadeh OK for Cashier: Chris Johnson Signature: <u>chris johnson</u>	DAS PC By: Coord. OK: Date: 03/07/2025	For Cashier's Use Only W/O #: 41004634
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11. PROJECT VALUATION & FEE INFORMATION

Permit Valuation:	Final Fee Period	PC Valuation:
\$450,000		
FINAL TOTAL Bldg-Addition ✓	95,078.52	Planning Surcharge 144.68
Permit Fee Subtotal Bldg-Addition	2,364.00	Planning Surcharge Misc Fee 10.00
Energy Surcharge		Planning Gen Plan Maint Surcharge 168.79
Electrical	614.64	School District Residential Level 1 16,342.37
HVAC	307.32	CA Bldg Std Commission Surcharge 18.00
Plumbing	614.64	Green Building
Plan Check Subtotal Bldg-Addition	0.00	Permit Issuing Fee 0.00
Off-hour Plan Check	0.00	Linkage Fee ✓ For refund 68,874.21
Plan Maintenance	47.28	
E.Q. Instrumentation	58.50	
Investigation-CE	4,728.00	
D.S.C. Surcharge	262.03	
Sys. Surcharge	524.06	
Sewer Cap ID:		Total Bond(s) Due: \$0.00

Project:

Payment Date: 03/07/2025 ✓
Receipt No: 2025066001-41 ✓
Amount: \$95,078.52 ✓
Method: ICL Check
Building Card No.: 2025WL00612

12. ATTACHMENTS

Plot Plan	Signed Declaration
SB8 No Net Loss Declaration	



13. STRUCTURE INVENTORY

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

24010 - 30000 - 04634

(P) Floor Area (ZC): +3057 Sqft / 4239 Sqft
 (P) Height (ZC): +8 Feet / 24 Feet
 (P) Length: +37.82 Feet / 72.42 Feet
 (P) Residential Floor Area: +3057 Sqft / 4239 Sqft
 (P) Stories: +1 Stories / 2 Stories
 (P) Width: +6.1 Feet / 43 Feet
 (P) Accessory Dwelling Unit: +1 Units / 1 Units
 (P) Dwelling Unit: 0 Units / 1 Units
 (P) NFPA-13D Fire Sprinklers Thru-out
 (P) Wood (Plywood, OSB, etc.) Shearwall

(P) R3 Occ. Group: +2960 Sqft / 4142 Sqft
 (P) U Occ. Group: +350 Sqft / 350 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): +2 Stalls / 2 Sta
 (P) Total Provided Parking for Site: +2 Stalls / 2 Stalls
 (P) Type V-B Construction
 (P) Floor Construction - Concrete Slab on Grade
 (P) Foundation - Continuous Footing
 (P) Foundation - Spread (Pad) Footing
 (P) Roof Construction - Wood Frame/Sheathing
 (P) Wall Construction - Wood Stud

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

** Approved Seismic Gas Shut-Off Valve may be required. ** RFA Analysis: Allowable RFA = 7,167.8 * 51 % = 3,655 s.f., Proposed RFA = 1,182 s.f. (existing sfd) + 438 s.f. (1st floor addition) + 1,884 s.f. (2nd floor addition) + 350 s.f. (2-car garage) - 200 s.f. (covered parking credit) + 585 s.f. (attached ADU) = 4,239 s.f. ** Proposed RFA > Allowable RFA, but still Okay. attached ADU up to 800 s.f., if no more than 16' in height and with 4' min. side yard setback, is allowed to exceed any overall floor area limit for the lot per LAMC 12.22.A.33(c)(1)(iii) **

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 #
(A) WALTERS, JONATHAN A	4634 LAURELGROVE AVENUE,	STUDIO CITY, CA 91604		C33220	
(C) S E F CONSTRUCTION INC	713 W DUARTE RD #G518,	ARCADIA, CA 91007	B	1041952	
(E) AZARMY, CYRUS	4402 CHARLEMONT AVE,	WOODLAND HILLS, CA 9136		L9404	
(E) NAMDAR, MANSOUR	16867 SEVERO PLACE,	ENCINO, CA 91436		S2976	

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. 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.: **1041952** Contractor: **S E F 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 COMP. INS. FUND** Policy Number: **9237095**

- 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. 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). 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: See Attached Signature DeclarationSign: See Attached Signature Declaration

