

6670 - 6672 N Platt Ave



Permit #:

25014 - 20000 - 05453

Plan Check #: B25VN36056

Printed: 01/14/26 08:02 AM

Event Code:

Bldg-Addition **GREEN - MANDATORY**

1 or 2 Family Dwelling

Expanded Counter Plan Check

Plan Check

City of Los Angeles - Department of Building and Safety

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

Issued on: 01/14/2026

Last Status: Issued

Status Date: 01/14/2026

1. TRACT TR 21887	BLOCK 68	LOT(s) 68	ARB	COUNTY MAP REF # M B 641-39/49	PARCEL ID # (PIN #) 180B093 233	2. ASSESSOR PARCEL # 2036 - 026 - 012
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3. PARCEL INFORMATION

Baseline Mansionization Ordinance - Yes

LADBS Branch Office - VN

Council District - 12

Certified Neighborhood Council - West Hills

Census Tract - 1352.02

District Map - 180B093

Energy Zone - 9

Thomas Brothers Map Grid - 529-F6

Area Planning Commission - South Valley

Earthquake-Induced Liquefaction Area - Yes

Community Plan Area - Canoga Park-West Hills-Winnetka-Wood

Near Source Zone Distance - 13.5

ZONES(S): RS-1

4. DOCUMENTS

ORD - ORD-112081

CPC - CPC-2019-1742-CPU

CPC - CPC-6415-ZBA

BMO - Yes

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts

Special Inspect - Epoxy Bolts

Special Inspect - Structural Observation

Pilot - Electronic Plan

Std. Work Descr - Seismic Gas Shut Off Valve

Permit Flag - Universal Waste

Combine Plumbg - Wrk. per 91.107.2.1.1.1

Combine HVAC - Wrk. per 91.107.2.1.1.1

Combine Elec - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

BEN AHMADI

23175 GAINFORD STREET

WOODLAND HILLS, CA 91364

Applicant: (Relationship: Agent)
ghazal hojati -

22943 Leadwell St

(747) 203-4449

West Hills 91307

8. DESCRIPTION OF WORKePlan: Remodel and addition to (e) 1-story SFD with attached garage
conversion to ADU per GC 66323(a)(1). NFPA13D sprinkler is required.**7. EXISTING USE**

(01) Dwelling - Single Family

(07) Garage - Private

PROPOSED USE

(01) Accessory Dwelling Unit

(01) Dwelling - Single Family

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Hooman Hajizadeh

OK for Cashier: Internet Permit

DAS PC By:

Coord. OK:

Signature: KAVIAN REFAHI

Date: 01/13/2026

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 #: 51405453

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation	\$120,000	PC Valuation:	
FINAL TOTAL Bldg-Addition	7,753.02	Planning Gen Plan Maint Surcharge	69.83
Permit Fee Subtotal Bldg-Addition	978.00	School District Residential Level 1	5,811.08
Energy Surcharge		CA Bldg Std Commission Surcharge	5.00
Electrical	254.28	Green Building	
HVAC	127.14	Permit Issuing Fee	0.00
Plumbing	254.28	Linkage Fee	0.00
Plan Check Subtotal Bldg-Addition	0.00		
Plan Maintenance	19.56		
E.Q. Instrumentation	15.60		
D.S.C. Surcharge	49.47		
Sys. Surcharge	98.93		
Planning Surcharge	59.85		
Planning Surcharge Misc Fee	10.00		

Sewer Cap ID: Total Bond(s) Due: \$0.00

12. ATTACHMENTS

Plot Plan

SB8 No Net Loss Declaration

Project:

Payment Date: 01/14/2026

Receipt No: 2267134

Amount: \$7,753.02

Method: CC

Building Card No.: 2026ON 84080

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13. STRUCTURE INVENTORY

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

25014 - 20000 - 05453

(P) Floor Area (ZC): +1055.5 Sqft / 2305.5 Sqft
(P) Height (ZC): 0 Feet / 13.58 Feet
(P) Length: +13 Feet / 61.16 Feet
(P) Residential Floor Area: +1055.5 Sqft / 2305.5 Sqft
(P) Stories: 0 Stories / 1 Stories
(P) Width: 0 Feet / 50 Feet
(P) Accessory Dwelling Unit: +1 Units / 1 Units
(P) Dwelling Unit: 0 Units / 1 Units
(P) NFPA-13D Fire Sprinklers Thru-out
(P) Wood (Plywood, OSB, etc.) Shearwall

