

APPROVED

August 15 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-179

DATE August 15, 2024

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARK FEES REFUND FOR BUILDING PERMIT NO. 20010-20000-04708

B. Aguirre	<u> </u>	for	M. Rudnick	<u> </u>
B. Jones	<u> </u>		*C. Santo Domingo	<u>DF</u>
C. Stoneham	<u> </u>		N. Williams	<u> </u>



General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Approve the refund claim from 11730 Porter LLC for \$69,742.35, in accordance with the detail set forth in this Report, subject to the approval of the City Council;
2. Direct the Board of Recreation and Park Commissioners (Board) Secretary to transmit this Report to the City Council;
3. Direct the Chief Accounting Employee of the Department of Recreation and Parks (RAP) or designee, upon receipt of the necessary approvals, to issue one refund check as detailed in Recommendation No. 1 from Fund 302, Department 89, Account 89718H WO# QP003522; and,
4. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

RAP is in receipt of a request for refund of park acquisition and development fees paid to RAP pursuant to Los Angeles Municipal Code (LAMC) Section 12.33. On June 20, 2023, RAP received one E-Check for \$73,413.00 for Building Permit No. 20010-20000-04708, a residential project located at 445 North Westmoreland Avenue. A refund application (Attachment 1) was filed on March 1, 2024, by the representatives of 11730 Porter LLC (Claimant), for a refund of Park Fees in the amount of \$73,413.00 for Building Permit No. 20010-20000-04708.

Building Permit No. 20010-20000-04708 has a related Director's Determination case (DIR-2021-2317-TOC-SPP-HCA) for a residential development in the Vermont/Western Station

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Neighborhood Area Plan (SNAP), which was created in 2001 with the purpose of – among other things – addressing the lack of adequate park facilities in the Hollywood and Wilshire Communities. In furtherance of that goal, the SNAP Ordinance (Ordinance No. 173749) requires that prior to the City issuing a Certificate of Occupancy, an applicant for any residential project within the SNAP must pay a fee to the Parks First Trust Fund of \$4,300 per dwelling.

Since the adoption of the Park Fee Ordinance (Ordinance No. 184,505), the Department of City Planning and RAP collaborated to revise the condition language related to the payment of the Parks First Fee. The condition language of DIR-2021-2317-TOC-SPP-HCA requires the applicant to pay RAP Park Fee before paying any remaining Park First Fees that may be owed to the CAO. While the Non-subdivision Park Fee is typically collected prior to certificate of occupancy, the timing of the DIR-2021-2317-TOC-SPP-HCA case required the fee be paid prior to issuance of Building Permit No. 20010-20000-04708. However, after the Claimant paid the Park Fees, the aforementioned building permit was withdrawn.

The City's refund provisions and procedures for certain fees are found in LAMC Sections 22.12 and 22.13. LAMC Sections 22.12(a) and 22.13(a) authorize the head of the Department to approve refunds of tax, license fees, permit fees, or application fees without the prior approval of the City Council, if such refund does not exceed a certain monetary limit. That monetary limit is subject to adjustment at the beginning of each fiscal year and the amount of the adjustment is calculated by the City Controller. The current limit of Department head refund authority is \$61,379.00, pending a future adjustment for Fiscal Year 2024-2025. All refunds request over that limit are subject to the prior approval of the City Council.

The Claimant indicated that the associated Director's Determination proceedings (DIR-2021-2317-TOC-SPP-HCA) have been terminated, with an Abandonment of Approval form from the Department of City Planning (Attachment 2) confirming such abandonment. Per LAMC 12.33.I.4, the Claimant did apply for a refund within a year of payment. LAMC 12.33.I.4 also states, "Upon the department's determination, the fee payer may receive a refund, without interest, of the fees paid pursuant to this section; however, the portion of any fee revenue received by the City as reimbursement of its costs in administering the provisions of this section shall not be refunded."

Thus, in accordance with the provisions of LAMC 12.33, applicable to the Park Fee payment at issue, RAP staff recommends the approval of the claim for refund of Park Fees, minus the portion of the fee for the administration of the Park Fees, in the amount of \$69,742.35.

