



Bldg-Addition <b>GREEN - MANDATORY</b> 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 06/16/2025
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL #
TR 15346		15		M B 340-3/9	174B129 802	2254 - 016 - 009

<b>3. PARCEL INFORMATION</b> Baseline Mansionization Ordinance - Yes Airport Hazard Area - 250' Height Limit Above Elevation 790 LADBS Branch Office - VN Council District - 4 Cmpt. Fill Grd. - CFG-1500	Certified Neighborhood Council - Encino Census Tract - 1390.01 District Map - 174B129 Energy Zone - 9 Thomas Brothers Map Grid - 561-B2	Area Planning Commission - South Valley Earthquake-Induced Liquefaction Area - Yes Community Plan Area - Encino - Tarzana Near Source Zone Distance - 10.2
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ZONES(S): R1-1-RIO

<b>4. DOCUMENTS</b>			
ZI - ZI-2358 River Implementation Overlay D	ORD - ORD-183144	ORD - ORD-99101	CPC - CPC-2008-3125-CA
ZI - ZI-2427 FWY Adj Advisory Notice for S	ORD - ORD-183145	CPC - CPC-11708	CPC - CPC-2019-1745-CPU
ZI - ZI-2462 Modifications to SF Zones and S	ORD - ORD-67402	CPC - CPC-2007-3036-RIO	BMO - Yes
ORD - ORD-119865	ORD - ORD-98921	CPC - CPC-2008-3125	

<b>5. CHECKLIST ITEMS</b>		
Special Inspect - Structural Wood (continuous)	Permit Flag - MERV 13 Filter or Greater02/12/	Combine Plumbg - Wrk. per 91.107.2.1.1.1
Permit Flag - AB 2234 - 25 units or less	Std. Work Descr - Seismic Gas Shut Off Valve	Combine Elec - Wrk. per 91.107.2.1.1.1
Pilot - Electronic Plan	Combine HVAC - Wrk. per 91.107.2.1.1.1	

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>		
Owner(s):		
ALMAHDI, MOHAMAD M AND ALKABBANI, 15045 KILLION ST	SHERMAN OAKS CA 91411	
Tenant:		
Applicant: (Relationship: Architect)		
Xavier Ramirez -	110 E 9th Street Suite C881	Los Angeles 90079 (213) 297-7239

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>
(01) Dwelling - Single Family	
(07) Garage - Private	

<b>8. DESCRIPTION OF WORK</b>
EPLAN New 1st and 2nd story addition and remodel to existing SFD with an attached 1 car garage. To be fully sprinklered NFPA 13D

9. # Bldgs on Site & Use:

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

<b>10. APPLICATION PROCESSING INFORMATION</b>			
BLDG. PC By: Marcela Franquez	DAS PC By:		
OK for Cashier: Internet Permit	Coord. OK:		
Signature: _____	Date: _____		

**For Cashier's Use Only** **W/O #: 51400330**

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b>		
	Final Fee Period	
Permit Valuation: \$202,500	PC Valuation:	
FINAL TOTAL Bldg-Addition	11,353.70	School District Residential Level 1 8,747.64
Permit Fee Subtotal Bldg-Addition	1,326.60	CA Bldg Std Commission Surcharge 9.00
Energy Surcharge		Green Building
Electrical	344.92	Permit Issuing Fee 0.00
HVAC	172.46	Linkage Fee 0.00
Plumbing	344.92	
Plan Check Subtotal Bldg-Addition	0.00	
E.Q. Instrumentation	26.33	
D.S.C. Surcharge	66.46	
Sys. Surcharge	132.91	
Planning Surcharge	79.60	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	92.86	
Sewer Cap ID:	Total Bond(s) Due: \$0.00	

**Project:**

**Payment Date:**

**Receipt No:**

**Amount:**

**Method:**

<b>12. ATTACHMENTS</b>
Plot Plan



**13. STRUCTURE INVENTORY**

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

**25014 - 10000 - 00330**

- (P) Floor Area (ZC): +1406 Sqft / 2189 Sqft  
 (P) Height (ZC): +10.42 Feet / 25.42 Feet  
 (P) Length: -.08 Feet / 38.5 Feet  
 (P) Residential Floor Area: +1468 Sqft / 2256 Sqft  
 (P) Stories: +1 Stories / 2 Stories  
 (P) Width: +1 Feet / 38.08 Feet  
 (P) NFPA-13D Fire Sprinklers Thru-out  
 (P) R3 Occ. Group: +1543 Sqft / 2326 Sqft  
 (P) U Occ. Group: 0 Sqft / 205 Sqft  
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 1 Stal
- (P) Type V-B Construction  
 (P) Floor Construction - Raised Wood  
 (P) Roof Construction - Wood Frame/Sheathing  
 (P) Wall Construction - Wood Stud

