



Bldg-New <b>GREEN - MANDATORY</b> Apartment 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: 05/28/2024
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 337		43		M B 14-85	096A203 148	6040 - 021 - 018

<b>3. PARCEL INFORMATION</b> LADBS Branch Office - LA Council District - 8 Certified Neighborhood Council - Empowerment Congress South Census Tract - 2402.00 District Map - 096A203	Energy Zone - 8 Thomas Brothers Map Grid - 704-C3 Area Planning Commission - South Los Angeles Earthquake-Induced Liquefaction Area - Yes Community Plan Area - Southeast Los Angeles	Near Source Zone Distance - 3.4 School Within 500 Foot Radius - YES
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ZONES(S): R3-1

<b>4. DOCUMENTS</b>		
ZI - ZI-1231 Specific Plan: South Los Angeles RENT - YES ZI - ZI-2374 State Enterprise Zone: Los Angeles ORD - ORD-162128 ZI - ZI-2452 Transit Priority Area in the City ORD - ORD-171681 SPA - SOUTH LOS ANGELES ALCOHOL & S ORD - ORD-171682	MODF - 11/14/2023 EXT. WALL OPENING V CPC - CPC-1999-470-TOD CPC - CPC-1983-506 CPC - CPC-1983-506-SP CPC - CPC-1990-346-CA	

<b>5. CHECKLIST ITEMS</b>		
Special Inspect - Structural Observation Special Inspect - Structural Wood (continuous) Permit Flag - Aff Housing Per 12.22A31 TOC	Permit Flag - ED1-100pct Affordable Pilot - Electronic Plan Permit Flag - Fire Life Safety Clearance Req'd	Storm Water - LID Project Permit Flag - Rec and Parks Fee Memo Req'd Std. Work Descr - Seismic Gas Shut Off Valve

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s): GENERAL INVESTMENTS LA LLC	6666 DREXEL AVE	LOS ANGELES CA 90048	
Tenant:			
Applicant: (Relationship: Agent) RANA TAVANAELI -	15456 VENTURA BLVD SUITE 300	SHERMAN OAKS 91403	(818) 912-7005

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>
	(05) Apartment

<b>8. DESCRIPTION OF WORK</b>
New 3- story apartment with roof deck, Type VA, 11-unit apartment building- TOC-T-3 ED-1, 100% (9 E.LI. & 2 L.I. units) affordable housing project.

<b>9. # Bldgs on Site &amp; Use:</b>	
<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Kesete Haregot OK for Cashier: Internet Permit Signature: <u>MANUEL MONTUFAR</u>	DAS PC By: Coord. OK: Date: 01/29/2024

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.

**For Cashier's Use Only** **W/O #: 21005710**

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b>		
<b>Permit Valuation</b> \$900,000	<b>Final Fee Period</b>	<b>PC Valuation:</b> \$0
FINAL TOTAL Bldg-New	47,972.72	Dwelling Unit Construction Tax 2,200.00
Permit Fee Subtotal Bldg-New	4,564.63	Residential Development Tax 3,300.00
Energy Surcharge		CA Bldg Std Commission Surcharge 36.00
Handicapped Access		Green Building
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee 27.00
Plan Maintenance	91.29	Linkage Fee 0.00
E.Q. Instrumentation	117.00	
D.S.C. Surcharge	144.00	
Sys. Surcharge	288.00	
Planning Surcharge	280.98	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	327.80	
School District Residential Level 1	36,586.02	
Sewer Cap ID:	Total Bond(s) Due: \$0.00	

**Project:**

**Payment Date:**

**Receipt No:**

**Amount:**

**Method:**

<b>12. ATTACHMENTS</b>
Owner-Builder Declaration Plot Plan



13. STRUCTURE INVENTORY

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

22010 - 10000 - 05710

- (P) Floor Area (ZC): +6276 Sqft / 6276 Sqft
(P) Height (ZC): +32.16 Feet / 32.16 Feet
(P) Landscape Area: +1521 Sqft / 1521 Sqft
(P) Length: +67 Feet / 67 Feet
(P) Stories: +3 Stories / 3 Stories
(P) Width: +38 Feet / 38 Feet
(P) Density Bonus Units: +5 Units / 5 Units
(P) Dwelling Unit: +11 Units / 11 Units
(P) Extremely Low Income Dwelling Units: +2 Units / 2 Units
(P) Low Income Dwelling Units: +9 Units / 9 Units
(P) NFPA-13 Fire Sprinklers Thru-out
(P) R2 Occ. Group: +7326 Sqft / 7326 Sqft
(P) Long Term Bicycle Parking Provided for Bldg: +11 Spaces
(P) Long Term Bicycle Parking Req'd for Bldg: +11 Spaces / 1
(P) Parking Req'd for Bldg (Auto+Bicycle): +13 Stalls / 13 S
(P) Short Term Bicycle Parking Provided for Bldg: +2 Spaces
(P) Short Term Bicycle Parking Req'd for Bldg: +2 Spaces / 2
(P) Type V-A Construction

14. APPLICATION COMMENTS:

PDPP Project's Total \$900,000.00

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* - No automobile parking required: TOC-Tier- 3, 100% affordable project.