ENVIRONMENTAL IMPACT

California Environmental Quality Act (CEQA) Guidelines Section 15378 defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment...."

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The proposed Board action consists of refunding park fees for a project that will not be built and therefore would not result in any physical changes to the environment or foreseeable indirect physical changes to the environment. The City of Los Angeles Department of City Planning Abandonment of Approval document also determined that no additional environmental review is required. Staff therefore recommends that the Board of Recreation and Park Commissioners take no CEQA action on this matter.

FISCAL IMPACT

The approval of this Report will not have an impact on RAP General Fund.

This Report was prepared by David Lee, Management Assistant, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Refund Application
- 2) Attachment 2 - Abandonment of Approval For DIR-2021-2317-TOC-SPP-HCA

Park Fee Refund Request Form

Department of Recreation and Parks



THIS BOX FOR RECREATION AND PARKS STAFF USE ONLY

20010-20000-04708

Case Number _____

Application Type **REFUND REQUEST**

Date Application Received **3/1/2024** Date Completed/Cancelled _____

RAP CASHIER NOTE

\$ _____	-	\$ _____	=	\$ _____	
Total Eligible Refund Amount		Amount Deposited to Admin Account		Total Refund Approved	Refund from Account/Park Fee W.O. No.

Provide all information requested. Missing, incomplete or inconsistent information will cause delays and may cause the application to be rejected.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

TYPE OF DEVELOPMENT

Subdivision

Non-Subdivision

Tract or Parcel Map #: _____

Building Permit(s)#: **20010-20000-04708**

Related Zone Change

Case: **N/A**

PROJECT LOCATION

Address*: **447, N. Westmoreland** 445 1-4 N. Westmoreland Zip code: **90004**

Legal Description (Lot, Block, Tract)**: **lot# 5-Block Q ,Dayton Heights Tract**

Assessor Parcel Number: **5539-034-021**

Project Name (if applicable): **Westmoreland luxury apartment:**

Existing Zone: **R-3** Future Zone (if applicable): **N/A**

REFUND REQUEST AMOUNT

\$73,413.00

REQUIRED ATTACHMENTS

- Copy of Receipt issued by the Department of Recreation and Parks for payment of Park Fees.
- Any supplemental documents for refund justification.

*Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS <http://zimas.lacity.org>)

**Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Park Fee Refund Request Form

Department of Recreation and Parks



REASON FOR REFUND REQUEST (USE SUPPLEMENTARY SHEETS IF NECESSARY)

Withdrawal application for a building permit for the property

APPLICANT (ORIGINAL PAYER)

First Name

Manouchehr

Last Name

Hendizadeh

Company Name

11730 Porter LLC

Address

[REDACTED]

City/State

[REDACTED]

Zipcode

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

AGENT/ REPRESENTATIVE INFORMATION****

First Name

Manouchehe

Last Name

Hendizadeh

Company Name

[REDACTED]

Address

[REDACTED]

City/State

[REDACTED]

Zipcode

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

PRIMARY CONTACT FOR REFUND REQUEST

Name

Michael Hendizadeh

(Required)

Email

[REDACTED]

(Required)

Park Fee Refund Request Form

Department of Recreation and Parks



APPLICANT INSTRUCTIONS

APPLICANT DECLARATION: A SIGNATURE FROM THE APPLICANT, WHETHER THEY ARE THE PROPERTY OWNER OR NOT, ATTESTING TO THE FOLLOWING, IS REQUIRED BEFORE THE APPLICATION CAN BE ACCEPTED.

A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of Recreation and Parks, I agree to revise the information as appropriate and resubmit the application if required.

B. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and, if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

C. I understand that the burden of proof to substantiate this request is the responsibility of the applicant.

D. I understand that there is no guarantee, expressed or implied, that any application will be approved. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

E. I understand upon the Department of Recreation and Parks' determination, the fee payer may receive a refund, without interest, of the fees paid pursuant to this section; however, the portion of any fee revenue received by the City as reimbursement of its costs in administering the provisions of this section shall not be refunded. (LAMC 12.33, Section I.4)

F. I understand that an application for a refund shall be submitted to the City within one year of payment and that failure to timely submit the required application for refund shall constitute an absolute waiver of any right to the refund. (LAMC 12.33, Section I.4)

G. I affirm that I have read the General Application Instructions (PF-1001-I).

H. Applicants not eligible to pay via ACH or Credit Card on the Universal Cashiering System payment platform shall be issued a Park Fee Calculation Letter and required to pay via Cashier's or Certified Check

I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial of this application.