Date: _____

 Contractor Authorized Agent

Insp Date	Inspection Type	Inspection Status	CMT	Action Date	First Name	Last Name	RFl#	Group Code	Audit Name
03/04/2026	PLUMBING-Final	Not Ready for Inspection		03/04/2026	RYAN	BARNES	1	36423427	INSPECTN 32103
03/04/2026	Shower Pan	Approved		03/04/2026	RYAN	BARNES	1	36423428	INSPECTN 32103
03/04/2026	PLUMBING-Rough	Approved		03/04/2026	RYAN	BARNES	1	36440713	INSPECTN 32103
03/04/2026	PLUMBING-Rough	Insp Scheduled		03/04/2026	RYAN	BARNES	1	36440713	INSPECTN MPOWER
03/02/2026	Shower Pan	Cancelled	1	03/02/2026	RYAN	BARNES	1	36416766	INSPECTN 32103
03/04/2026	Shower Pan	Insp Scheduled		03/02/2026				36423428	WEB_NREG SERVICES
03/04/2026	PLUMBING-Final	Insp Scheduled		03/02/2026				36423427	WEB_NREG SERVICES
03/02/2026	Shower Pan	Insp Cancelled	1	03/02/2026	LIZETH	SAGORV		36416766	INSPECTN 311947
03/02/2026	Shower Pan	Insp Scheduled		02/27/2026				36416766	INSPECTN 392263
07/25/2025	Wood Frame	Partial Approval		07/25/2025	ANDREW	BEEFLI	1	35413839	INSPECTN 377868
07/25/2025	Wood Frame	Insp Scheduled		07/23/2025				35413839	WEB_NREG SERVICES
06/17/2025	Floor/Roof Diaphragm/Shear	Partial Approval		06/17/2025	RYAN	BARNES	1	35238758	INSPECTN 32103
06/17/2025	Floor/Roof Diaphragm/Shear	Insp Scheduled		06/15/2025				35238758	WEB_NREG SERVICES
06/16/2025	Wood Frame	Insp Cancelled	1	06/12/2025	ONLINE	SERVICES		35227855	INSPECTN SERVICES
06/16/2025	Wood Frame	Insp Scheduled		06/12/2025				35227855	WEB_NREG SERVICES
05/06/2025	Footing/Foundation/Slab	Approved		05/06/2025	ANDREW	BEEFLI	1	35029073	INSPECTN 377868
05/06/2025	Excavation/Setback/Form/R	Approved		05/06/2025	ANDREW	BEEFLI	1	35029072	INSPECTN 377868
05/06/2025	Footing/Foundation/Slab	Insp Scheduled		05/05/2025				35029073	WEB_NREG SERVICES
05/06/2025	Excavation/Setback/Form/R	Insp Scheduled		05/05/2025				35029072	WEB_NREG SERVICES
04/17/2025	PLUMBING-Rough	Partial Approval		04/18/2025	JOHN	MATTILLO	1	34939136	INSPECTN JCMATTIL

PCIS Document Status Audit Trail - GSPERMIT

Application # 24010 30000 04634 Insp. History

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	11/06/2024	11/06/2024 02:14 PM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	11/07/2024	11/07/2024 12:26 PM	HOOMAN	HAJIZADEH	CSUZUKI
PCAM	PC in Progress	11/09/2024	11/09/2024 10:56 AM	HOOMAN	HAJIZADEH	414400
PCAM	Corrections Issued	11/12/2024	11/12/2024 07:51 AM	HOOMAN	HAJIZADEH	414400
PCAM	Submitted for Quality Review	11/12/2024	11/12/2024 07:51 AM	HOOMAN	HAJIZADEH	414400
PCAM	Quality Review Completed	11/18/2024	11/18/2024 08:45 AM	CHIHARU	SUZUKI	CSUZUKI
PCAM	Verifications in Progress	12/09/2024	12/09/2024 09:55 AM	HOOMAN	HAJIZADEH	414400
PCAM	PC Approved	12/20/2024	12/20/2024 03:54 PM	HOOMAN	HAJIZADEH	414400
PCAM	PC Info Complete	12/20/2024	12/20/2024 04:00 PM	HOOMAN	HAJIZADEH	414400
PCIS	Ready to Issue	03/07/2025	03/07/2025 02:35 PM	CHRIS	JOHNSON	000110
PCIS	Not Ready to Issue	03/07/2025	03/07/2025 02:59 PM	CHRIS	JOHNSON	000110
PCIS	Ready to Issue	03/07/2025	03/07/2025 03:01 PM	CHRIS	JOHNSON	000110
PCIS	Not Ready to Issue	03/07/2025	03/07/2025 03:19 PM	CHRIS	JOHNSON	000110
PCIS	Ready to Issue	03/07/2025	03/07/2025 03:20 PM	CHRIS	JOHNSON	000110
PCIS	Issued	03/07/2025	03/07/2025 03:23 PM	PCIS	SYSTEM	PCIS