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 #

Table with 5 columns: Name, Address, Class, License #, Phone #. Rows include CHATSKY, GERMAN and SMITH, MELVIN BRUCE.

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).

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

(X) 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: \_\_\_\_\_

(X) 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. 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.

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 Efraim Bainvoll Signature: ebainvoll Date: 05/28/2024 [X] 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](http://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

Payment Date:  
Receipt No:  
Amount:  
Method:

**PERMIT #:** 22010 - 10000 - 05710  
**ADDRESS:** 118 W 87th Pl 1 - 12  
**OWNER:** General Investments La Llc  
 6666 Drexel Ave  
 LOS ANGELES CA 90048

Bldg-New  
 Apartment  
 Regular Plan Check  
 Plan Check

**JOB DESCRIPTION:** New 3- story apartment with roof deck, Type VA, 11-unit apartment building- TOC-T-3 ED-1, 100% (9 E.LI. & 2 L.I. units) affordable housing project.

## 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		

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		

FOR INSPECTION REQUESTS, PLEASE CALL  
**3-1-1 OR OUTSIDE CITY OF LOS ANGELES**  
**888-LA4-BUILD (888)524-2845 or [www.ladbs.org](http://www.ladbs.org)**

Certificate of Occupancy Required  YES  NO



Application Number: 22010 - 10000 - 05710

Project Address: 118 W 87th Pl 1 - 12

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](http://www.cslb.ca.gov) for more information about licensed contractors.



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

Application Number: 22010 - 10000 - 05710

Project Address: 118 W 87th PI 1 - 12

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: 118 W 87th PI 1 - 12.

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: Efraim Bainvoll

Signature of Property Owner: ebainvoll Date: 05/28/2024

- 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.

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.

Job Address: 118 W 87th Pl 1 - 12 Application #: 22010 - 10000 - 05710

**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
**Developer Fee Program Office**, P. O. Box 513307, Los Angeles, CA 90051  
Phone (213) 241-0715 Fax (213) 241-6874

**Notice of 90-Day Refund/Protest Policy for  
School Facilities Fees (Developer Fees)**

The Los Angeles Unified School District, in accordance with the California Education and Government Codes, collects school facilities fees (developer fees) to provide funding for school construction costs. **These fees must be paid before the Department of Building and Safety will issue you a building permit.** Fees are assessed on the basis of assessable square footage, pursuant to Education Code section 17620, et seq., and Government Code section 65995, et seq.

The law allows for refunds or waivers of certain developer fees. **However, requests for refunds or waivers, 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.** Only a written request is required within the 90-day deadline and not all required supporting documentation. Applications for waivers and refunds may be obtained from the Developer Fee Program Office.

Be advised that the Developer Fee Program Office will not process refund requests or protests that are received after the 90-day deadline, and all such correspondence must be sent directly to the Developer Fee Program Office and not the Department of Building & Safety.

If you have any questions on types of refunds or credits available, please call the Developer Fee Program Office at (213) 241-0715.

Please sign the statement below to indicate that you were notified of this policy and submit the signed portion of this acknowledgment to the cashier prior to the payment of your school facilities fees. Thank you.

Los Angeles Unified School District

Developer Fee Program Office			
<i>Note: Your project must meet exemption criteria to qualify for a refund or waiver of fees.</i>			
Less than 500 sq. ft.	Cancelled / Expired Permit	Agricultural Structure	Private School (K -12)
Demolition Credit	Senior Citizen Development	Reduced Square Footage	Disaster
Affordable Housing Complex	Mobile Home	Church	Government Building

**Los Angeles Unified School District**  
**Acknowledgment of 90-Day Refund/Protest Policy for School Facilities Fees (Developer Fees)**

My signature acknowledges that I have been informed {or I am acting on behalf of the owner(s) and will inform the owner(s)} of the "Notice of the 90-Day Refund/Protest Policy for School Facilities Fees (Developer Fees)" in accordance with Government Code section 66020. I understand that failure to submit an application for a refund, or letter of protest, to the Developer Fee Program Office within 90 calendar days of payment of school facilities fees, waives my right (or owner's right) to be eligible for any refund or exemption of such fees.

**Efraim Bainvoll**

*Efraim Bainvoll*

**05/28/2024**