

**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:

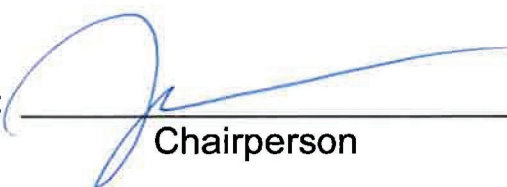
At its meeting on July 06, 2026, the Claims Board of the City of Los Angeles considered a report of the Department of Building and Safety in the matter of: Report relative to Request for Linkage Fee Refund from Galpin Mazda – Refund Claim No. 180384.

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

Other action: _____

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

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

June 9, 2026

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

REQUEST FOR LINKAGE FEE REFUND FROM GALPIN MAZDA

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 180384 in the amount of \$172,839.36.

On October 15, 2025, the Los Angeles Department of Building and Safety (LADBS) received a payment in the amount of \$503,361.84 from Galpin Mazda (Claimant) under Building Permit No. 22010-10000-06290 for the project located at 8353 N. Sepulveda Blvd, North Hills, CA 91343. The payment included a linkage fee in the amount of \$382,335.36. A supplemental permit was issued under 22010-20001-06290 to reduce the size of the building per the new Zoning Code Floor Area to 40,600 square footage. The Claimant submitted a claim for refund on December 18, 2025, related to the overpayment of Linkage Fee due to the reduction in square footage. Upon further review, LADBS Engineering Bureau staff determined that the Claimant is entitled to a refund in the amount of \$172,839.36. 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
uaf.

RECEIVED
2025 DEC 22 AM 10:59



CLAIM # 180384 ✓
RECEIVED
CITY CLERK'S OFFICE
2025 DEC 18 PM 5:17 ✓
BY CITY CLERK
Received Date Stamp

CLAIM FOR REFUND

Payable to: Galpin Mazda
Attn: Alma Cullen
15505 Roscoe Blvd.
North Hills, CA 91343 ✓

Print Name of Claimant (Last)		(First)	
Lovato ✓		Carlos ✓	
Mailing Address (Street)	(City)	(State/Zip)	
660 South Figueroa St., Suite 1780	Los Angeles	CA 90017	
(Area Code) (Phone Number)	(E-mail Address)		
661 227-8287 ✓	carlos@irvineassoc.com		

REFUND INFORMATION

JOB LOCATION: 8353 N Sepulveda Blvd. ✓

Amount Claimed \$177,999.36 ✓ \$172,839.36 ✓ Date Fees Paid: 10/15/2025 ✓

RECEIPT #/PERMIT #/REFERENCE #: 2025288001-36/220101000006290 ✓

STATE REASON FOR REQUESTING A REFUND - (Details):
 See Exhibit A

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.)

2) Received zoning floor area for both the master and supplemental permits.
3) Refund the difference in linkage fees based on the size reduction from 70,649 sq. ft. to 40,600 sq. ft. zoning floor area.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE.

[Signature] ✓ Land Use Consultant of Galpin Motors
 SIGNATURE AND TITLE OF CLAIMANT DATE: 12/16/25 ✓

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 0 - / \$172,839.36

REMARKS: Denied - supplemental permit is required.
Supplemental permit # 22010-20001-06290 was issued to update the building size and zoning floor area.

Audited by:	<u>CS/ [Signature]</u>	Date:	<u>1/30/26</u>
Approved by:	<u>eh/ [Signature]</u>	Date:	<u>2/4/26</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.

CLAIM FOR REFUND - PAYMENTS

CLAIM # 180384 ✓

FEE TYPE	FUND	EVENT TYPE	AMOUNT PAID	20% RETENTION	NET REFUND
LINKAGE ✓	59T/43/4680/468001 ✓	AP10 ✓	\$ 172,839.36 ✓	- ✓	\$ 172,839.36 ✓
TOTAL			\$ 172,839.36 ✓	\$ - ✓	\$ 172,839.36 ✓

LFA 05/22/2006

MLD 05/29/2006



CLAIM # 180384

RECEIVED
2025 DEC 22 AM 10: 59
CITY OF LOS ANGELES
FINANCIAL SERVICES
BUILDING & SAFETY

CLAIM FOR REFUND

RECEIVED
CITY CLERK'S OFFICE
2025 DEC 18 PM 3: 17
BY CITY CLERK
Received Date Stamp

Print Name of Claimant (Last)		(First)	
Lovato		Carlos	
Mailing Address (Street)	(City)	(State/Zip)	
660 South Figueroa St., Suite 1780	Los Angeles	CA 90017	
(Area Code) (Phone Number)	(E-mail Address)		
661 227-8287	carlos@irvineassoc.com		

REFUND INFORMATION

JOB LOCATION: 8353 N Sepulveda Blvd.

Amount Claimed \$ 177,999.36 Date Fees Paid: 10/15/2025

RECEIPT #/PERMIT #/REFERENCE #: 2025288001-36/220101000006290

STATE REASON FOR REQUESTING A REFUND - (Details):

See Exhibit A

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>12/16/25</u>
SIGNATURE AND TITLE OF CLAIMANT	DATE

FOR DEPARTMENT OF BUILDING & SAFETY USE ONLY

AMOUNT APPROVED FOR REFUND \$ 0 -

REMARKS: Denied - supplemental permit is required.

Audited by: <u>CS</u>	Date: <u>1/30/26</u>
Approved by:	Date:

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 the fees were paid by check you will also be required to submit a copy, front and back of your canceled check. 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, the Department may request additional proof of payment including bank and/or credit card statements. 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.

Claim for Refund
Exhibit A

Our team processed a building permit for a new auto dealership under permit no. 22010-10000-06290. As this project was not exempt from the Affordable Housing Linkage Fee "AHLF"), we had to pay a \$382,335.36 fee.

To generate this fee, our plan checker erroneously utilized our "building" code square footage of 74,096 (see exhibit B).

Per the current AHLF rate (from LAHD) of \$5.16 per square foot, this generated the above \$382,335.36 fee.

Pursuant to LAMC section 19.18A.2, we were to use the "non-residential floor area" as defined by LAMC section 12.03. In utilizing the definition, our fee should have been based on 70,699 sq. ft., which would have equaled \$364,806 (a delta of \$17,529.36).

Additionally, our team recently submitted a supplemental permit (under permit no. 22010-10001-06290) that reduces the size of the building. The new square footage will be 39,600 sq. ft. which would generate an AHLF of \$160,470 (see exhibit C). The delta between the paid fee and the proposed fee is \$177,999.36 and is the refund in question.

↓
\$172,839.36

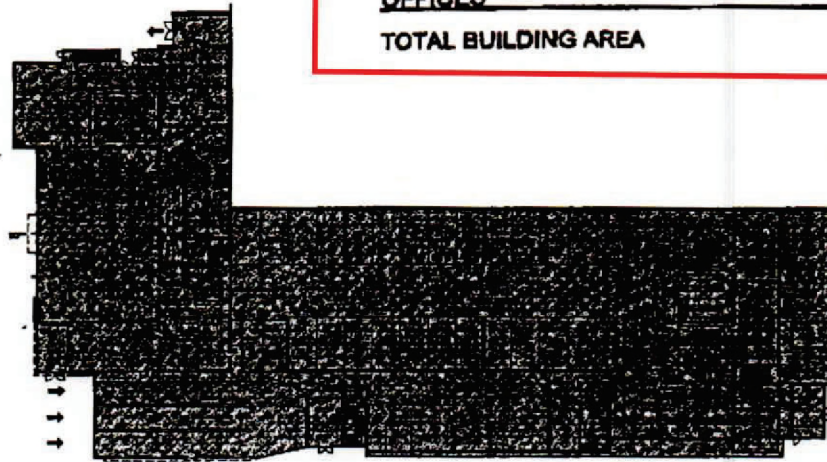
↓
40,600 sq. ft.

BUILDING FLOOR AREA

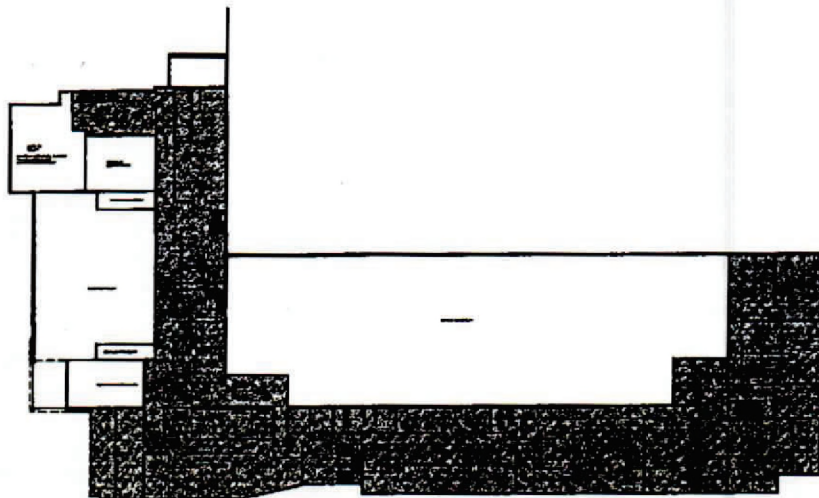
FIRST FLOOR:	
SHOWROOM, OFFICE, RETAIL	15,025 S.F.
RESTAURANT	2,345 S.F.
PARTS STORAGE	3,746 S.F.
SERVICE BAYS	24,354 S.F.
OPEN SERVICE DRIVE CANOPY	4,227 S.F.
TOTAL FIRST FLOOR	49,697 S.F.
SECOND FLOOR:	
OFFICES	24,399 S.F.
TOTAL BUILDING AREA	74,096 S.F.

BUILDING FLOOR AREA

FIRST FLOOR:	
SHOWROOM, OFFICE, RETAIL	15,025 S.F.
RESTAURANT	2,345 S.F.
PARTS STORAGE	3,746 S.F.
SERVICE BAYS	24,354 S.F.
OPEN SERVICE DRIVE CANOPY	4,227 S.F.
TOTAL FIRST FLOOR	49,697 S.F.
SECOND FLOOR:	
OFFICES	24,399 S.F.
TOTAL BUILDING AREA	74,096 S.F.