Reference List and Project Clearances & Conditions to Application - BICONDDIT

Application # 24010 30000 04634 Save & ESC

Search Criteria Applied By Organization Applied By Condition Type

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by	Description
3585520	Trees in Parkway	Approved	12/05/2024			Work or construction of driveways/curbs/ramps/sidewalks/p...
3585536	Disturb/Remove Protected Tre	Approved	12/04/2024			Contact Urban Forestry Division at (213) 847-3088 or (213)
3585518	Address approval	Approved with Co	12/02/2024			New or unrecognized address
3585523	Eng Process Fee Ord 176.300	Approved	12/03/2024			The fee authorized by Ord. 176.300 for PW/Eng to process
3585519	Permit	Approved with Co	12/05/2024			Permit for construction of driveways/curb ramps (New cur
3585521	Roof/Waste drainage to street	Approved with Co	12/02/2024			Roof and/or site drainage to street
3585522	Sewer availability	Approved with Co	12/03/2024			Sewer availability and connection
3585517	Specific Plan	Approved	12/05/2024			Compliance with DOT requirement in the Specific Plan:

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

Standard Clearances Project Clearances

Clear Mod Fields Search Update Delete Save Comment

Payment History - GPAYHIST

Application # 24010 30000 04634 ✓

Quick Exit

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2025066001-41	Final	03/07/2025 ✓	ICL Check ✓	95078.52 ✓
1964823	Submittal	11/06/2024	CC	3903.50
		//		
		//		
		//		

1828 Sawtelle Blvd., 2nd Floor
West Los Angeles, CA 90025

Receipt

Your Reference Number:

2025066001-41 ✓

✓ 03/07/2025 3:23:13 PM

rkhachatryan

TRANSACTIONS

LADBS PERMIT \$95,078.52 ✓
2025066001-41-1

Name: JON WALTERS ✓
Job Address: 2000 2002 S LOUELLA AVE ✓
Permit Number: 24010-30000-04634 ✓
Building Permit Reference Number: 2025WL00612

CA Bldg Std Commission Surcharge	\$18.00
Plan Maintenance	\$47.28
Planning Surcharge	\$144.68
Planning Surcharge Misc Fee	\$10.00
Plumbing	\$614.64
School District Residential Level 1	\$16342.37
Planning Gen Plan Maint Surcharge	\$168.79
Investigation-CE	\$4728.00
Sys. Surcharge	\$524.06
Linkage Fee ✓ <i>For refund</i>	\$68874.21 ✓
E.Q. Instrumentation	\$58.50
Electrical	\$614.64
HVAC	\$307.32
D.S.C. Surcharge	\$262.03
Off-hour Plan Check	\$0.00
Permit Fee Subtotal Bldg-Addition	\$2364.00
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-Addition	\$0.00

LADBS PERMIT \$206.99
2025066001-41-3

Name: JON WALTERS
Job Address: 2000 S LOUELLA AVE
Permit Number: 24019-30000-04934
Building Permit Reference Number: 2025WL00613

CA Bldg Std Commission Surcharge	\$1.00
Plumbing	\$33.80
Planning Gen Plan Maint Surcharge	\$9.10
E.Q. Instrumentation	\$0.50
D.S.C. Surcharge	\$4.93
Permit Fee Subtotal Bldg-Demolition	\$130.00
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-Demolition	\$0.00
Planning Surcharge	\$7.80
Planning Surcharge Misc Fee	\$10.00
Sys. Surcharge	\$9.86

Total Amount: \$95,285.51

PAYMENT

ICL Check \$95,285.51

Check Number: 001023

iPayment Reference Number:
2025066001-41
Effective Date 3/7/2025
Workgroup West Los Angeles
User rkhachatryan

Phantasma Construction & Development 6265866668 1023
713 W Duarte Rd #GS18
Arcadia, CA 91007

PAY TO THE ORDER OF LADBS DATE 3/7/25 IS 95285.51

Ninety five thousand two hundred eighty five and 5/100 DOLLARS

Wells Fargo Bank

2000 Lowell Ave

⑈00 10 23⑈

iPayment Reference Number:
2025066001-41
Effective Date 3/7/2025
Workgroup West Los Angeles
User rkhachatryan

FOR DEPOSIT ONLY
PAY TO THE ORDER OF JP MOR
City of LA Building and Safety
#603-West Los Angeles
669270355
03/07/2025 2 23:39 PM
2025066001-41
\$95285 51

