BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES

CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

April 10, 2024

Council District: # 7

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **10248 NORTH O'MELVENY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2646-023-043**
Re: Invoice # 807064-3

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **10248 North O'Melveny Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on May 1, 2018 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

Description	Amount
Non-Compliance fee	507.64
Late Charge/Collection fee (250%)	1,269.10
Title Report fee	30.00
Grand Total	**$ 1,806.74**

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **$1,806.74** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **$1,806.74** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

for Ana Mae Yutan
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A

1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17047 ***Prepared for:*** *City of Los Angeles*
Dated as of: 06/17/2022

SCHEDULE A

(Reported Property Information)

APN #: 2646-023-043

Property Address: *10248 N O'MELVENY AVE* ***City:*** *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Document: *GRANT DEED*
Grantee : *OSCAR VALENZUELA*
Grantor : *JOEL RAMIREZ AND JOSEFINA RAMIREZ*
Deed Date : *03/05/2004* ***Recorded :*** *05/07/2004*
Instr No. : *04-1150272*

MAILING ADDRESS: *OSCAR VALENZUELA*
10248 OMELVENY AVE, PACOIMA, CA 91331

SCHEDULE B

LEGAL DESCRIPTION
Lot Number: 24 Tract No: 29743 Brief Description: TRACT NO 29743 LOT 24

MORTGAGES/LIENS
Type of Document: *CORPORATE ASSIGNMENT OF DEED OF TRUST*
Recording Date: *07/26/2021* ***Document #:*** *21-1139930*
Loan Amount: *$271,200*
Lender Name: *PHH MORTGAGE CORPORATION*
Borrowers Name: *OSCAR VALENZUELA*

MAILING ADDRESS: *PHH MORTGAGE CORPORATION*
2100 ALT. 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD

04 1150272

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
05/07/04 AT 08:00am

TITLE(S) : DEED

LEAD SHEET

FEE

FEE
$7
00

D.T.T
$ 372.90
$ 1,525.50

NOTIFICATION SENT-$4

CODE
20

CODE
19

CODE
9____

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2646-023-043

001

THIS FORM NOT TO BE DUPLICATED

5/7/04

ORT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
Oscar Valenzuela
10248 O'Melveny Avenue
Pacoima, CA 91331

04 1150272 2

Space Above This Line for Recorder's Use Only

A P N 2646-023-043 Order No 2607022928-56 Escrow No 1792YH

GRANT DEED

80-44

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS COUNTY $372 90 & CITY $1,525 50
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] unincorporated area, [ ] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Joel Ramirez and Josefina Ramirez, Husband and Wife as Joint Tenants

hereby GRANT(S) to **Oscar Valenzuela,** a Married Man as his sole and separate property

the following described property in the City of **Los Angeles**, County of **Los Angeles** State of California,

Lot 24 of Tract 29743 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 731, Page(s) 66 and 67 of Maps, in the Office of the County Recorder of said County.

Joel Ramirez

Josefina Ramirez

Document Date March 5, 2004

STATE OF CALIFORNIA)SS
COUNTY OF Los Angeles)
On April 21, 2004 before me, Albert G Reyna
personally appeared JOEL RAMIREZ and JOSEFINA RAMIREZ,
personally known to me (or 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 of which the person(s) acted, executed the instrument
WITNESS my hand and official seal

Signature

This area for official notarial seal

ALBERT G REYNA
Commission # 1367500
Notary Public - California
Los Angeles County
My Comm Expires Aug 4, 2006

Mail Tax Statements to SAME AS ABOVE or Address Noted Below

This page is part of your document - DO NOT DISCARD

20211139930

Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

07/26/21 AT 08:04AM

FEES:	23.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	98.00

LEADSHEET

202107260260008

00020829880

012435397

SEQ:
01

SECURE - Daily

THIS FORM IS NOT TO BE DUPLICATED

425651926

E502868

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.

[AND WHEN RECORDED MAIL TO]
PHH Mortgage Corporation
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

CORPORATE ASSIGNMENT OF DEED OF TRUST

Regarding this instrument, contact PHH Mortgage Corporation, 5720 Premier Park Drive, West Palm Beach, FL 33407, telephone # 800-449-8767, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR WMC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026)** by these presents does convey, grant, assign, transfer, and set over all of its rights, title, and interest in the described Deed of Trust, representation or warranty, including all liens and any rights due or to become due thereon to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-WMC2, WHOSE ADDRESS IS C/O PHH MORTGAGE CORPORATION, 5720 PREMIER PARK DRIVE, WEST PALM BEACH, FL 33407, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).**

Said Deed of Trust made by **OSCAR VALENZUELA** and recorded on 05/07/2004 as **Instrument # 04 1150273** in the office of the **LOS ANGELES** County Recorder, **CA**.