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

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* MERV 13 Filter or Greater Req'd. \*\*FLOOR AREA DETAILS: (e) SFD 783 SF + (e) Attached Garage 205 SF (200 exempt from RFA) (n) 1st story addition +270 SF (n) 2nd story addition +1198 SF (n) detached ADU 740 SF (allowed to exceed RFA per GC 66323(a)(2)) Total RFA for SFD = 783 SF + 5 SF + 270 SF + 1198 SF = 2256 SF < 2700 MAX RFA RFA OKAY

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 #**

- |     | NAME             | ADDRESS             | CLASS | LICENSE # | PHONE # |
|-----|------------------|---------------------|-------|-----------|---------|
| (A) | BRUCE,, THOMAS A | 1837 N WILTON PL 6, |       | C31251    |         |
| (E) | SANTOS,, MICHAEL | 16202 ORION AVE,    |       | C77657    |         |
| (O) |                  |                     | N/A   | 0         |         |

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**17. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

**OR**

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**20. FINAL DECLARATION**

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_  Owner  Authorized Agent

Job Address: 17415 W Burbank Blvd Application #: 25014 - 10000 - 00330

**LOS ANGELES UNIFIED SCHOOL DISTRICT  
Developer Fee Program Office**

PHONE (213) 241-6266 | EMAIL developerfee@lausd.net | FAX (213) 241-6874

MAILING ADDRESS P.O. Box 513307, Los Angeles, CA 90051

**Acknowledgment of 90-Day Refund/Protest Policy for School Impact Fees**

The Los Angeles Unified School District (LAUSD) has the authority to collect school impact fees in accordance with California Education Code 17620, et seq. and Government Code Section 65995, et seq. These fees provide funding for school construction costs. These fees must be paid before the Department of Building and Safety issues a building permit. The law allows for refunds of certain school impact fees. Owners/developers have the right to request an audit of school impact fees collected by LAUSD and have the right to file a written request for mailed notice of the LAUSD Board meeting to review the annual and five-year reports for school impact fees collected and expended. Reports are available for viewing at [lausd.org/page/14335](http://lausd.org/page/14335).

**Requests for refunds or any other written form of protest of fees must be received by the Developer Fee Program Office within 90 calendar days after the payment of such fees.** The request should include (1) the property address(es), (2) reason for the refund request, and (3) contact information. Only a written request is required within the 90-day deadline. The Developer Fee Program Office will contact you for the required documentation and information.

*Possible Exemption Qualifications*

**Agricultural Structure**

**Canceled/Expired Permit \*** (no work must have commenced)

**Church/Exclusive Religious Use**

**Demolition** (partial refund) Note: only for the demolition of non-exempt structures.

**Disaster Replacement**

**Government-Owned and Occupied Structure**

**Less than 500 sq. ft.** (total assessable square footage)

**Private School (K-12) Development**

**Reduced Square Footage**

**Senior Citizen Development** Note: Single-family dwellings for the private use of a senior citizen do not qualify.

\*If a permit issued by the City of Los Angeles Department of Building and Safety has been canceled or has expired, and a refund is necessary, please be advised that the request must be submitted to the City Clerk's Office within 90 days of the fee payment. Alternatively, if the 90-day period has lapsed, the request must be submitted to the District's Developer Fee Program Office within 36 months from the date of permit cancellation.

By signing below, I (or I have the authority to act on behalf of the owner(s) and will inform the owner(s)) acknowledge that I have read and been informed of the "Acknowledgment of 90-Day Refund /Protest Policy for School Impact Fees in accordance with Government Code section 66020. I understand this form is not an application for a refund of school impact fees. I understand failure to submit a written request or protest to the Developer Fee Program Office within 90 calendar days of payment of the school impact fees, or 36 months from the date of permit cancellation or expiration, waives my right (or owner's rights) to be eligible for any refund of such fees.

Additionally, I have been informed that I have the right to request an audit of school impact fees collected by LAUSD pursuant to Government Code Section 66023, and I have the right to file a written request for mailed notice of the LAUSD Board meeting to review the annual and five-year reports for school impact fees collected and expended (Gov. Code 66006(e)(1)).

– **Mohamad M Almahdi**

*Mohamad M Almahdi*

**06/16/2025**

Developer / Owner /Agent (print)

Signature

Date