2025 Sawlette Blvd., 2nd Floor
West Los Angeles, CA 90025

Reference Number: 2025066001-41
Date/Time: 03/07/2025 3:23:13 PM PST

User ID: rkhachatryan

LADBS PERMIT
2025066001-41-1
LADBS PERMIT PAYMENT
Name: JON WALTERS
Job Address: 2000 2002 S LOUELLA AVE
Permit Number: 24010-30000-04634
Building Permit Reference Number: 2025WL00
612

CA Bldg Std Commission Surch	\$18.00
Plan Maintenance	\$47.28
Planning Surcharge	\$144.68
Planning Surcharge Misc Fee	\$10.00
Plumbing	\$614.64
School District Resident	\$16,342.37
Planning Gen Plan Maint Sur	\$168.79
Investigation-CE	\$4,728.00
Sys. Surcharge	\$524.06
Linkage Fee	\$68,874.21
E.Q. Instrumentation	\$58.50
Electrical	\$614.64
HVAC	\$307.32
D.S.C. Surcharge	\$262.03
Off-hour Plan Check	\$0.00
Permit Fee Subtotal Bldg-	\$2,364.00
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-Addi	\$0.00
Amount:	\$95,078.52

Total: \$95,078.52 ✓

LADBS PERMIT
2025066001-41-3
LADBS PERMIT PAYMENT
Name: JON WALTERS
Job Address: 2000 S LOUELLA AVE
Permit Number: 24019-30000-04934
Building Permit Reference Number: 2025WL00
613

CA Bldg Std Commission Surcha	\$1.00
Plumbing	\$33.80
Planning Gen Plan Maint Surch	\$9.10
E.Q. Instrumentation	\$0.50
D.S.C. Surcharge	\$4.93
Permit Fee Subtotal Bldg-De	\$130.00
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-Demo	\$0.00
Planning Surcharge	\$7.80
Planning Surcharge Misc Fee	\$10.00
Sys. Surcharge	\$9.86
Amount:	\$206.99

Total: \$206.99

2000 - 2002 S Louella Ave ✓



Permit #: 24010-30001-04634 ✓
Plan Check #: B25WL09386
Event Code:

24010 - 30001 - 04634 ✓

Printed: 04/29/26 08:10 AM

Bldg-Alter/Repair GREEN - NONE ✓ 1 or 2 Family Dwelling ✓ Plan Check at Counter ✓ Plan Check ✓	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 04/21/2026 Last Status: Issued Status Date: 04/21/2026
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7289 ✓		53 ✓		M B 79-75 ✓	111B149 497	4242 - 016 - 024

3. PARCEL INFORMATION

Baseline Mansionization Ordinance - Yes LADBS Branch Office - WLA Council District - 11 Certified Neighborhood Council - Venice Census Tract - 2737.00	District Map - 111B149 Energy Zone - 6 Thomas Brothers Map Grid - 672-A4 Area Planning Commission - West Los Angeles Community Plan Area - Venice	Near Source Zone Distance - 4.5
--	---	---------------------------------

ZONES(S): R1V2

4. DOCUMENTS

ZI - ZI-1874 Specific Plan: Los Angeles Coast	ORD - ORD-169327	ORD - ORD-186104	CPC - CPC-1992-446-HD
ZI - ZI-2462 Modifications to SF Zones and S	ORD - ORD-183497	CV - REGARDING THE PAYMENT OF LIN	CPC - CPC-2005-8252-CA
ZI - ZI-2463 R1 Variation Zones	ORD - ORD-184802	CPC - CPC-1984-226-SP	CPC - CPC-2014-1456-SP
ORD - ORD-168999	ORD - ORD-184809	CPC - CPC-1992-318-ZC	CPC - CPC-2016-2110-CA

5. CHECKLIST ITEMS

Permit Flag - Universal Waste

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BONZAI INVESTMENT LLC 713 DUARTE RD STE G PMB 58 ARCADIA CA 91007 Applicant (Relationship Agent for Owner): <u>ION WALTERS</u> ✓ (310) 600-6502	8. DESCRIPTION OF WORK Supplemental ref to permit: 24010-30000-04634 to record the covenant and agreement regarding the waiver of linkage fees, and to update the ownership.
--	--

7. EXISTING USE (01) Dwelling - Single Family (01) Accessory Dwelling Unit (07) Garage - Private	PROPOSED USE
--	---------------------

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By: Hooman Hajizadeh DAS PC By:
OK for Cashier: Hooman Hajizadeh Coord. OK:
Signature: _____ Date: _____

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.