Application Filing Process:

- Electronically: Applications may be submitted via email at rap.parkfees@lacity.org.
- Via Mail: Applications and additional attachments can be mailed to the following address: ATTN: Park Fees Group, 221 N. Figueroa Street, 4th Floor, Los Angeles, CA 90012

The City requires an original or digital signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: 03/01/2024

Print Name: Michael hendizadeh

City of Los Angeles
Department of Recreation and Parks
RAP - Park Fees Group
Transaction ID: 2023017283 (Paid)

Description	Qty@Price	SubT
Non-Subdivision Park Fee	15.00@\$8,157.00	\$122,355.00
Non-Subdivision Park Fee (Exempt)	6.00@(\$8,157.00)	(\$48,942.00)
Total Surcharge 1		\$0.00
Total Surcharge 2		\$0.00
Subtotal		\$73,413.00
Grand Total		\$73,413.00
Tendered		\$73,413.00
Balance		\$0.00

Reference: Case No: 20010-20000-04708 Work Order #: QP003522 Covenant 20230400285 refers to previously recorded Covenant 20230308234 with the Los Angeles Housing and Community Investment Department that restricts 3 units as affordable at or below 120% AMI for 55 years. This calculation is based upon the Park Fee rates applicable as of July 1, 2022. The fee shall be paid prior to the date of final inspection, or the date of the Certificate of Occupancy, whichever is earliest and applicable. If this fee is not paid before July 1, 2023, the amount of the fee shall automatically be subject to recalculation by the Department of Recreation and Parks based on the provisions of Section 12.33 of the Los Angeles Municipal Code. RAP DOES NOT ACCEPT AMERICAN EXPRESS CREDIT CARD PAYMENTS.

ACH Payment(s)

Date	6/20/2023 3:37:02 PM
Routing No.	[REDACTED]
Account No.	[REDACTED]
Type	SALE
Auth. Code	[REDACTED]
Status	APPROVAL
Amount	\$73,413.00

**YOUR CHECK PAYMENT WILL BE PROCESSED AS
A ONE-TIME ACH FUND TRANSFER FROM YOUR BANK ACCOUNT.**

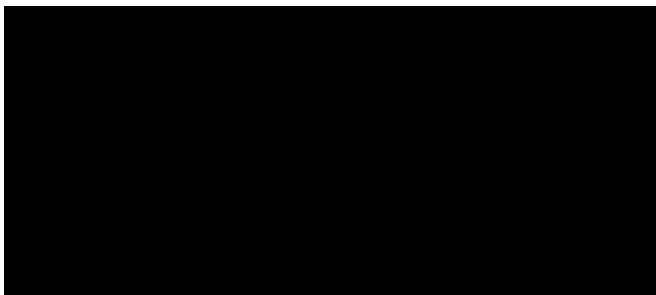
I authorize the City of Los Angeles to use the information above to initiate an electronic fund transfer from my bank account with account number [REDACTED] and routing number of [REDACTED] or to process the payment as a check transaction or bank drawn draft from my account for the amount of \$73,413.00.

If my payment is returned due to insufficient funds, I authorize the City of Los Angeles to make a one-time electronic funds transfer or to use a bank draft drawn from my account to collect a fee as allowed by state law.

The City reserves the right to issue a partial or full refund for this transaction. To request a refund, applicant has to submit a Claim for Refund.

Note: Some processing fees may not be refundable.

I Agree that I cannot reverse this charge and I agree to use the City's Claim for Refund process to request any refunds.



APPLICATIONS



ABANDONMENT OF APPROVAL

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 13A.2.7.D. (Abandonment of Approval) of Chapter 1A authorizes applications for the abandonment of Quasi-Judicial approvals. This request is **not** permitted for subdivision or legislative approvals. To abandon legislative approvals the same legislative process that was used for the original approval must be applied.