(P) R3 Occ. Group: +1055.5 Sqft / 2305.5 Sqft
(P) U Occ. Group: -443 Sqft / 0 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stall
(P) Total Provided Parking for Site: -2 Stalls / 0 Stalls
(P) Type V-B Construction
(P) Floor Construction - Concrete Slab on Grade
(P) Foundation - Continuous Footing
(P) Roof Construction - Wood Frame/Sheathing
(P) Wall Construction - Wood Stud

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

** Approved Seismic Gas Shut-Off Valve may be required. ** [1] existing 1-story SFD w/ attached garage per permit# 1959VN32408
[2] max allowable RFA: 7,564 x 0.45 = 3,403.8 s.f. existing SFD = 1,250 s.f. addition to main house = 612.5 s.f. garage conversion to ADU = 443 s.f. total = 2,305.5 s.f.

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**

(E) GOUREHZAR,, TEDIS
(O) ,

ADDRESS

513 W WILSON AVE,

GLENDALE, CA 91203

CLASS

N/A

LICENSE #

C98604
0

PHONE #

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 12 months (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING/ SILICOSIS ACKNOWLEDGEMENT / UNIVERSAL WASTE

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. I understand that lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323. I understand that silica safe production processes are required for all fabricating and cutting of crystalline silica material per section 5204 of the California Code of Regulations. More Information is available at www.dir.ca.gov. I affirm to abide by the Requirements for Universal Waste (Cal. Code Regs, Tit. 22, Div. 4.5 Ch. 11 Section 66261.9). Note: Refer to the Universal Waste Rule link at: www.dtsc.ca.gov/universalwaste

20. FINAL DECLARATION

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

Print

BEN AHMADI

Sign: BEN AHMADIDate: 01/14/2026

Owner



Authorized Agent

PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

2026ON 84080

Payment Date: 01/14/2026

Receipt No: 2267134

Amount: \$7,753.02

Method: CC

PERMIT #: 25014 - 20000 - 05453

ADDRESS: 6670 - 6672 N Platt Ave

OWNER: Ben Ahmadi

23175 Gainford Street

WOODLAND HILLS, CA 91364

Bldg-Addition

1 or 2 Family Dwelling

Expanded Counter Plan Check

Plan Check

JOB DESCRIPTION: ePlan: Remodel and addition to (e) 1-story SFD with attached garage conversion to ADU per GC 66323(a)
(1). NFPA13D sprinkler is required.

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Form s		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plum bing		
Plum bing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plum bing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Fram ing		
Insulation		
Suspended Ceiling		
LAFD		
OK to Cover		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)5242845 or www.ladbs.org

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plum bing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

Certificate of Occupancy Required ☐ YES ☐ NO

This image shows a full page of blank handwriting practice paper. It features multiple sets of horizontal lines, each consisting of a solid top line, a dashed midline, and a solid bottom line. These lines are evenly spaced across the entire page to guide letter height and placement. The background is white, and there are no margins or additional markings.

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m.. When requesting an inspection, the following are required: (1) The job address, (2) Type of inspection, (3) Use of building, (4) Permit number, (5) Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION
(OWNER-BUILDER DECLARATION)**

Application Number: 25014 - 20000 - 05453

Project Address: 6670 - 6672 N Platt Ave

DIRECTION: Read and initial each statement below to signify you understand or verify this information.

X 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

X 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

X 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

X 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

X 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

X 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

X 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

X 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

X 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION
(OWNER-BUILDER DECLARATION, cont.)**

Application Number: 25014 - 20000 - 05453

Project Address: 6670 - 6672 N Platt Ave

X 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 6670 - 6672 N Platt Ave.

X 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

X 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: BEN AHMADI

Signature of Property Owner: BEN AHMADI Date: 01/14/2026

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

Job Address: 6670 - 6672 N Platt Ave Application #: 25014 - 20000 - 05453

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.

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)).

BEN AHMADI

BEN AHMADI

01/14/2026

Developer / Owner /Agent (print)

Signature

Date



PROPERTY OWNER DECLARATION OF NO NET LOSS OF HOUSING UNITS PURSUANT TO THE HOUSING CRISIS ACT OF 2019 AND THE RESIDENT PROTECTIONS ORDINANCE

For eligible projects, as discussed below, the owner of each property involved in the proposed project may execute this Declaration to affirm that (a) the proposed project will not result in a loss of residential dwelling units or protected residential dwelling units, and (b) they will satisfy the notification, replacement and tenant protection requirements in the Housing Crisis Act of 2019 and the Resident Protections Ordinance.¹

HOUSING CRISIS ACT OF 2019 AND RESIDENT PROTECTIONS ORDINANCE (RPO) REQUIREMENTS

A Housing Development Project must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., “no net loss”). Additionally, no residential dwelling units may be demolished unless the project will create at least as many residential dwelling units as will be demolished.²

A non-residential development project³ must replace any existing protected unit that will be demolished. Any required new or replacement residential dwelling unit may be provided on the proposed development site or on another site. In short, any project subject to the Housing Crisis Act of 2019 (HCA) or the Resident Protections Ordinance⁴ that results in a net loss of housing is prohibited.