For Cashier's Use Only W/O #: 41004634

11. PROJECT VALUATION & FEE INFORMATION

Permit Valuation:	Final Fee Period	PC Valuation:
\$501		
FINAL TOTAL Bldg-Alter/Repair	241.52 ✓	
Permit Fee Subtotal Bldg-Alter/Repair	130.00	
Plan Check Subtotal Bldg-Alter/Repair	58.50	
E.Q. Instrumentation	0.50	
D.S.C. Surcharge	5.67	
Sys. Surcharge	11.34	
Planning Surcharge	11.31	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	13.20	
CA Bldg Std Commission Surcharge	1.00	
Permit Issuing Fee	0.00	
Linkage Fee	0.00	
Sewer Cap ID:	Total Bond(s) Due: \$0.00	

Project:

Payment Date: 04/21/2026 ✓
Receipt No: 2026111002-12 ✓
Amount: \$241.52 ✓
Method: MasterCard ✓
Building Card No.: 2026WL00841

12. ATTACHMENTS

Owner-Builder Declaration
Signed Declaration



13. STRUCTURE INVENTORY

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

24010 - 30001 - 04634

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation: \$0.00

Covenant and agreement regarding the payment of linkage fees dated 12.10.25 (record# 20250896178) **The ownership change information took place on 12/27/2024 prior to Master permit issuance date (03/07/2025) **

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 #

(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



Bldg-Alter/Repair GREEN - NONE 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 04/21/2026 Last Status: Issued Status Date: 04/21/2026
--	--	---

I. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7289		53		M B 79-75	111B149 497	4242 - 016 - 024

3. PARCEL INFORMATION Baseline Mansions Ordinance - Yes LADBS Branch Office - WLA Council District - 11 Certified Neighborhood Council - Venice Census Tract - 2737.00	District Map - 111B149 Energy Zone - 6 Thomas Brothers Map Grid - 672-A4 Area Planning Commission - West Los Angeles Community Plan Area - Venice	Near Source Zone Distance - 4.5
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ZONES(S): R1V2

4. DOCUMENTS		
ZI - ZI-1874 Specific Plan: Los Angeles Coast ORD - ORD-169327 ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-183497 ZI - ZI-2463 R1 Variation Zones ORD - ORD-184802 ORD - ORD-168999 ORD - ORD-184809	ORD - ORD-186104 CV - REGARDING THE PAYMENT OF LINKAGE FEES CPC - CPC-1984-226-SP CPC - CPC-1992-318-ZC	CPC - CPC-1992-446-HD CPC - CPC-2005-8252-CA CPC - CPC-2014-1456-SP CPC - CPC-2016-2110-CA

5. CHECKLIST ITEMS
Permit Flag - Universal Waste

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BONZAI INVESTMENT LLC 713 DUARTE RD STE G PMB 58 AARCADIA CA 91007 Applicant: (Relationship: Agent for Owner) JON WALTERS - (310) 600-6502	8. DESCRIPTION OF WORK Supplemental ref. to permit# 24010-30000-04634 to record the covenant and agreement regarding the waiver of linkage fees, and to update the ownership.
---	---

7. EXISTING USE (01) Dwelling - Single Family (01) Accessory Dwelling Unit (07) Garage - Private	PROPOSED USE
--	---------------------

9. # Bldgs on Site & Use: 10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Hooman Hajizadeh DAS PC By: OK for Cashier: Hooman Hajizadeh Coord. OK: Signature: _____ Date: _____	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.
---	---

For Cashier's Use Only W/O #: 41004634

11. PROJECT VALUATION & FEE INFORMATION	
Permit Valuation: \$501 PC Valuation:	Final Fee Period
FINAL TOTAL Bldg-Alter/Repair	241.52
Permit Fee Subtotal Bldg-Alter/Repair	130.00
Plan Check Subtotal Bldg-Alter/Repair	58.50
E.Q. Instrumentation	0.50
D.S.C. Surcharge	5.67
Sys. Surcharge	11.34
Planning Surcharge	11.31
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	13.20
CA Bldg Std Commission Surcharge	1.00
Permit Issuing Fee	0.00
Linkage Fee	0.00
Sewer Cap ID:	Total Bond(s) Due: \$0.00

Project:

Payment Date: 04/21/2026
 Receipt No: 2026111002-12
 Amount: \$241.52
 Method: MasterCard
Building Card No.: 2026WL00841

12. ATTACHMENTS
Owner-Builder Declaration Signed Declaration



13. STRUCTURE INVENTORY

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

24010 - 30001 - 04634

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation: \$0,00

Covenant and agreement regarding the payment of linkage fees dated 12.10.25 (record# 20250896178) **The ownership change information took place on 12/27/2024 prior to Master permit issuance date (03/07/2025) **

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 #

(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).