(A) FIRST FLOOR PLAN
Scale: 1" = 40 ft



(B) SECOND FLOOR PLAN
Scale: 1" = 40 ft

Exhibit B

FLOOR AREA CALCULATION

ZONING FLOOR AREA ✓

FIRST FLOOR: 47,744 S.F.

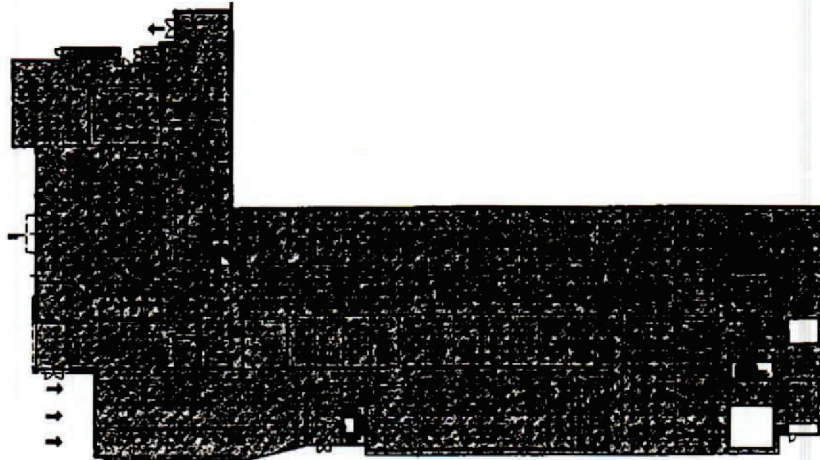
SECOND FLOOR: 22,955 S.F.

TOTAL BUILDING AREA: 70,699 S.F. ✓

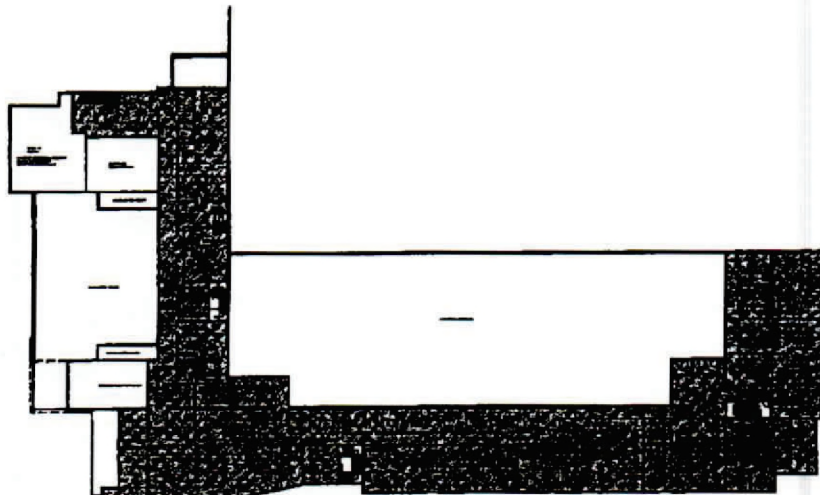
* FLOOR AREA IS CALCULATED AS THE SUM OF ALL INTERIOR SPACE FOR EACH STORY OF A BUILDING

* FOLLOWING ARE INCLUDED IN THE CALCULATION OF FLOOR AREA
* ALL AREAS CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING
* ALL AREAS WITHIN THE EXTERIOR WALLS OF A STRUCTURE THAT IS BOTH ENCLOSED AND COVERED.

* FOLLOWING ARE NOT INCLUDED IN THE CALCULATION OF FLOOR AREA
* EXTERIOR WALLS
* PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS
* SPACE DEDICATED TO BICYCLE PARKING
* OUTDOOR DINING AND BASEMENT STORAGE AREA.
* STAIRWAYS, ELEVATOR, SHAFTS
* ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY



(A) FIRST FLOOR PLAN
Scale: 1" = 40 ft



(B) SECOND FLOOR PLAN
Scale: 1" = 40 ft

Exhibit B

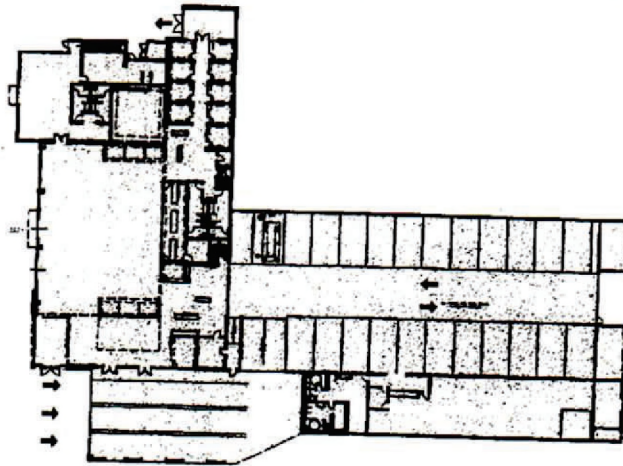
BUILDING FLOOR AREA

FIRST FLOOR:	
SHOWROOM, OFFICE, RETAIL	12,400 S.F.
RESTAURANT	2,360 S.F.
PARTS STORAGE	2,893 S.F.
SERVICE BAYS	14,838 S.F.
OPEN SERVICE DRIVE CANOPY	3,960 S.F.
TOTAL FIRST FLOOR	36,449 S.F.

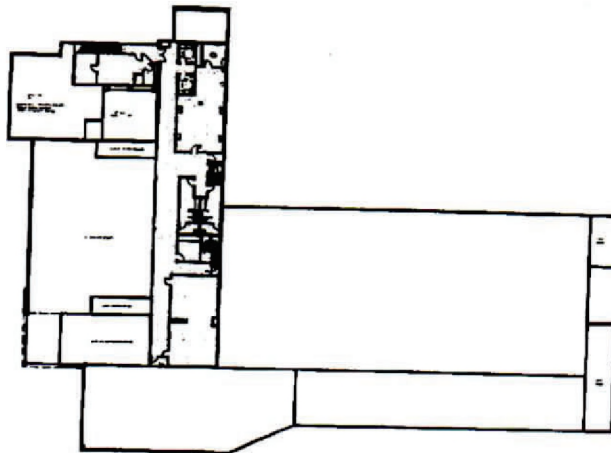
SECOND FLOOR:	
OFFICES	5,989 S.F.
TOTAL BUILDING AREA	42,438 S.F.

FIRST FLOOR:	
SHOWROOM, OFFICE, RETAIL	12,400 S.F.
RESTAURANT	2,360 S.F.
PARTS STORAGE	2,893 S.F.
SERVICE BAYS	14,838 S.F.
OPEN SERVICE DRIVE CANOPY	3,960 S.F.
TOTAL FIRST FLOOR	36,449 S.F.

SECOND FLOOR:	
OFFICES	5,989 S.F.
TOTAL BUILDING AREA	42,438 S.F.



(A) FIRST FLOOR PLAN
Scale: 1" = 40 ft



(B) SECOND FLOOR PLAN
Scale: 1" = 40 ft

Exhibit C

FLOOR AREA CALCULATION

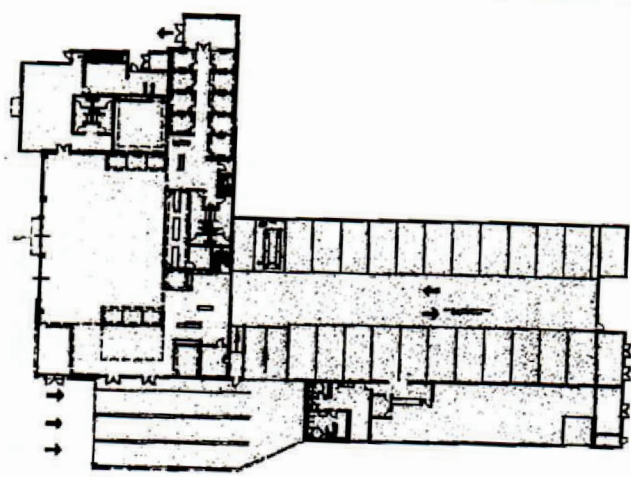
ZONING FLOOR AREA ✓

FIRST FLOOR: 35,300 S.F.

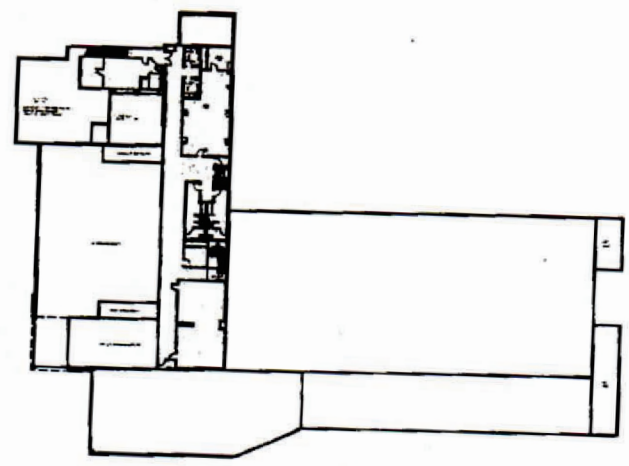
SECOND FLOOR: 5,300 S.F.