To determine the housing replacement obligations, a Replacement Unit Determination (RUD) letter must be issued by the Los Angeles Housing Department (LAHD) for a proposed project. This Declaration may be completed in lieu of a RUD in limited circumstances (See Eligibility Criteria below).

¹ Government Code Section 66300.6, and Los Angeles Municipal Code (LAMC) Chapter 1 Sec. 16.60 and Chapter 1A Sec. 4C.15.1. and 4C.15.2.

² California Government Code Section 66300.6, LAMC Chapter 1 Sec. 16.60 A.5, and Chapter 1A Sec. 4C.15.1.C.2.

³ Under Government Code Section 66300.6, LAMC Chapter 1 Sec. 16.60 A.4(a)(1), and Chapter 1A Sec. 4C.15.2.E., a project that is an industrial use is exempt from replacement requirements if the site is entirely within a zone that does not allow residential uses, the zoning was adopted prior to January 1, 2022, and the protected units that are or were on the site are or were nonconforming uses.

⁴ Per the City’s Housing Element Sites Minimum Density (HESMD) Ordinance (LAMC Chapter 1 Sec. 16.70 and Chapter 1A Sec. 4C.15.4.), this Declaration may be used for certain proposed developments.

ELIGIBLE PROJECT TYPES

To use this declaration in lieu of obtaining a RUD, a proposed development project must be one of the following project types:

1. A new Single Family Dwelling (SFD) where all of the following are true: (a) no more than one unit will be demolished, and (b) only one SFD exists on-site, and (c) any existing SFD to be demolished is neither subject to a form of rent or price control (e.g. the Rent Stabilization Ordinance) nor is occupied by a lower-income tenant, and (d) no subdivision is proposed; OR
2. A non-residential development project, including a change of use within a SFD, where all of the following are true (a) no more than one unit will be demolished, and (b) only one SFD exists on-site, and (c) any existing unit to be demolished is neither subject to the Rent Stabilization Ordinance nor is occupied by a lower-income tenant; OR
3. A development where all existing units will remain on the site as residential dwelling units, or there are no units on site (e.g. vacant lots and site with only non-residential uses).

In addition, the site where a development project is proposed must have had no units demolished within the past five years⁵.

INSTRUCTIONS TO SUBMIT THIS DECLARATION

1. Complete the Project Information section and execute the Property Owner Declaration section.
2. Submit this Declaration with the project application to City Planning (if a development application to City Planning is required) or to the Los Angeles Department of Building and Safety (if a development application to City Planning is not required).

CITY CONTACTS

For guidance and additional information, please see the City Contacts below.

Los Angeles Housing Department: For specific questions regarding replacement requirements, occupant protections, and the RUD process, contact LAHD at LAHD-Landuse@lacity.org. For information on relocation assistance and replacement units for units subject to the RSO, please consult the [Ellis Act webpage](#)⁶. For non-RSO units, consult the [Just Cause Ordinance webpage](#)⁷. For general LAHD information, call the department's toll free hotline at (866) 557-7368, or visit any of LAHD's public counters by making an appointment [here](#)⁸.

⁵ For site specific information on whether any units have been removed within the past five years, see the "Housing Use Within Prior 5 Years" field under the "Housing" tab on www.zimas.lacity.org

⁶ <https://housing.lacity.org/rental-property-owners/removal-from-rental-market-property-owner>

⁷ <https://housing.lacity.gov/residents/jco-units-non-rso-no-fault-evictions-strong>

⁸ <https://housing.lacity.gov/about-us/public-counters>

Los Angeles Department of Building and Safety: For general questions regarding the implementation of no net loss procedures related to Housing Development Projects that are not associated with a City Planning application, contact the Department of Building and Safety at LADBS.AHS@lacity.org or (213) 482-0455.

Department of City Planning: For general questions regarding the implementation of no net loss procedures related to Housing Development Projects associated with a City Planning application, contact Los Angeles City Planning at planning.HCA@lacity.org or visit the [Housing Crisis Act and Resident Protections webpage](#)⁹.