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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

1828 Sawtelle Blvd., 2nd Floor
West Los Angeles, CA 90025

Receipt

Your Reference Number:

2026111002-12

✓ 04/21/2026 2:59:20 PM

rkhachatryan

TRANSACTIONS

LADBS PERMIT

\$241.52 ✓

2026111002-12-1

Name: JON WALTERS ✓
Job Address: 2000 2002 S LOUELLA AVE ✓
Permit Number: 24010-30001-04634 ✓
Building Permit Reference Number: 2026WL00841 ✓

Agent for Owner

CA Bldg Std Commission Surcharge	\$1.00
E.Q. Instrumentation	\$0.50
Linkage Fee	\$0.00
Sys. Surcharge	\$11.34
Planning Surcharge Misc Fee	\$10.00
D.S.C. Surcharge	\$5.67
Permit Fee Subtotal Bldg-Alter/Repair	\$130.00
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-Alter/Repair	\$58.50
Planning Surcharge	\$11.31
Planning Gen Plan Maint Surcharge	\$13.20
MasterCard Credit Card Service Fee	\$6.52
2026111002-12-3	

Total Amount: \$248.04

PAYMENT

MasterCard Credit Card Service Fee Credit Sale Chip Read \$6.52

First Name: FEI
Last Name: FENG
Payment Type: credit
Card Number: *****2263

MasterCard Credit Sale Chip Read \$241.52

First Name: FEI
Last Name: FENG
Payment Type: credit
Card Number: *****2263



Credit Card Receipt(Customer Copy)

Date/Time: 04/21/2026 3:00:06 PM PST
MasterCard Sale *****2263 Chip Read
Amount: \$241.52
Auth Code & Receipt ID: 06208S
Reference Nbr: 2026111002-12

NO CVM

SEQUENCE: 00000005
AID: A0000000041010
TVR: 8000008000
IAD: 0110A0000122000000000000000000000000FF
TSI: 6800
ARC: 00

1828 Sawtelle Blvd., 2nd Floor
West Los Angeles, CA 90025

Receipt

Your Reference Number:

2026111002-12

04/21/2026 2:59:20 PM

rkhachatryan

TRANSACTIONS

LADBS PERMIT **\$241.52**
2026111002-12-1

Name: JON WALTERS
Job Address: 2000 2002 S LOUELLA AVE
Permit Number: 24010-30001-04634
Building Permit Reference Number: 2026WL00841

CA Bldg Std Commission Surcharge \$1.00
E.Q. Instrumentation \$0.50
Linkage Fee \$0.00
Sys. Surcharge \$11.34
Planning Surcharge Misc Fee \$10.00
D.S.C. Surcharge \$5.67
Permit Fee Subtotal Bldg-Alter/Repair \$130.00
Permit Issuing Fee \$0.00
Plan Check Subtotal Bldg-Alter/Repair \$58.50
Planning Surcharge \$11.31
Planning Gen Plan Maint Surcharge \$13.20

MasterCard Credit Card Service Fee **\$6.52**
2026111002-12-3

Total Amount: \$248.04

PAYMENT

MasterCard Credit Card Service Fee Credit Sale Chip Read **\$6.52**

First Name: FEI
Last Name: FENG
Payment Type: credit
Card Number: *****2263

MasterCard Credit Sale Chip Read **\$241.52**

First Name: FEI
Last Name: FENG
Payment Type: credit
Card Number: *****2263



Credit Card Receipt(Customer Copy)

Date/Time: 04/21/2026 3:00:05 PM PST
MasterCard Credit Card Service *****2263 Chip Read
Fee Sale
Amount: \$6.52
Auth Code & Receipt ID: 032955
Reference Nbr: 2026111002-12

NO CVM
SEQUENCE: 00000005
AID: A0000000041010
TVR: 8000008000
IAD: 0110A0000122000000000000000000000000FF
TSI: 6800
ARC: 00



Credit Card Receipt(Customer Copy)

Date/Time: 04/21/2026 3:00:06 PM PST
MasterCard Sale *****2263 Chip Read
Amount: \$241.52
Auth Code & Receipt ID: 062085
Reference Nbr: 2026111002-12

NO CVM
SEQUENCE: 00000005
AID: A0000000041010
TVR: 8000008000
IAD: 0110A000012200000000000000000000000000000FF
TSI: 6800
ARC: 00

Inspection Audit Trail - GSPER001

Application # 24010 30001 04634 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
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PCIS Document Status Audit Trail - GSPER001