TOTAL BUILDING AREA: 40,600 S.F. ✓

- FLOOR AREA IS CALCULATED AS THE SUM OF ALL INTERIOR SPACE FOR EACH STORY OF A BUILDING
- FOLLOWING ARE INCLUDED IN THE CALCULATION OF FLOOR AREA
 - ALL AREAS WITHIN THE EXTERIOR WALLS OF A BUILDING
 - ALL AREAS WITHIN THE EXTERIOR WALLS OF A STRUCTURE THAT IS BOTH ENCLOSED AND COVERED.
- FOLLOWING ARE NOT INCLUDED IN THE CALCULATION OF FLOOR AREA
 - EXTERIOR WALLS
 - ALL AUTOMOBILE PARKING AREAS
 - BASEMENTS
 - STAIRWAYS AND ELEVATOR SHAFTS



(A) FIRST FLOOR PLAN
Scale: 1" = 40 ft



(B) SECOND FLOOR PLAN
Scale: 1" = 40 ft

Exhibit C ✓



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

8351 Sepulveda, AHLF Refund Request

William Brown <william@irvineassoc.com>
To: Luis Fernando Garcia <luis.f.garcia@lacity.org>
Cc: Carlos Lovato <carlos@irvineassoc.com>

Tue, May 26, 2026 at 10:29 AM

Good morning Luis,

Here is the information you requested regarding the AHLF refund:

Mailing Address: 15505 Roscoe Blvd, North Hills CA 91343. ATTN: Alma Cullen
Payable to: Galpin Mazda

Please let me know if there is anything else you need from us.

Best,

Will

[Quoted text hidden]



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

8351 Sepulveda, AHLF Refund Request

Carlos Lovato <carlos@irvineassoc.com>

Mon, Dec 29, 2025 at 1:36 PM

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

Cc: "LADBS.refunds@lacity.org" <LADBS.refunds@lacity.org>, William Brown <william@irvineassoc.com>

Thank you very much for the update, Luis.

I am the Land Use Consultant for the property owner- Galpin Motors. Our team has been retained to help Galpin process their various permits for their various projects. For Galpin Mazda (8351 Sepulveda), our team processed all of the permits necessary for construction.

[Quoted text hidden]

APPROVED ✓

LADBS Recommendation Form

CLAIM # 180384 ✓
Bureau: Engineering
Division: Major Structures

Document Number: Linkage Fee ✓ \$ 22010-10000-06290 ✓
Receipt Number: 2025288001-36 ✓
Receipt Date: 10/15/2025 ✓
Fee Period:
Job Address: 8353 N Sepulveda BLVD 91343 ✓

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 22010-20001-06290 to reduce the size of the building and the new Zoning Code Floor Area for the building is 40,600 sq ft. Claimant stated 39,600 sq ft. instead of 40,600 sq ft. ✓

3. Did LADBS initiate an action that resulted in an error?
✓ no

4. Is this a duplicated permit or receipt of the same job or item?
✓ no

5. Of the gross amount claimed, is the amount claimed pertaining to the(se) particular item(s) correct?
✓ no \$177,999.36 per claimant ✓
✓ This is for a partial Linkage Fee refund for the amount of \$172,839.36 for the difference from the original proposed size of the building. See attached calculation.

6. Is a refund recommended?
✓ yes
✓ A Supplemental Permit was issued under 22010-20001-06290 to reduce the size of the building and the new Zoning Code Floor Area for the building is 40,600 sq ft. OK for partial Linkage Fee refund for the amount of \$172,839.36 for the difference from the original proposed size of the building.

Reviewed By: JOHN FRANCIA ✓
Reviewed On: 05/21/2026
Approved By: ALLEN MANALANSAN ✓
Approved On: 05/22/2026

Financial Service Div.'s Comments:
✓ Partial Linkage Fee refund request. Customer has pulled supplemental permit 22010-20001-06290.

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	5/22/2026 7:43:43 AM
Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)	JOHN FRANCIA	5/21/2026 12:22:37 PM
Assigned (to JOHN FRANCIA)	BRANDON JONES	5/11/2026 6:46:16 AM
Created	LUIS FERNANDO GARCIA	5/8/2026 2:58:19 PM

Claim 180384

Linkage Fee Collected based on 74,096 sq ft = **\$382,335.36** ✓

Permit Number	22010	10000	06290	<input type="checkbox"/> Not a Development Project	Clos
Market Area	Medium Market Area	Issuance Date(MM/DD/YYYY)	12/20/2022	Fee Phase-In Factor	100%
Exempt Reason					
Chargeable Fees					
Type of Development Project	Rate	Area (sq. ft.)	Fee Total		
Non-Residential Uses (Including Hotels)	5.16	74096	\$382,335.36		

Linkage Fee based on 40,600 sq ft (Supplemental Permit Area reduction in size of the building):

40,600 sq ft x \$5.16/sq ft = **\$209,496.00** ✓ (1)

Refund = 382,335.36 - 209,496 = **\$172,839.36** ✓ (2)

Area	Rate	Fee
74096	5.16	\$382,335.36
40600	5.16	\$209,496.00
Refund =		\$172,839.36 ✓

8353 N Sepulveda Blvd

Permit # **22010 - 20001 - 06290**
 Plan Check # B01LA43855
 Event Code
 Printed: 05/29/24 11:42 AM

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Issued on: 04/29/2024
 Last Status: Issued
 Status Date: 04/29/2024

TR 3509 BLOCK 320 LOT 1 M B 36.34	ADP 1	LAND USE CATEGORY M B 36.34	PARCEL IDENTIFICATION 1878141 327	LAHOURS/RANGE 3614 - 027 - 009
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1. PARCEL INFORMATION

Project Name: GREEN - NONE
 Commercial
 Register Plan Check
 Plan Check

Design Map: 1728141
 Survey Zone: 9
 Fire District: 2
 Lot Lot Data: 01 01 1811
 Thomas: Building Map Grid: 311-402

Area Planning Commission: North Valley
 Community Plan Area: Victoria Hill - Panamint City - North
 State Source Code Distance: 3.3

ADDRESS: 8353 N SEPULVEDA BLVD

2. REGULATORY INFORMATION

22 - 22-2174 Non-Emergency Zone: Lot: ADP: ORD - ORD-126737
 CPC - CPC-11731-BL
 CPC - CPC-2001-007-ZC-GPA-CU-SPR

22 - 22-2412 Transit Priority Area in the City: ORD - ORD-155979
 CPC - CPC-1687-3K
 CPC - CPC-2020-588-CRA

22 - 22-2498 Local Emergency Temporary Use: ORD - ORD-184750-SAL780
 CPC - CPC-1499-2
 CPC - CPC-2019-08

22 - 22-2522-01-01-01-01
 ORD - ORD-194619
 CPC - CPC-1884-001-GPC
 CDMS - SETAS ANGELES STATE ESTE

3. CREATOR/ISSUER

Special Inspect - Anchor Bolt
 Special Inspect - Structural Observation
 Plan - Foundation Plan

Special Inspect - LED Project
 Permit Flag - Sign & Fire Life Safety Project
 Not Work Order - Secure Gas Shut OFF Valve

Permit Flag - Unexcused Work

4. PROPERTY OWNER/LEASE/AGENCY INFORMATION

Owner:
 BOSMER PROPERTIES II LLC
 11501 BOSSCOE BLVD
 NORTH HILLS CA 91343

5. DISBURSEMENT INFO

Impoundment permit # 22010-10000-06290 to reduce the scope of work. Item two (two), item 1B. Handle car deceleration work (shower, service bay, pump storage, treatment (over and shell). - Update AB2797 to provide 100 parking.

11. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies: "change in numeric value / total resulting numeric value")		22010 - 20001 - 06290
(P) Floor Area (ZC): +40600 Sqft / 40600 Sqft	(P) Long Term Bicycle Parking Provided for Bldg: +6 Spaces / 6	
(P) Height (BC): +29.63 Feet / 29.63 Feet	(P) Long Term Bicycle Parking Req'd for Bldg: +6 Spaces / 6	
(P) Height (ZC): +31.13 Feet / 31.13 Feet	(P) Parking Req'd for Bldg (Auto-Bicycle): +12 Stalls / 12 S	
(P) Landscape Area: +1450 Sqft / 1450 Sqft	(P) Provided Compact for Bldg: 0 Stalls / 0 Stalls	
(P) Length: +285.36 Feet / 285.36 Feet	(P) Provided Disabled for Bldg: 0 Stalls / 0 Stalls	
(P) Stories: +2 Stories / 2 Stories	(P) Provided Standard for Bldg: 0 Stalls / 0 Stalls	
(P) Width: +211.69 Feet / 211.69 Feet	(P) Short Term Bicycle Parking Provided for Bldg: +6 Spaces	
(P) A2 Occ. Group: +2360 Sqft / 2360 Sqft	(P) Short Term Bicycle Parking Req'd for Bldg: +6 Spaces / 6	
(P) B Occ. Group: +18389 Sqft / 18389 Sqft	(P) Type III-B Construction	
(P) S1 Occ. Group: +21689 Sqft / 21689 Sqft		

**Notes of MLD 05/29/26
 Reconciliation of Linkage Fee for Refund**

	Area	Rate	Fee
Computation based on the Linkage Fee paid	(1) 74,096	5.16	\$382,335.36 (1)
Should be - based on permit #22010-10000-06290	70,699	5.16	\$364,806.84
Difference - Overpayment	3,397		\$17,528.52
Amount Paid			\$382,335.36 (1)
Based on Supplemental Permit #22010-20001-06290 (reduction in size of the building)	(2) 40,600	5.16	\$209,496.00
Difference - Overpayment for Refund			\$172,839.36 (2)

Inspection Audit Trail - GINSPHST

Application # 22010 10000 06290 Search Clear

Insp Date	Inspection Type	Inspection Status	CMT	Action Date	First Name	Last Name	RFI#	Group Code	Audit Name
12/16/2025	Pre-Inspection	Partial Inspection		12/17/2025	GREGORY	POMISH	1 36069090	INSPECTN	GPMISH
12/16/2025	Pre-Inspection	Insp Scheduled		12/11/2025			36069090	WEB_NREG	SERVICES
10/20/2025	Pre-Inspection	Approved		10/21/2025	ROBERT	DAVIS	1 35809441	INSPECTN	384130
10/20/2025	Pre-Inspection	Insp Scheduled		10/15/2025			35809441	WEB_NREG	SERVICES