The termination of any Covenants and Agreements related to abandonment of entitlements is the responsibility of the Property Owner and may be requested pursuant to the procedures in the Instructions for Termination of Covenant and Recordation ([CP-7799](#)).

This request requires a City Planning approval and corresponding fee pursuant to 19.01 J of Chapter 1.

THIS SECTION TO BE COMPLETED BY APPLICANT

Request for Abandonment of Approval

Provide information regarding the Planning approval for which abandonment is being requested.

Project Address: 445-447 N. Westmoreland Los Angeles 90004

Case No.: 2021-2317-TOC-SPP-HCA

Related Case No(s): _____

Has the project been effectuated? YES NO

Has the project been utilized? YES NO

If yes, provide copies of all pending and/or issued permits.

Have any building permits been applied for or issued? YES NO

If yes, provide copies of all pending and/or issued permits.

Have any inspections taken place? YES NO

Required Materials

Letter of Determination

- Provide a copy of the *final* Letter of Determination (LOD). If an entitlement was appealed to the Area City Planning Commission (APC), City Planning Commission (CPC), or City Council, a copy

of the LOD approved by the respective decision-making body shall be submitted.

Building Permits

- If any work has been started, provide a copy of all building permits, including demolition, grading, etc.

Proof of Ownership

- Proof of Ownership shall be provided via Grant Deed or Title Report. The owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

Justification for Abandonment Request

- No work has been started. The request is in conformity with public necessity, convenience, general welfare, and good zoning practice. No additional environmental review is required.
- Work has started. See attached written response by City Planning.
- Additional environmental review is required. See attached environmental clearance/determination.

Notes:

Building Application permit No. 20010-20000-04708, for a 15 unit apartment was withdrawn on 2/2/24

Project Planning Signature: _____

Print Name: Griselda Gonzalez, City Planner

Phone Number: _____ Date: 6/24/24

PROJECT TEAM INFORMATION (Complete all applicable fields)

APPLICANT¹

Name: Michael Hendizadeh

Company/Firm:

Address: [Redacted] Unit/Space Number:

City: [Redacted] State: [Redacted] Zip Code: [Redacted]

Telephone: [Redacted] E-mail: [Redacted]

Are you in escrow to purchase the subject property? YES NO

PROPERTY OWNER OF RECORD Same as applicant Different from applicant

Name (if different from applicant): 11730 Porter LLC.

Address: [Redacted] Unit/Space Number: [Redacted]

City: [Redacted] State: [Redacted] Zip Code: [Redacted]

Telephone: [Redacted] E-mail: [Redacted]

AGENT/REPRESENTATIVE

Name: N/A

Company/Firm:

Address: Unit/Space Number:

City: State: Zip Code:

Telephone: E-mail:

¹ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e., usually not the agent/representative).

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California

that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature



Date 5/15/2024.

Print Name Michael Hendizadeh

Signature _____

Date _____

Print Name _____

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

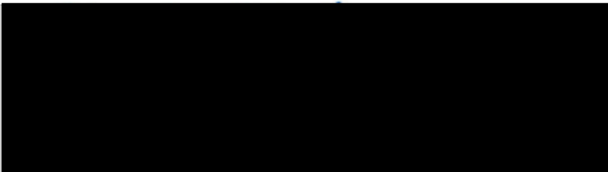
County of Los Angeles

On May 15, 2024 before me, Michelle Bendersky, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Michael Hendizadeh, 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 on 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.