Application # 24010 30001 04634 Insp. History Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	12/08/2025	12/08/2025 03:08 PM	PCIS	EMPORT	PCIS
PCAM	PC Assigned	12/08/2025	12/08/2025 03:44 PM	HOOAN	HAJIZADEH	414400
PCAM	Corrections Issued	12/08/2025	12/08/2025 03:44 PM	HOOAN	HAJIZADEH	414400
PCAM	PC Approved	04/21/2026	04/21/2026 02:43 PM	HOOAN	HAJIZADEH	414400
PCIS	PC Info Complete	04/21/2026	04/21/2026 02:45 PM	HOOAN	HAJIZADEH	414400
PCIS	Ready to Issue	04/21/2026	04/21/2026 02:45 PM	HOOAN	HAJIZADEH	414400
PCIS	Issued	04/21/2026	04/21/2026 03:00 PM	PCIS	SYSTEM	PCIS

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By

Application # 24010 30001 04634 Save & ESC Condition Type Exit

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

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

Standard Clearances Project Clearances

Clear Mod Fields Search Update Delete Save Comment

Payment History - GPAYHIST

Application # 24010 30001 04634 ✓

Quick Exit

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2026111002-12	Final	04/21/2026 ✓	MasterCard ✓	241.52 ✓
2025342001-27	Submittal	12/08/2025	Visa	136.88
		//		
		//		
		//		

This page is part of your document - DO NOT DISCARD

20250896178 ✓



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/10/25 AT 10:57AM

FEES:	23.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	23.00



LEADSHEET



202512103290019

00026115177



015682075

SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
CITY OF LOS ANGELES

Recorded at the request of and mail to: _____

ENZO TIN

(Name)

2000 S. LOVELLA AVE.

(Address)

LOS ANGELES, CA 90291

City, State, & Zip

12/10/25

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE



COVENANT AND AGREEMENT REGARDING THE PAYMENT OF LINKAGE FEES TO THE CITY OF LOS ANGELES

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that I am/we are the sole fee simple owner(s) of real property located in the City of Los Angeles, State of California that is legally described as follows:

LEGAL DESCRIPTION:

LOT 53 OF TRACT 7289

as recorded in Book 79 Page 75, Records of Los Angeles County ("Property").

The Property is located at and is known by the following ADDRESS: 2000 S. LOVELLA AVE, L.A. 90291. In compliance with Section 19.18.B.2(f) of the Los Angeles Municipal Code, I/we hereby agree and covenant with the City of Los Angeles ("City") to pay a Linkage Fee (as defined in LAMC Section 19.18.A), the amount of which shall be determined based on the applicable Linkage Fee schedule in effect at the time of payment if the Property is sold within three (3) years after the date of City's issuance of Building Permit Application No. 24010-30000(1)-04634. If the Property is not sold during the said three-year period, then this covenant shall automatically (without any action by the City) terminate and be of no further force and effect. If the Property is sold (as may be evidenced by a title-vesting document on title) during the said three-year period, then this covenant shall remain in full force and effect until a Notice of Termination is recorded to expressly terminate this covenant. Such Notice of Termination shall be provided by the City once the applicable Linkage Fee has been paid in full to the City. This covenant and payment obligation set forth hereunder, shall run with the land and shall be binding upon myself/ourselves, and future owners, encumbrances, my/our successors, heirs, or assignees, regardless of who obtained said building permit.

CARTOGRAPHER'S
USE ONLY

Owner's Name(s) Enzo Tin

(Please type or print)

(Please type or print)

Signature of Owner's/Owners' Name(s) Enzo Tin

(sign)

Two Officers' Signatures

Required for Corporations

(sign)

Name of Corporation

Dated this _____ day of _____ 20 _____

SIGNATURES MUST BE NOTARIZED

(Notary acknowledgement must be attached)

See Attached
Notary Certificate

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department _____
To be completed for City owned property only.

APPROVED BY: Hossein Hajizadeh Date: 12/8/25

Hossein Hajizadeh

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

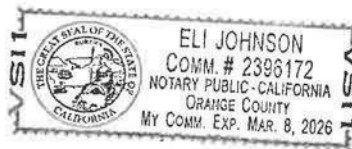
State of California
County of Orange

On November 20, 2025 before me, Eli Johnson, Notary Public,
personally appeared Enzo Tin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



ADDITIONAL INFORMATION (OPTIONAL)

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of pages ____ Document Date _____

(Additional information)

NOTARY PUBLIC CONTACT INFORMATION

The UPS Store
668 N Coast Hwy
Laguna Beach, CA 92651

949-494-4420 tel
949-494-9850 fax

store0120@theupsstore.com
www.TheUPSStore.com/0120

[Home](#) | [Online Services](#) | [License Detail](#) | [Personnel List](#)