PCIS Document Status Audit Trail - G6PERMIT

Application # 22010 10000 06290 Insp. History Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	12/20/2022	12/20/2022 10:40 AM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	01/26/2023	01/26/2023 12:32 PM	MINA	HABIB	BSTUTSMA
PCAM	PC in Progress	01/31/2023	01/31/2023 02:38 PM	MINA	HABIB	381419
PCAM	PC in Progress	02/14/2023	02/15/2023 08:42 AM	MINA	HABIB	381419
PCAM	PC in Progress	02/15/2023	02/15/2023 05:26 PM	MINA	HABIB	381419
PCAM	PC in Progress	02/16/2023	02/21/2023 04:34 PM	MINA	HABIB	381419
PCAM	PC in Progress	02/21/2023	02/21/2023 04:35 PM	MINA	HABIB	381419
PCAM	PC in Progress	02/22/2023	02/24/2023 05:27 PM	MINA	HABIB	381419
PCAM	PC in Progress	02/27/2023	03/02/2023 09:09 AM	MINA	HABIB	381419
PCAM	PC in Progress	02/28/2023	03/02/2023 05:19 PM	MINA	HABIB	381419
PCAM	PC in Progress	03/01/2023	03/02/2023 05:21 PM	MINA	HABIB	381419
PCAM	PC in Progress	03/02/2023	03/02/2023 05:21 PM	MINA	HABIB	381419
PCAM	PC in Progress	03/06/2023	03/07/2023 09:21 AM	MINA	HABIB	381419
PCAM	Corrections Issued	03/07/2023	03/07/2023 09:30 AM	MINA	HABIB	381419
PCAM	Submitted for Quality Review	03/07/2023	03/07/2023 09:30 AM	MINA	HABIB	381419
PCAM	Quality Review Completed	03/09/2023	03/09/2023 10:58 AM	RODOLFO	ARIAS	357583
PCAM	Verifications in Progress	02/22/2024	02/22/2024 09:00 AM	MINA	HABIB	381419
PCAM	Verifications in Progress	08/29/2024	08/29/2024 12:33 PM	MINA	HABIB	381419
PCAM	Verifications in Progress	09/06/2024	09/06/2024 04:27 PM	MINA	HABIB	381419
PCAM	Verifications in Progress	01/21/2025	01/24/2025 11:42 AM	MINA	HABIB	381419

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By Application # 22010 10000 06290 Condition Type Save&ESC Exit

Box	Condition#	Condition	Condition Status	Status Date	Description
	3655495	Miscellaneous	Not Applicable	04/24/2025	Miscellaneous Approval for:PPM-3231
	3655497	ZA Case	Not Applicable	04/24/2025	Zoning Administrator Case #:YD-2448-YV
	3655496	ZA Case	Not Applicable	04/24/2025	Zoning Administrator Case #:ZA-19XX-9684
	3292696	Automotive Use	Not Applicable	03/21/2025	Record covenant required per 12.22A28(b)18
	3292697	Automotive Use	Not Applicable	03/21/2025	Landscaping per 12.22A28(a)9
	3292698	Automotive Use	Not Applicable	03/21/2025	Conditional Use per 12.24 W4, project does not comply wit
	3292687	Site Plan review	Approved	03/21/2025	Site Plan Review, project surpasses threshold per LAM
	3292691	Construction near power lines	Approved with Co	09/01/2023	Construction within 10 feet of power lines or easement
	3292692	Construction within easement	Approved with Co	09/01/2023	Construction within a DWP utility easement
	3292686	Internal circulation	Approved	02/12/2024	Internal circulation per 12.21A5j
	3289819	ZI	Not Applicable	03/21/2025	Zoning Information File #:ZI-1034 Citywide listing of Adu
	3285825	DAS Clearance	Approved with Co	03/14/2025	Condition of Approval of Disabled Access corrections

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

Standard Clearances Project Clearances

Clear Mod Fields Search Update Delete Save Comment

V CS

Inspection Audit Trail - GNSPHST

Application # 22010 10000 06290 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	RF#	Group Code	Audit Name
05/21/2026	Deputy Reinf. Masonry	Approved		05/21/2026	JOHN	KITCKO	1 36797102	INSPECTN	JKITCKO
05/22/2026	Masonry Wall/Backfill	Insp Cancelled	1	05/21/2026	System	User	36812975		SERVICES
05/20/2026	Deputy Reinf. Masonry	Approved		05/20/2026	JOHN	KITCKO	1 36797101	INSPECTN	JKITCKO
05/22/2026	Masonry Wall/Backfill	Insp Scheduled		05/20/2026			36812975	WEB_NREG	SERVICES
05/19/2026	Deputy Reinf. Masonry	Approved		05/20/2026	JOHN	KITCKO	1 36797099	INSPECTN	JKITCKO
05/19/2026	Footing/Foundation/Slab	Partial Approval		05/20/2026	JOHN	KITCKO	1 36797440	INSPECTN	JKITCKO
05/19/2026	Footing/Foundation/Slab	Insp Scheduled		05/18/2026			36797440	WEB_NREG	SERVICES
05/22/2026	Deputy Reinf. Masonry	Insp Scheduled		05/18/2026			36797104	WEB_RIG	SERVICES
05/21/2026	Deputy Reinf. Masonry	Insp Scheduled		05/18/2026			36797102	WEB_RIG	SERVICES
05/20/2026	Deputy Reinf. Masonry	Insp Scheduled		05/18/2026			36797101	WEB_RIG	SERVICES
05/19/2026	Deputy Reinf. Masonry	Insp Scheduled		05/18/2026			36797099	WEB_RIG	SERVICES
05/15/2026	Deputy Reinf. Masonry	Approved		05/15/2026	JOHN	KITCKO	1 36762398	INSPECTN	JKITCKO
05/14/2026	Deputy Reinf. Masonry	Approved		05/14/2026	JOHN	KITCKO	1 36762396	INSPECTN	JKITCKO
05/13/2026	Reinforced Masonry Frame	Partial Approval		05/13/2026	JOHN	KITCKO	1 36771204	INSPECTN	JKITCKO
05/13/2026	Deputy Steel Welding	Approved		05/13/2026	JOHN	KITCKO	1 36774845	INSPECTN	JKITCKO
05/13/2026	Deputy Reinf. Masonry	Approved		05/13/2026	JOHN	KITCKO	1 36762398	INSPECTN	JKITCKO
05/13/2026	Verbs Sprinkler Sign Off	Not Ready for Inspection		05/13/2026	JOHN	KITCKO	1 36771206	INSPECTN	JKITCKO
05/13/2026	Green Building Rough	Not Ready for Inspection		05/13/2026	JOHN	KITCKO	1 36771205	INSPECTN	JKITCKO
05/13/2026	Deputy Steel Welding	Insp Scheduled		05/13/2026			36774845	WEB_RIG	SERVICES
05/13/2026	Green Building Rough	Insp Scheduled		05/12/2026			36771205	WEB_NREG	SERVICES

PCIS Document Status Audit Trail - GSPERMIT

Application # 22010 10000 06290 Insp. History Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	12/20/2022	12/20/2022 10:40 AM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	01/26/2023	01/26/2023 12:32 PM	MENA	HABIB	JBSTUTSMA
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PCAM	PC in Progress	02/27/2023	03/02/2023 09:09 AM	MENA	HABIB	381419
PCAM	PC in Progress	02/28/2023	03/02/2023 05:19 PM	MENA	HABIB	381419
PCAM	PC in Progress	03/01/2023	03/02/2023 05:21 PM	MENA	HABIB	381419
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PCAM	PC in Progress	03/06/2023	03/07/2023 09:21 AM	MENA	HABIB	381419
PCAM	PCAM	03/07/2023	03/07/2023 09:30 AM	MENA	HABIB	381419
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PCAM	Verifications in Progress	02/22/2024	02/22/2024 09:00 AM	MENA	HABIB	381419
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PCAM	Verifications in Progress	01/21/2025	01/24/2025 11:42 AM	MENA	HABIB	381419

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By Application # 22010 10000 06290 Save & ESC Condition Type Exit

Application #	Applied Date	Applied by Organization	Applied By Name	Recorded by
Condition#	Condition	Condition Status	Status Date	Description
3655495	Miscellaneous	Not Applicable	04/24/2025	Miscellaneous Approval for: PPM 3231
3655497	ZA Case	Not Applicable	04/24/2025	Zoning Administrator Case #: YD-2448-YY
3655496	ZA Case	Not Applicable	04/24/2025	Zoning Administrator Case #: ZA-19XX-9684
3292696	Automotive Use	Not Applicable	03/21/2025	Record covenant required per 12.22A28(b)18
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Mod Fields // Applied by Org. By Name Action by Org. By Name

Standard Clearances Project Clearances

Clear Mod Fields Search Update Delete Save Comment

No chargeback

Payment History - GPAYHIST



Application # 22010 10000 06290 ✓

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2025288001-36	Final	10/15/2025	AdvPay	503361.84 ✓
1483723	Submittal	12/20/2022	CC	51104.34
		//		
		//		
		//		

8353 N Sepulveda Blvd



Permit #: B22LA25687
Plan Check #: B22LA25687
Event Code:

22010 - 10000 - 06290

Printed: 12/22/25 02:41 PM

Bldg-New **GREEN - MANDATORY** ✓
Commercial ✓
Regular Plan Check ✓
Plan Check ✓

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on: 10/15/2025
Last Status: Issued
Status Date: 10/15/2025

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 2899		318	3	M B 30-34	192B145 266	2654 - 027 - 079
TR 2899		319	1	M B 30-34	192B145 280	2654 - 027 - 079
TR 2899		319	2	M B 30-34	192B145 296	2654 - 027 - 079
TR 2899		319	3	M B 30-34	192B145 309	2654 - 027 - 008
TR 31288		LT 1		M B 831-60/61	192B145 326	2654 - 027 - 080