(Seal)



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected

status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature



Date

5/15/2024

Print Name

Michael hendizadeh

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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 Los Angeles

On May 15, 2024 before me, Michelle Bendersky, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Michael Hendizadeh, 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 on 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



(Seal)



Los Angeles Department of Building and Safety

Certificate Information: 445 N WESTMORELAND AVE 1-15 90004

Application / Permit	20010-20000-04708
Plan Check / Job No.	B20VN15864
Group	Building
Type	Bldg-New
Sub-Type	Apartment
Primary Use	(5) Apartment
Work Description	New 113'-9" x39'-4" five-story 15 units apartment building fully sprinkled NFPA-13 (Type V A Construction) above 1st floor garage (TYPE 1A) affordable housing including 1- extremely low income+ 2- very low-income units per LAMC12.22.A31 TOC+ 22 ft. height increase per 12.22.A31 TOC + 30% side yard reduction per 12.22.A31 (PAR-2020-5320-TOC-PHP)
Permit Issued	No
Current Status	Application Withdrawn on 2/27/2024

Permit Application Status History

Submitted	12/11/2020	APPLICANT
Disabled Access Plans Picked Up	12/30/2020	APPLICANT
Green Plans Picked Up	12/30/2020	APPLICANT
Assigned to Plan Check Engineer	1/7/2021	RARES BODEA
Corrections Issued	2/1/2021	RARES BODEA
Quality Review Completed	2/8/2021	STEVEN KIM
Building Plans Picked Up	2/10/2021	APPLICANT
Applicant returned to address corrections	4/12/2023	RARES BODEA
Applicant returned to address corrections	7/25/2023	RARES BODEA
Plan Check Approved	8/28/2023	RARES BODEA
Application Withdrawn	2/27/2024	RARES BODEA

Permit Application Clearance Information

Address approval	Cleared	2/23/2022	TREVOR QUAN
Highway dedication	Cleared	2/23/2022	TREVOR QUAN
Eng Process Fee Ord 176,300	Cleared	2/24/2022	TREVOR QUAN
Sewer availability	Cleared	2/24/2022	TREVOR QUAN
Hydrant and Access approval	Cleared	9/26/2022	KURT CORRAL
Low Impact Development	Cleared	11/7/2022	ORVAL HERNANDEZ-MARCI
Roof/Waste drainage to street	Cleared	11/19/2022	CHRISTOPHER ROCHA
Miscellaneous	Cleared	12/21/2022	DANIEL CORONADO
Miscellaneous	Cleared	12/21/2022	DANIEL CORONADO
Miscellaneous	Cleared	12/21/2022	DANIEL CORONADO
Miscellaneous	Cleared	12/21/2022	DANIEL CORONADO
Miscellaneous	Cleared	12/21/2022	DANIEL CORONADO
ZI	Cleared	12/21/2022	DANIEL CORONADO
ZI	Cleared	12/21/2022	DANIEL CORONADO
Fire Marshal Fire Life Safety	Cleared	4/18/2023	MENOA AGHAJANI
Green Code	Cleared	5/12/2023	MICHAEL AYERS

DCP conditions approval	Cleared	5/16/2023	NICHOLAS KAWAZOE
Density Bonus 12.22.A.31	Cleared	5/16/2023	NICHOLAS KAWAZOE
Density Bonus 12.22.A.31	Cleared	5/16/2023	RARES BODEA
Density Bonus 12.22.A.31	Cleared	5/16/2023	RARES BODEA
DAS Clearance	Cleared	5/25/2023	RARES BODEA
Frnt yard landscape/Water mgmt	Cleared	6/22/2023	MAYELA VILLA
Miscellaneous	Cleared	6/22/2023	MAYELA VILLA
Miscellaneous	Cleared	6/22/2023	MAYELA VILLA
Opn space landscape/Water mgmt	Cleared	6/22/2023	MAYELA VILLA
Specific Plan	Cleared	6/22/2023	MAYELA VILLA
ZI	Cleared	6/22/2023	MAYELA VILLA
ZI	Cleared	6/23/2023	MAYELA VILLA
GPI Written Notices	Cleared	7/25/2023	RARES BODEA
Grading Pre-Inspection	Cleared	7/25/2023	RARES BODEA
Building over 3-story or 36-ft	Cleared	8/21/2023	CALOSHA APPROVED

Contact Information

Engineer	Burnazyan,, Gegam	[REDACTED]	[REDACTED]
Engineer	Salehipour,, Sassan A;	[REDACTED]	[REDACTED]
Engineer	Yadegari,, Shahriar;	[REDACTED]	[REDACTED]

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.