PROJECT INFORMATION

Permit Application or City Planning Case No.: 25014-20000-05453

Street Address(es): 6670 PLATT AVE, WEST HILLS, CA 91307

Legal Description (Lot, Block, Tract): 68, NONE, TR 21887

Assessor's Parcel Number(s): 2036026012

Site Zoning: RS-1

Proposed Project Description¹⁰:

The proposed project includes the demolition of 0 (#) existing unit(s) and the new construction of 1 (#) unit(s). Within the last 5 years, 0 (#) unit(s) were demolished. Within the last 10 years, 0 (#) units were withdrawn pursuant to the Ellis Act

Additional project description (optional):

GARAGE CONVERION TO ADU, ADDITION TO MAIN HOUSE

⁹ <https://planning.lacity.gov/project-review/housing-crisis-act>

¹⁰The proposed demolition and/or construction of units may change as the proposed Development Project progresses through the City application process. Provided that the development project remains eligible to use this declaration and the number of units proposed to be demolished does not increase, a revised declaration form is not required.

PROPERTY OWNER DECLARATION

Before a City Planning application can be accepted or a building permit issued, the owner of each property involved must provide a signature to verify that this no net loss declaration is correct and is filed with the owner's knowledge and consent. Staff will confirm ownership based on the records from 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 according to the 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).** An LOA from a property owner granting someone else permission to sign the declaration 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 to file this declaration form, 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.-E. 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 the LOA.

- **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) 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 development proposal 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. The proposed Development Project: (1) does not involve the demolition of more than one unit, and (2) is not on a site where any units were demolished within the past five years.

Initials: ^{BA}_____

- C. The proposed Development Project is one of the following types: (1) A new Single Family Dwelling (SFD), where all of the following are true: (a) no more than one unit will be demolished, and (b) only one SFD exists on-site, and (c) any existing SFD to be demolished is neither subject to the Rent Stabilization Ordinance nor is occupied by a lower-income tenant, and (d) no subdivision is proposed; OR (2) A non-residential development project, including a change of use within a SFD, where all of the following are true (a) no more than one unit will be demolished, and (b) only one SFD exists on-site, and (c) any existing unit to be demolished is neither subject to the Rent Stabilization Ordinance nor is occupied by a lower-income tenant; OR (3) A development where all existing units will remain on the site as residential dwelling units, or there are no units on site (e.g. vacant lots and site with only non-residential uses). In addition, the site where a development project is proposed must have had no units demolished within the past five years.⁵
- D. The proposed Development Project will not result in fewer units than existed in the past five years.
- E. The project applicant for the proposed Development Project will allow existing occupants to occupy their units until six months before the start of construction activities, allow residents to return to their units if demolition does not proceed, and will provide relocation benefits, as applicable in compliance with Government Code Section 66300.6 and LAMC Chapter 1 Sec. 16.60 and Chapter 1A Sec. 4C.15.1. and Sec. 4C.15.2.
- F. I hereby acknowledge that any incorrect information provided in this Declaration may result in a revocation or denial of applications to the City for the proposed Development Project and applicable penalties.
- G. 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.

Executed on 10 (day) january (month) 2026 (year) at west hills (city),
ca (state), united states (country).

By Signature:  Print Name: Ben Ahmadi
Ben Ahmadi (Jan 10, 2026 11:02:28 PST)

Executed on _____ (day) _____ (month) _____ (year) at _____ (city),
_____ (state), _____ (country).

By Signature: _____ Print Name: _____

SB 8 No Net Loss Declaration 2025

Final Audit Report

2026-01-10

Created:	2026-01-10
By:	ghazal hojati (khblueprints@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMTSkxle2gL3_k3TBKMZDt29FBby53j8

"SB 8 No Net Loss Declaration 2025" History

 Document created by ghazal hojati (khblueprints@gmail.com)
2026-01-10 - 7:00:57 PM GMT

 Document emailed to ghazal.hojati84@gmail.com for signature
2026-01-10 - 7:01:20 PM GMT

 Email viewed by ghazal.hojati84@gmail.com
2026-01-10 - 7:01:30 PM GMT

 Signer ghazal.hojati84@gmail.com entered name at signing as Ben Ahmadi
2026-01-10 - 7:02:26 PM GMT

 Document e-signed by Ben Ahmadi (ghazal.hojati84@gmail.com)
Signature Date: 2026-01-10 - 7:02:28 PM GMT - Time Source: server

 Agreement completed.
2026-01-10 - 7:02:28 PM GMT

Bldg-Addition
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B25VN36056
Initiating Office: VAN NUYS
Printed on: 01/07/26 08:23:17

PLOT PLAN ATTACHMENT