3. PARCEL INFORMATION

Airport Hazard Area - Horizontal Surface Area
LADBS Branch Office - VN
Council District - 6
Certified Neighborhood Council - North Hills East
Census Tract - 1174.08

District Map - 192B145
Energy Zone - 9
Fire District - 2
Thomas Brothers Map Grid - 531-G2
Area Planning Commission - North Valley

Community Plan Area - Mission Hills - Panorama City - North
Near Source Zone Distance - 5.3

ZONES(S): [T][Q]CM-1VL

4. DOCUMENTS

ZI - ZI-2374 State Enterprise Zone: Los Angel ORD - ORD-155979	CPC - CPC-15697-BL	CPC - CPC-2010-589-CRA
ZI - ZI-2498 Local Emergency Temporary Re; ORD - ORD-164750-SA2780	CPC - CPC-1949-A	CPC - CPC-29709-BL
ZA - ZA-2012-1914-CU	ORD - ORD-174619	CDBG - SEZ-LOS ANGELES STATE ENTE
ORD - ORD-126737	CPC - CPC-11751-BL	AFF - AFF-39361

5. CHECKLIST ITEMS

Special Inspect - Field Welding	Special Inspect - Structural Observation	Permit Flag - Fire Life Safety by LADBS
Special Inspect - Grade Beam/Caisson	Fabricator Reqd - Shop Welds	Std. Work Descr - Seismic Gas Shut Off Valve
Special Inspect - S.M.R. Frame-Steel	Fabricator Reqd - Structural Steel	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	8. DESCRIPTION OF WORK
Owner(s): ROSBER PROPERTIES II LLC 15505 ROSCOE BLVD NORTH HILLS CA 91343 Applicant: (Relationship: Architect) GOREE WHITFIELD - ✓ (213) 709-5561	CONSTRUCTION OF NEW TWO STORY MAZDA DEALERSHIP WITH SHOWROOM, SERVICE BAYS AND STORAGE. NEW ATTACHED RESTURANT (core and shell for resturant) (see comments) ✓

7. EXISTING USE	PROPOSED USE
	(17) Restaurant (08) Auto Repair Garage (08) Automobile Sales - new

9. # Bldgs on Site & Use: 1 OF 2

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Mina Habib DAS PC By: Eddie Garin
OK for Cashier: Michael Irigoyen 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 #: 21006290

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$12,000,000	PC Valuation:	
FINAL TOTAL Bldg-New	503,361.84	CA Bldg Std Commission Surcharge	480.00
Permit Fee Subtotal Bldg-New	46,534.00	Green Building	
Energy Surcharge		Permit Issuing Fee	0.00
Handicapped Access		Linkage Fee <i>For refund</i> ✓	382,335.36
Plan Check Subtotal Bldg-New	0.00		
Plan Maintenance	300.00		
E.Q. Instrumentation	3,360.00		
D.S.C. Surcharge	1,505.82		
Sys. Surcharge	3,011.64		
Planning Surcharge	2,810.04		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	3,278.38		
School District Commercial Area	59,736.60		
Sewer Cap ID:		Total Bond(s) Due:	\$0.00

Project:

Payment Date: 10/15/2025 ✓
 Receipt No: 2025288001-36 ✓
 Amount: \$503,361.84 ✓
 Method: AdvPay ✓
Building Card No.: 2025LA04744

12. ATTACHMENTS

Plot Plan
Signed Declaration



13. STRUCTURE INVENTORY

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

22010 - 10000 - 06290

(P) Floor Area (ZC): +70699 Sqft / 70699 Sqft ✓
 (P) Height (BC): +33.3 Feet / 33.3 Feet
 (P) Height (ZC): +33.3 Feet / 33.3 Feet
 (P) Landscape Area: +9362 Sqft / 9362 Sqft
 (P) Length: +380.5 Feet / 380.5 Feet
 (P) Stories: +2 Stories / 2 Stories
 (P) Width: +212 Feet / 212 Feet
 (P) NFPA-13 Fire Sprinklers Thru-out
 (P) Concrete Shearwall
 (P) Steel Moment Frame

(P) Wood (Plywood, OSB, etc.) Shearwall
 (P) A2 Occ. Group: +2345 Sqft / 2345 Sqft
 (P) B Occ. Group: +37519 Sqft / 37519 Sqft
 (P) S1 Occ. Group: +31560 Sqft / 31560 Sqft
 (P) A2 Occ. Load: +93 Max Occ. / 93 Max Occ.
 (P) Parking Req'd for Bldg (Auto+Bicycle): +18 Stalls / 18 S
 (P) Provided Disabled for Bldg: +2 Stalls / 2 Stalls
 (P) Provided Standard for Bldg: +13 Stalls / 13 Stalls
 (P) Type III-B Construction
 (P) Floor Construction - Concrete Slab on Grade

(P) Foundation - Concrete Grade Beam
 (P) Foundation - Continuous Footing
 (P) Foundation - Spread (Pad) Footing
 (P) Roof Construction - Wood Frame/Sheathing
 (P) Wall Construction - Masonry

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

** Approved Seismic Gas Shut-Off Valve may be required. ** Mod for extension # 14999 to extend to 02/28/2025 Mod for extension # 2 18776 to extend to 8/28/2025 Mod for extension #3 20255 to extend 2/28/2026 lot ties under aff number 20250564172 9 short term bike parking 9 long term bike parking total 18 restaurant is core and shell tenant improvement will be under separate permit

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) WANJA, MICHAEL JOSEPH
 (C) KUNZIK & SARA CONSTRUCTION INC
 (E) ALBERTSON, AARON MARCUS
 (E) CHEN, JEFF YING-CHIH
 (E) TUCKER, KEITH D

5151 SAN FELIPE ST #1700,
 1699 LA COSTA MEADOWS DR #102,
 2 WAYSIDE,
 17500 REDHILL AVENUE SUITE 240,
 PO BOX 8133,

HOUSTON, TX 77056
 SAN MARCOS, CA 92078
 NEWPORT BEACH, CA 92657
 IRVINE, CA 92614
 HUNTINGTON BEACH, CA 9

B

 GE841

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.: **847939** Contractor: **KUNZIK & SARA 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: **SENTINEL INSURANCE COMPANY LTD** Policy Number: **72WEABG8HIS**

- 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: _____ Sign: _____ Date: _____ Contractor Authorized Agent

8353 N Sepulveda Blvd



Permit #:
Plan Check #: B22LA25687
Event Code:

22010 - 10000 - 06290
Printed: 10/15/25 11:46 AM

Bldg-New GREEN - MANDATORY
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

Issued on: 10/15/2025
Last Status: Issued
Status Date: 10/15/2025

**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 2899		318	3	M B 30-34	192B145 266	2654 - 027 - 079
TR 2899		319	1	M B 30-34	192B145 280	2654 - 027 - 079
TR 2899		319	2	M B 30-34	192B145 296	2654 - 027 - 079
TR 2899		319	3	M B 30-34	192B145 309	2654 - 027 - 008
TR 31288		LT 1		M B 831-60/61	192B145 326	2654 - 027 - 080

3. PARCEL INFORMATION

Airport Hazard Area - Horizontal Surface Area
LADBS Branch Office - VN
Council District - 6
Certified Neighborhood Council - North Hills East
Census Tract - 1174.08

District Map - 192B145
Energy Zone - 9
Fire District - 2
Thomas Brothers Map Grid - 531-G2
Area Planning Commission - North Valley

Community Plan Area - Mission Hills - Panorama City -
Near Source Zone Distance - 5.3

ZONES(S): [T][Q]CM-1VL

4. DOCUMENTS

Z1 - Z1-2374 State Enterprise Zone: Los . ORD - ORD-155979
Z1 - Z1-2498 Local Emergency Temporary ORD - ORD-164750-SA2780
ZA - ZA-2012-1914-CU
ORD - ORD-126737

ORD - ORD-174619
CPC - CPC-11751-BL

CPC - CPC-15697-BL
CPC - CPC-1949-A
CPC - CPC-1986-602-GPC
CPC - CPC-2001-3007-ZC-GPA-CU-SP

CPC - CPC-2010-589-CRA
CPC - CPC-29709-BL
CDBG - SEZ-LOS ANGELES STATE E
AFF - AFF-39361

5. CHECKLIST ITEMS

Special Inspect - Field Welding
Special Inspect - Grade Beam/Caisson
Special Inspect - S.M.R. Frame-Steel

Special Inspect - Structural Observation
Fabricator Reqd - Shop Welds
Fabricator Reqd - Structural Steel

Permit Flag - Fire Life Safety by LADBS
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
ROSBER PROPERTIES II LLC
15505 ROSCOE BLVD NORTH HILLS CA 91343

Applicant: (Relationship: Architect)
GOREE WHITFIELD -
(213) 709-5561

7. DESCRIPTION OF WORK
CONSTRUCTION OF NEW TWO STORY MAZDA DEALERSHIP WITH SHOWROOM, SERVICE BAYS AND STORAGE, NEW ATTACHED RESTURANT (core and shell for resturant) (see comments)

7. EXISTING USE

PROPOSED USE
(17) Restaurant
(08) Auto Repair Garage
(08) Automobile Sales - new

2. # Bldg on Site & Use: 1 OF 2

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.

18. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Mina Habib
OK for Cashier: Michael Irigoyen
Signature: *Michael Irigoyen*

DAS PC By: Eddie Garin
Coord. OK:
Date: 10/10/2025

For Cashier's Use Only
W/O #: 21006290

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$12,000,000	PC Valuation:
FINAL TOTAL Bldg-New	503,361.84 CA Bldg Std Commission Surchar 480.00
Permit Fee Subtotal Bldg-New	46,534.00 Green Building
Energy Surcharge	Permit Issuing Fee 0.00
Handicapped Access	Linkage Fee 382,335.36
Plan Check Subtotal Bldg-New	0.00
Plan Maintenance	300.00
E.Q. Instrumentation	3,360.00
D.S.C. Surcharge	1,505.82
Sys. Surcharge	3,011.64
Planning Surcharge	2,810.04
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	3,278.38
School District Commercial Area	59,736.60
Sewer Cap ID:	Total Bond(s) Due: \$0.00

Project:

Payment Date: 10/15/2025
Receipt No: 202528800136
Amount: \$503,361.84
Method: AdvPay
Building Card No.: 2025LA04744

12. ATTACHMENTS

Plot Plan
Signed Declaration



201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

Receipt

Your Reference Number:

2025288001-36 ✓

✓10/15/2025 11:45:04 AM

jblockson

TRANSACTIONS

LADBS PERMIT \$503,361.84 ✓
2025288001-36-1

Comments: advanced payment for rosberry properties llc- HORACIO CASTANEDA B6101705 213
709

Name: GOREE WHITFIELD ✓
Job Address: 8353 N SEPULVEDA BLVD ✓
Permit Number: 22010-10000-06290 ✓
Building Permit Reference Number: 2025LA04744

CA Bldg Std Commission Surcharge	\$480.00
School District Commercial Area	\$59736.60
Sys. Surcharge	\$3011.64
Planning Gen Plan Maint Surcharge	\$3278.38
Linkage Fee	\$382335.36 ✓
E.Q. Instrumentation	\$3360.00
D.S.C. Surcharge	\$1505.82
Permit Fee Subtotal Bldg-New	\$46534.00
Permit Issuing Fee	\$0.00
Plan Check Subtotal Bldg-New	\$0.00
Plan Maintenance	\$300.00
Planning Surcharge	\$2810.04
Planning Surcharge Misc Fee	\$10.00

LADBS APPLY ADVANCE (\$503,361.84)
2025288001-36-3

Comments: HORACIO CASTANEDA
Customer Account Nbr: 280213103
Name: Goree Whitfield
Address: 15505 0 Roscoe BLVD North Hills, CA 91343

Total Amount: \$0.00

From 10/01/2025 To 10/31/2025

CR: CR080003483 Trans Date: 10/10/2025 CR Timestamp: 10/14/2025 Dept: 08 Building & Safety
 Unit: 9698 Manual CR 9

<u>BAI</u>	<u>Description</u>	<u>Extended Desc</u>	<u>Amount</u>
195	Incoming Money Transfer Credit		3,953.80
195	Incoming Money Transfer Credit		503,363.84
Fund: 48R	Source: 9999	503,363.84	
Fund: 48R	Source: 9999	3,953.80	

Total on unit: 9698 507,317.64
 Total on CR: 3483 507,317.64
TOTAL ON DEPT: 08 507,317.64

9600 - Default Unit

Incoming Money Transfer Credit

Immediate Available: \$503,363.84

One Day Float:

Two Day Float:

Bank Ref: 0149595283FC

Customer Ref: 3691

Text: YOUR REF=3691,REC FROM=WELLS FARGO

BANK, N.A. 420 MONTGOMERY STREET SAN

FRANCISCO CA US,B/O CUSTOMER=/4123186314

GALPIN MOTORS INC 15505 ROSCOE BLVD NORTH

HILLS CA 913436503 US,B/O

BANK=/000004123186314 GALPIN MOTORS INC,

DBA GALPIN MGMT DBA GALPIN FORD 15505

ROSCOE BLVD NORTH HILLS CA 91343-

6503,REMARK=/CHGS/USD0,00//OCMT/USD503363,;

DEBIT REF 2025101000145148,REC

GFP=10101759,CHIP SEQ=0021542,CHIP

REF=00590084

\$503,363.84 ✓



FINANCIAL SERVICES SYSTEM

Friday, May 22, 2026 1:28 PM

Back to Invoice List

Invoiced to:
 Goree Whitfield
 Architect
 15505 0 Roscoe BLVD North
 Hills, CA 91343

Invoice # : 956179-7
 Invoice Print Date: 11/20/2025
 Invoice Type:
 INTERDEPARTMENTAL

DUE UPON RECEIPT

Department Control Number
 2025288001

Home

Customers

Invoices

Reports

Payments

Bonds

Refund Claims

Logout

Customer Account # 280213103-0 Authority L.A.M.C. Section 11.08
 Bldg-New, PERMIT#: 22010-10000-06290F, CONTACT: GOREE
 WHITFIELD PH#: 2137095561
 Work Date: 10/15/25
 Job Address: 8353 N SEPULVEDA BLVD

CA BLDG STD COMMISSION SURCHARGE		
820 - 08 - 0000 - 00 - 2101		\$480.00
10/15/2025		
SCHOOL DEV COMM		
820 - 08 - 0000 - 00 - 2207		\$59,736.60
10/15/2025		
SYSTEMS DEVT FEE		
48R - 08 - 3800 - 00 - 0000		\$3,011.64
10/15/2025		
PLANNING GEN PLAN MAINT SURCH		
52F - 68 - 467000 - 00 - 0000		\$3,278.38
10/15/2025		
LINKAGE FEE		
59T - 43 - 468001 - 00 - 0000	For refund	\$382,335.36 ✓
10/15/2025		
EI COMMERCIAL		
820 - 08 - 0000 - 00 - 2206		\$3,360.00
10/15/2025		
ONE STOP SURCH		
58V - 08 - 465901 - 00 - 0000		\$1,505.82
10/15/2025		
BUILDING PERMIT COMM		
48R - 08 - 3239 - 00 - 0000		\$46,534.00
10/15/2025		
PLAN MAINTENANCE		
48R - 08 - 3928 - 00 - 0000		\$300.00
10/15/2025		
CITY PLANNING SURCH		
588 - 68 - 466500 - 00 - 0000		\$2,810.04
10/15/2025		
MISCELLANEOUS		
48R - 08 - 3947 - 00 - 0000		\$10.00
10/15/2025		

TOTAL DUE \$503,361.84 ✓

FINANCIAL SERVICES SYSTEM



Friday, May 22, 2026 1:28 PM

Payment Detail

[Back to Invoice List](#)
 Invoice #: **956179-7**

- [Home](#)
- [Customers](#)
- [Invoices](#)
- [Reports](#)
- [Payments](#)
- [Bonds](#)
- [Refund Claims](#)
- [Logout](#)

System Date	Payment Description	Payment Date	Payment Method	Payment Amount
Receipt #: 2025288001-36 , INTERDEPARTMENTAL				
10/15/2025 06:04:33P	CA BLDG STD COMMISSION SURCHARGE	10/15/2025	AdvPay	\$480.00
10/15/2025 06:04:33P	SCHOOL DEV COMM	10/15/2025	AdvPay	\$59,736.60
10/15/2025 06:04:33P	SYSTEMS DEVT FEE	10/15/2025	AdvPay	\$3,011.64
10/15/2025 06:04:33P	PLANNING GEN PLAN MAINT SURCH	10/15/2025	AdvPay	\$3,278.38
10/15/2025 06:04:33P	LINKAGE FEE	10/15/2025	AdvPay	\$382,335.36
10/15/2025 06:04:33P	EI COMMERCIAL	10/15/2025	AdvPay	\$3,360.00
10/15/2025 06:04:33P	ONE STOP SURCH	10/15/2025	AdvPay	\$1,505.82
10/15/2025 06:04:33P	BUILDING PERMIT COMM	10/15/2025	AdvPay	\$46,534.00
10/15/2025 06:04:33P	PLAN MAINTENANCE	10/15/2025	AdvPay	\$300.00
10/15/2025 06:04:33P	CITY PLANNING SURCH	10/15/2025	AdvPay	\$2,810.04
10/15/2025 06:04:33P	MISCELLANEOUS	10/15/2025	AdvPay	\$10.00
Total Receipt Amount				\$503,361.84
Total Payment Amount				\$503,361.84

8353 N Sepulveda Blvd ✓



Permit #:
Plan Check #: B25LA43893
Event Code:

22010 - 20001 - 06290 ✓

Printed: 05/29/26 10:24 AM

Bldg-Alter/Repair GREEN - NONE ✓ Commercial ✓ Regular Plan Check ✓ Plan Check ✓	City of Los Angeles - Department of Building and Safety	Issued on: 04/29/2026 Last Status: Issued Status Date: 04/29/2026
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 2899		320	1	M B 30-34	192B145 327	2654 - 027 - 009

3. PARCEL INFORMATION Airport Hazard Area - Horizontal Surface Area LADBS Branch Office - VN Council District - 6 Certified Neighborhood Council - North Hills East Census Tract - 1174.08	District Map - 192B145 Energy Zone - 9 Fire District - 2 Lot Cut Date - 03/01/1933 Thomas Brothers Map Grid - 531-G2	Area Planning Commission - North Valley Community Plan Area - Mission Hills - Panorama City - North Near Source Zone Distance - 5.3
--	--	---

ZONES(S): [T][Q]CM-1VL

4. DOCUMENTS		
ZI - ZI-2374 State Enterprise Zone: Los Angel	ORD - ORD-126737	CPC - CPC-11751-BL
ZI - ZI-2452 Transit Priority Area in the Cit	ORD - ORD-155979	CPC - CPC-15697-BL
ZI - ZI-2498 Local Emergency Temporary Re	ORD - ORD-164750-SA2780	CPC - CPC-1949-A
ZA - ZA-2012-1914-CU	ORD - ORD-174619	CPC - CPC-1986-602-GPC
		CPC - CPC-2001-3007-ZC-GPA-CU-SPR
		CPC - CPC-2010-589-CRA
		CPC - CPC-29709-BL
		CDBG - SEZ-LOS ANGELES STATE ENTE

5. CHECKLIST ITEMS		
Special Inspect - Anchor Bolts	Storm Water - LID Project	Permit Flag - Universal Waste
Special Inspect - Structural Observation	Permit Flag - Not a Fire Life Safety Project	
Pilot - Electronic Plan	Std. Work Descr - Seismic Gas Shut Off Valve	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): ROSBER PROPERTIES II LLC 15505 ROSCOE BLVD NORTH HILLS CA 91343 Applicant (Relationship Agent) Goree Whitfield - 24691 Del Prado, Suite 201 (213) 709-5561 Dana Point 92629	8. DESCRIPTION OF WORK Supplemental permit to 22010-10000-06290 to reduce the scope of work: New two story, type IIB, Mazda car dealership with showroom, service bays, parts storage, restaurant (core and shell). -Utilize AB2097 to provide NO parking.
--	--