▼ Contractor's License Detail (Personnel List)

Contractor License # 1041952 ✓
Contractor Name SEF CONSTRUCTION INC ✓

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

Licenses Currently Associated With

Name [SHUI GEN DING](#)
Title RMO / CEO / PRES
Association Date 07/17/2018
Classification B
Additional Classification [There are additional classifications that can be viewed by selecting this link:](#)

Licenses No Longer Associated With

[Back to Top](#)

[Conditions of Use](#)

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[Accessibility Certification](#)

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

Sent to: Eng.
Location: _____
Date: 2/3/20

linkage only CLAIM NO.: 180760

04/22/26 (re)

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

Los Angeles Department of Building and Safety

The information below was found on the following address:

2000 S LOUELLA AVE

Parcel Profile Report: 1

Permit Information found: 2

+ 2000 S LOUELLA AVE 90291

- 2000-2002 S LOUELLA AVE 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
24010 - 30000 - 04634	B24WL08757	Bldg-Addition	Issued 3/7/2025	Major remodel and 2nd story addition to a 1-story S.F.R. with new attached 2-car garage and ADU per Ordinance (LAMC 12.22 A.33 (c) and (e)) COMPLY WITH DEPARTMENT ORDER effective date 04/23/2024. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE
24010 - 30001 - 04634	B25WI00386	Bldg- Alter/Repair	Issued 4/21/2026	Supplemental ref. to permit# 24010-30000-04634 to record the covenant and agreement regarding the waiver of linkage fees, and to update the ownership.
24019 - 30000 - 04452	B24WL08758	Bldg- Demolition	Application Pending 11/6/2024	DPI w/ Posting for demolish (e) det. garage at rear of the lot
24019 - 30000 - 04934	B24WL09826	Bldg- Demolition	Permit Finaled 4/9/2025	DEMOLITION OF DETACHED GARAGE **COMPLY WITH DEPARTMENT ORDER effective date 04/23/2024. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE**
25041 - 10000 - 12825	X25LA11929	Electrical	Issued 3/27/2025	TEMPORARY POWER POLE
26041 - 10000 - 02517	E26LA01950	Electrical	Issued 2/11/2026	(EPlan) PV1 for installation of roof mounted solar panels. PV system includes 8 modules with 8 microinverters and 1 panel connected to existing main service panel. System size is 3.52kW DC/2.64kW AC.
25043 - 10000 - 01373	M25LA12606	Fire Sprinkler	Issued 4/10/2025	NFPA 13D FIRE SPRINKLER SYSTEM. 1" DOMESTIC WATER METER; NO BACKFLOW PREVENTER.
25047 - 20000 - 01455	B25VN31730	Swimming-Pool/Spa	Issued 12/5/2025	NEW POOL AND SPA PER STANDARD PLAN 268.

Code Enforcement Information: 2

Certificate of Occupancy Information: 1

Retrofit Program Information: 2

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

March 11, 2026

Phantasma Construction & Development
713 W Duarte Road #G518
Arcadia, CA 91007

REFUND CLAIM NO: 180760
DATE CLAIM FILED: 01/26/2026
JOB LOCATION : 2000 S Lovella Ave, Venice, CA 90291

To whom it may concern:

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

- Denied

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

- Return to Plan Check to have a Supplemental Permit 24014-30001-04634 issued to capture the affidavit for Linkage Fee.

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 (preferred) or by phone at (213) 482-6890.

Thank you,

Financial Services Division

LADBS Recommendation Form

DENIED

CLAIM # 180760
Bureau: Engineering
Division: Major Structures

Document Number: linkage fee
Receipt Number: 2025066001-41
Receipt Date: 03/07/2025
Fee Period:
Job Address: 2000 S Lovella AVE 90291

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

2. Are the reasons given by claimant correct?
no
Return to Plan Check to have a Supplemental Permit 24014-30001-04634 issued to capture the affidavit for Linkage Fee.

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?
no
Return to Plan Check to have a Supplemental Permit 24014-30001-04634 issued to capture the affidavit for Linkage Fee.

Reviewed By: JOHN FRANCIA
Reviewed On: 02/11/2026
Approved By: ALLEN MANALANSAN
Approved On: 02/12/2026

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	By	On
Review Approved & Returned to FSD	ALLEN MANALANSAN	2/12/2026 8:17:23 AM
Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)	JOHN FRANCIA	2/11/2026 1:09:54 PM
Assigned (to JOHN FRANCIA)	BRANDON JONES	2/4/2026 8:51:37 AM
Created	LUIS FERNANDO GARCIA	2/3/2026 3:10:37 PM