7. EXISTING USE	PROPOSED USE (08) Automobile Sales - new (08) Auto Repair Garage (08) Automobile Parts sales - new
------------------------	--

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: Kesete Haregot OK for Cashier: Kesete Haregot Signature: _____ Date: _____	DAS PC By: Eddie Garin Coord. OK: For Cashier's Use Only W/O #: 21006290

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation: \$501	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	310.41	Permit Issuing Fee 0.00
Permit Fee Subtotal Bldg-Alter/Repair	146.25	Linkage Fee 0.00
Handicapped Access		
Plan Check Subtotal Bldg-Alter/Repair	65.81	
Off-hour Plan Check	32.91	
E.Q. Instrumentation	0.50	
D.S.C. Surcharge	7.36	
Sys. Surcharge	14.73	
Planning Surcharge	14.70	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	17.15	
CA Bldg Std Commission Surcharge	1.00	
Green Building		
Sewer Cap ID:	Total Bond(s) Due: \$0.00	

12. ATTACHMENTS Plot Plan Signed Declaration

Project:

Payment Date: 04/29/2026 ✓
 Receipt No: 2851479 ✓
 Amount: \$310.41 ✓
 Method: CC ✓

Building Card No.: 2026ON 93618



13. STRUCTURE INVENTORY

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

22010 - 20001 - 06290

(P) Floor Area (ZC): +40600 Sqft / 40600 Sqft ✓
 (P) Height (BC): +29.63 Feet / 29.63 Feet
 (P) Height (ZC): +31.13 Feet / 31.13 Feet
 (P) Landscape Area: +1450 Sqft / 1450 Sqft
 (P) Length: +285.36 Feet / 285.36 Feet
 (P) Stories: +2 Stories / 2 Stories
 (P) Width: +211.69 Feet / 211.69 Feet
 (P) A2 Occ. Group: +2360 Sqft / 2360 Sqft
 (P) B Occ. Group: +18389 Sqft / 18389 Sqft
 (P) S1 Occ. Group: +21689 Sqft / 21689 Sqft

(P) Long Term Bicycle Parking Provided for Bldg: +6 Spaces /
 (P) Long Term Bicycle Parking Req'd for Bldg: +6 Spaces / 6
 (P) Parking Req'd for Bldg (Auto+Bicycle): +12 Stalls / 12 S
 (P) Provided Compact for Bldg: 0 Stalls / 0 Stalls
 (P) Provided Disabled for Bldg: 0 Stalls / 0 Stalls
 (P) Provided Standard for Bldg: 0 Stalls / 0 Stalls
 (P) Short Term Bicycle Parking Provided for Bldg: +6 Spaces
 (P) Short Term Bicycle Parking Req'd for Bldg: +6 Spaces / 6
 (P) Type III-B Construction

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

main scope of the revision - Utilize AB2097 to remove parking requirement - Building Footprint & Area Reduction - Interior Layout
 revision: Stairs & Vertical Circulation: Stair #3, #4, and Elevator # eliminated - Revision to structural plans and Civil Site improvements.
 Exterior & Envelope ** Occupancy group of the new car dealership is determined to be B, not M per supervisor's determination
 kesete ** Zoning code floor area updated per Ryan Del Poso's (the zoning plan checker) email to me today (5/20/2026- 11:24 a m)

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) WANJA., MICHAEL JOSEPH	5151 SAN FELIPE ST #1700,	HOUSTON, TX 77056		C37423	
(C) KUNZIK & SARA CONSTRUCTION INC	1699 LA COSTA MEADOWS DR #102,	SAN MARCOS, CA 92078	B	847939	
(E) CHEN., JEFF YING-CHIH	17500 REDHILL AVENUE SUITE 240,	IRVINE, CA 92614		S4699	
(E) TUCKER., KEITH D	PO BOX 8133,	HUNTINGTON BEACH, CA 9		GE841	

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. **847939** Contractor: **KUNZIK & SARA 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: **TBD** Policy Number: **72WEABG8HIS**

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: _____ Sign: _____ Date: _____ Contractor Authorized Agent

8353 N Sepulveda Blvd ✓



Permit #: B25LA43893
Plan Check #: B25LA43893
Event Code:

22010 - 20001 - 06290 ✓

Printed: 04/29/26 05:21 PM

Bldg-Alter/Repair **GREEN - NONE** ✓
Commercial ✓
Regular Plan Check ✓
Plan Check ✓

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on 04/29/2026
Last Status: Issued
Status Date: 04/29/2026

L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 2899		320	1	M B 30-34	192B145 327	2654 - 027 - 009

3. PARCEL INFORMATION

Airport Hazard Area - Horizontal Surface Area District Map - 192B145
LADBS Branch Office - VN Energy Zone - 9
Council District - 6 Fire District - 2
Certified Neighborhood Council - North Hills East Lot Cut Date - 03/01/1933
Census Tract - 1174.08 Thomas Brothers Map Grid - 531-G2

Area Planning Commission - North Valley
Community Plan Area - Mission Hills - Panorama City - North
Near Source Zone Distance - 5.3

ZONES(S): [T][Q]CM-1VL

4. DOCUMENTS

ZI - ZI-2374 State Enterprise Zone: Los Angeles	ORD - ORD-126737	CPC - CPC-11751-BL	CPC - CPC-2001-3007-ZC-GPA-CU-SPR
ZI - ZI-2452 Transit Priority Area in the City	ORD - ORD-155979	CPC - CPC-15697-BL	CPC - CPC-2010-589-CRA
ZI - ZI-2498 Local Emergency Temporary Regulation	ORD - ORD-164750-SA2780	CPC - CPC-1949-A	CPC - CPC-29709-BL
ZA - ZA-2012-1914-CU	ORD - ORD-174619	CPC - CPC-1986-602-GPC	CDBG - SEZ-LOS ANGELES STATE ENTERPRISE

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts	Storm Water - LID Project	Permit Flag - Universal Waste
Special Inspect - Structural Observation	Permit Flag - Not a Fire Life Safety Project	
Pilot - Electronic Plan	Std. Work Descr - Seismic Gas Shut Off Valve	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	8. DESCRIPTION OF WORK
Owner(s): ROSBER PROPERTIES II LLC 15505 ROSCOE BLVD NORTH HILLS CA 91343 Applicant: (Relationship: Agent) Goree Whitfield - ✓ 24691 Del Prado, Suite 201 Dana Point 92629 (213) 709-5561	Supplemental permit to 22010-10000-06290 to reduce the scope of work: New two story, type IIB, Mazda car dealership with showroom, service bays, parts storage, restaurant (core and shell). -Utilize AB2097 to provide NO parking.

7. EXISTING USE	PROPOSED USE
	(08) Automobile Sales - new (08) Auto Repair Garage (08) Automobile Parts sales - new

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Kesete Haregot DAS PC By: Eddie Garin
OK for Cashier: Kesete Haregot 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 #: 21006290

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period	PC Valuation:	Permit Issuing Fee	Linkage Fee
Permit Valuation \$501			
FINAL TOTAL Bldg-Alter/Repair ✓	310.41	0.00	0.00
Permit Fee Subtotal Bldg-Alter/Repair	146.25		
Handicapped Access			
Plan Check Subtotal Bldg-Alter/Repair	65.81		
Off-hour Plan Check	32.91		
E.Q. Instrumentation	0.50		
D.S.C. Surcharge	7.36		
Sys. Surcharge	14.73		
Planning Surcharge	14.70		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	17.15		
CA Bldg Std Commission Surcharge	1.00		
Green Building			
Sewer Cap ID:	Total Bond(s) Due: \$0.00		

Project:

Payment Date: 04/29/2026 ✓
 Receipt No: 2851479 ✓
 Amount: \$310.41 ✓
 Method: CC ✓
Building Card No.: 2026ON 93618

12. ATTACHMENTS

Plot Plan
Signed Declaration



13. STRUCTURE INVENTORY

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

22010 - 20001 - 06290

(P) Height (BC): +29.63 Feet / 29.63 Feet
 (P) Height (ZC): +31.13 Feet / 31.13 Feet
 (P) Landscape Area: +1450 Sqft / 1450 Sqft
 (P) Length: +285.36 Feet / 285.36 Feet
 (P) Stories: +2 Stories / 2 Stories
 (P) Width: +211.69 Feet / 211.69 Feet
 (P) A2 Occ. Group: +2360 Sqft / 2360 Sqft
 (P) B Occ. Group: +18389 Sqft / 18389 Sqft
 (P) S1 Occ. Group: +21689 Sqft / 21689 Sqft
 (P) Long Term Bicycle Parking Provided for Bldg: +6 Spaces / 6
 (P) Long Term Bicycle Parking Req'd for Bldg: +6 Spaces / 6
 (P) Parking Req'd for Bldg (Auto+Bicycle): +12 Stalls / 12 S
 (P) Provided Compact for Bldg: 0 Stalls / 0 Stalls
 (P) Provided Disabled for Bldg: 0 Stalls / 0 Stalls
 (P) Provided Standard for Bldg: 0 Stalls / 0 Stalls
 (P) Short Term Bicycle Parking Provided for Bldg: +6 Spaces
 (P) Short Term Bicycle Parking Req'd for Bldg: +6 Spaces / 6
 (P) Type III-B Construction

14. APPLICATION COMMENTS:**PDPP Project's Total 50.00**

main scope of the revision - Utilize AB2097 to remove parking requirement - Building Footprint & Area Reduction - Interior Layout
 revision: Stairs & Vertical Circulation: Stair #3, #4, and Elevator # eliminated - Revision to structural plans and Civil Site
 improvements, Exterior & Envelope ** Occupancy group of the new car dealership is determined to be B, not M per supervisor's
 determination. Keset

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**

(A)	CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A)	WANJA, MICHAEL JOSEPH	5151 SAN FELIPE ST #1700,	HOUSTON, TX 77056	C37423	
(C)	KUNZIK & SARA CONSTRUCTION INC	1699 I.A COSTA MEADOWS DR #102,	SAN MARCOS, CA 92078	B 847939	
(E)	CHEN, JEFF YING-CHIH	17500 REDHILL AVENUE SUITE 240,	IRVINE, CA 92614	S4699	
(E)	TUCKER, KEITH D	PO BOX 8133,	HUNTINGTON BEACH, CA 9	GE841	

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.: **847939** Contractor: **KUNZIK & SARA 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: **TBD** Policy Number: **72WEABG8HIS**

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 PPA 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 _____ Sign: _____ Date: _____ Contractor Authorized Agent

Inspection Audit Trail - GINSPHST

Application # 22010 20001 06290 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
		Submitted		10/20/2025	PCIS	IMPORT			PCIS
		PC Assigned		10/23/2025	KESETE	HAREGOT			BSTUTSMA
		PC in Progress		10/28/2025	KESETE	HAREGOT			299183
		Corrections Issued		11/04/2025	KESETE	HAREGOT			299183
		Submitted for Quality Review		11/04/2025	KESETE	HAREGOT			299183
		PC in Progress		10/29/2025	KESETE	HAREGOT			299183
		PC in Progress		10/30/2025	KESETE	HAREGOT			299183
		Quality Review Completed		11/07/2025	ARMEN	JIVALAGIAN			299312
		Verifications in Progress		02/02/2026	KESETE	HAREGOT			299183
		Verifications in Progress		02/05/2026	KESETE	HAREGOT			299183
		Verifications in Progress		03/04/2026	KESETE	HAREGOT			299183
		PC Approved		04/24/2026	KESETE	HAREGOT			299183
		PC Info Complete		04/27/2026	KESETE	HAREGOT			299183
		Ready to Issue		04/28/2026	KESETE	HAREGOT			299183
		Ready to Issue		04/28/2026	KESETE	HAREGOT			299183
		Issued		04/29/2026	PCIS	SYSTEM			PCIS

PCIS Document Status Audit Trail - G6PERMIT

Application # 22010 20001 06290 Insp. History Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	10/20/2025	10/20/2025 08:51 AM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	10/23/2025	10/23/2025 03:02 PM	KESETE	HAREGOT	BSTUTSMA
PCAM	PC in Progress	10/28/2025	10/28/2025 04:37 PM	KESETE	HAREGOT	299183
PCAM	Corrections Issued	11/04/2025	11/04/2025 08:45 AM	KESETE	HAREGOT	299183
PCAM	Submitted for Quality Review	11/04/2025	11/04/2025 08:45 AM	KESETE	HAREGOT	299183
PCAM	PC in Progress	10/29/2025	11/04/2025 10:27 AM	KESETE	HAREGOT	299183
PCAM	PC in Progress	10/30/2025	11/04/2025 10:28 AM	KESETE	HAREGOT	299183
PCAM	Quality Review Completed	11/07/2025	11/07/2025 06:51 PM	ARMEN	JIVALAGIAN	299312
PCAM	Verifications in Progress	02/02/2026	02/02/2026 11:10 AM	KESETE	HAREGOT	299183
PCAM	Verifications in Progress	02/05/2026	02/05/2026 11:24 AM	KESETE	HAREGOT	299183
PCAM	Verifications in Progress	03/04/2026	03/04/2026 01:42 PM	KESETE	HAREGOT	299183
PCAM	PC Approved	04/24/2026	04/24/2026 09:32 AM	KESETE	HAREGOT	299183
PCIS	PC Info Complete	04/27/2026	04/27/2026 08:24 AM	KESETE	HAREGOT	299183
PCIS	Ready to Issue	04/28/2026	04/28/2026 09:40 AM	KESETE	HAREGOT	299183
PCIS	Ready to Issue	04/28/2026	04/28/2026 09:49 AM	KESETE	HAREGOT	299183
PCIS	Issued	04/29/2026	04/29/2026 05:21 PM	PCIS	SYSTEM	PCIS

Reference List and Project Clearances & Conditions to Application - B1CONDIT

Search Criteria Applied By Organization Applied By Application # 22010 20001 06290 Condition Type Save & ESC Exit

Application #	Condition Type	Applied Date	Applied by Organization	Applied By Name	Recorded by
3755071	ZA Case	Not Applicable	12/12/2025	Zoning Administrator	Case #:ZA-19XX-9684
3755072	ZA Case	Not Applicable	12/12/2025	Zoning Administrator	Case #:ZA-2012-1914-CU
3753371	Low Impact Development (LID)	Approved with Co	11/19/2025	Obtain Watershed Protection Dir.	clearance for Low Impa
3752289	CPC	Approved with Co	12/17/2025	CPC (only 2000 on w/ suffix CU, DA, DB, HD, PAD, MSC,	
3752290	Hydrant and Access approval	Approved	11/19/2025	Hydrants and access around building	
3745220	DAS Clearance	Approved with Co	02/04/2026	Conditions of Approval of Disabled Access corrections	
3745219	Green Code	Approved	03/06/2026	Approval for Green Building - Mandatory Compliance	
3745221	Zoning Plan Check	Approved	11/25/2025	Approval of Zoning Plan Check corrections	

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 # 22010 20001 06290

Receipt	Payment Period	Payment Date	Method of Payment	Amount
2851479	Final	04/29/2026	CC	310.41
2208876	Submittal	10/20/2025	ECHECK	3778.34
		//		
		//		
		//		

=====
(Group ID: 2851479) Receipt No: 2851479 04-29-2026 05:21 PM
=====

Permit No: 22010-20001-06290 ✓ Bldg-Alter/Repair

Address: 8353 N SEPULVEDA BLVD ✓

CA Bldg Std Commission Surcharge	1.00
D.S.C. Surcharge	7.36
E.Q. Instrumentation	0.50
Off-hour Plan Check	32.91
Permit Fee Subtotal Bldg-Alter/Repair	146.25
Plan Check Subtotal Bldg-Alter/Repair	65.81
Planning Gen Plan Maint Surcharge	17.15
Planning Surcharge	14.70
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	14.73

Sub Total: 310.41

Grand Total: 310.41 ✓

Jeff Skobin ✓

Last four digits of Card Number: 9330

Expiration: 6/2027

Approval No: 200592666006

=====
(Group ID: 2851480) Receipt No: 2851480 04-29-2026 05:21 PM
=====

Permit No: 26010-20000-02072 Bldg-New

Address: 12237 W VANOWEN ST

D.S.C. Surcharge	51.69
Plan Check Subtotal Bldg-New	1,723.16
Planning Gen Plan Maint Surcharge	120.62
Planning Surcharge	103.39
Planning Surcharge Misc Fee	10.00
Sys. Surcharge	103.39

Sub Total: 2,112.25

Grand Total: 2,112.25

arutyun dzhuryan

Last four digits of Card Number: 7675

Expiration:

Approval No: 200592666103

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
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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

February 12, 2026

Carlos Lovato
660 S Figueroa St Suite 1780
Los Angeles, CA 90017

REFUND CLAIM NO: 180384
DATE CLAIM FILED: 12/18/2025
JOB LOCATION : 8353 N Sepulveda Blvd, North Hills 91343

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:

- Supplemental Permit is required to be issued with the correct scope of work and Floor Area. *Completed ✓* In addition, a copy of the approved stamped plans showing the Zoning Code Floor Area for the Master Permit and Supplemental Permit is required in order to verify and confirm the permitted Zoning Code Floor Area. *✓ Received, copy attached.*

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

DENIED

LADBS Recommendation Form

CLAIM # 180384
Bureau: Engineering
Division: Major Structures

Document Number: Linkage Fee
Receipt Number: 2025288001-36
Receipt Date: 10/15/2025
Fee Period:
Job Address: 8353 N Sepulveda BLVD 91343

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

2. Are the reasons given by claimant correct?
no
Supplemental Permit is required to be issued with the correct scope of work and Floor Area. In addition, a copy of the approved stamped plans showing the Zoning Code Floor Area for the Master Permit and Supplemental Permit is required in order to verify and confirm the permitted Zoning Code Floor Area.

3. Did LADBS initiate an action that resulted in an error?
no

4. Is this a duplicated permit or receipt of the same job or item?
no

5. Of the gross amount claimed, is the amount claimed pertaining to the(se) particular item(s) correct?
no
Supplemental Permit is required to be issued with the correct scope of work and Floor Area. In addition, a copy of the approved stamped plans showing the Zoning Code Floor Area for the Master Permit and Supplemental Permit is required in order to verify and confirm the permitted Zoning Code Floor Area.

6. Is a refund recommended?
no
Supplemental Permit is required to be issued with the correct scope of work and Floor Area. In addition, a copy of the approved stamped plans showing the Zoning Code Floor Area for the Master Permit and Supplemental Permit is required in order to verify and confirm the permitted Zoning Code Floor Area.

Reviewed By: JOHN FRANCIA
Reviewed On: 01/14/2026
Approved By: ALLEN MANALANSAN
Approved On: 01/15/2026

Financial Service Div.'s Comments:

Partial Linkage Fee refund request

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	1/15/2026 8:32:25 AM
Review Completed & Submitted for Supervisor Review (to ALLEN MANALANSAN)	JOHN FRANCIA	1/14/2026 9:54:57 AM
Assigned (to JOHN FRANCIA)	BRANDON JONES	1/5/2026 2:50:24 PM
Created	LUIS FERNANDO GARCIA	12/30/2025 3:50:15 PM



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

Sent to: Eng.

Location: _____

Date: 12/30/25

Partial Linkage Fees

CLAIM NO.: 180384

05/08/26(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