IN WITNESS WHEREOF, this Assignment is executed **this 12th day of July in the year 2021**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR WMC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS

SHANNON MCKINNEY
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

PHH03 425651926 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) PHH03-REQ MIN 100136300109708627 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T122107-11:55:32 [C-2] EFRMCA1

D0080617303

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 12th day of July in the year 2021, by Shannon McKinney as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS BENEFICIARY, AS NOMINEE FOR WMC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Aaron Burdick

AARON BURDICK
COMM EXPIRES: 11/22/2024

AARON BURDICK
Notary Public - State of Florida
Commission # HH 066479
My Comm. Expires Nov 22, 2024
Bonded through National Notary Assn.

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
PHH03 425651926 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) PHH03-REQ MIN 100136300109708627 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T122107-11:55:32 [C-2] EFRMCA1

D00806173O3

EXHIBIT B

ASSIGNED INSPECTOR: **JASON BRANNON** **Date: April 10, 2024**
JOB ADDRESS: **10248 NORTH O'MELVENY AVENUE LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2646-023-043**

Last Full Title: **06/17/2022** Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) OSCAR VALENZUELA
10248 O'MELVENY AVE.
PACOIMA, CA 91331 CAPACITY: OWNER

2) PHH MORTGAGE CORPORATION
C/O NATIONWIDE TITLE CLEARING, INC.
2100 ALT. 19 NORTH
PALM HARBOR, FL 34683 CAPACITY: INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At :
10248 OMELVENY AVE, PACOIMA, CA 91331-3805

CoreLogic RealQuest

Owner Information

Owner Name:	**VALENZUELA OSCAR**
Mailing Address:	**10248 OMELVENY AVE, PACOIMA CA 91331-3805 C026**
Vesting Codes:	MM / / SE

Location Information

Legal Description:	**TRACT NO 29743 LOT 24**		
County:	LOS ANGELES, CA	APN:	2646-023-043
Census Tract / Block:	1045.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	29743
Legal Book/Page:	731-66	Map Reference:	8-F3 /
Legal Lot:	24	Tract #:	29743
Legal Block:		School District:	LOS ANGELES
Market Area:	PAC	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	05/07/2004 / 03/05/2004	1st Mtg Amount/Type:	$271,200 / CONV
Sale Price:	$339,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	UNKNOWN	1st Mtg Document #:	1150273
Document #:	1150272	2nd Mtg Amount/Type:	$67,800 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	$256.24
New Construction:		Multi/Split Sale:	
Title Company:	OLD REPUBLIC TITLE		
Lender:	WMC MTG CORP		
Seller Name:	RAMIREZ JOEL & JOSEFINA		

Prior Sale Information

Prior Rec/Sale Date:	02/18/1998 / 12/29/1997	Prior Lender:	NORTH AMERICAN MTG CO
Prior Sale Price:	$115,000	Prior 1st Mtg Amt/Type:	$113,502 / FHA
Prior Doc Number:	264852	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,323	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1965 / 1965	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE;SHED Building Permit

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,098	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CUL-DE-SAC			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$445,264	Assessed Year:	2021	Property Tax:	$5,573.63
Land Value:	$295,139	Improved %:	34%	Tax Area:	13
Improvement Value:	$150,125	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	$445,264				

Comparable Sales Report

For Property Located At

10248 OMELVENY AVE, PACOIMA, CA 91331-3805

12 Comparable(s) Selected. Report Date: 06/28/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$339,000	$460,000	$797,000	$676,042
Bldg/Living Area	1,323	1,131	1,516	1,263
Price/Sqft	$256.24	$342.77	$674.74	$540.48
Year Built	1965	1941	1964	1950
Lot Area	7,098	6,500	8,639	7,299
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	$445,264	$51,355	$539,000	$336,705
Distance From Subject	0.00	0.14	0.48	0.28

*= user supplied for search only

Comp #:1 Distance From Subject:**0.14 (miles)**

Address:	**10262 ONEIDA AVE, PACOIMA, CA 91331-3124**				
Owner Name:	**CR EQUITY INC**				
Seller Name:	**AGUILAR VICTOR M**				
APN:	**2620-019-026**	Map Reference:	**9-A3 /**	Living Area:	**1,282**
County:	**LOS ANGELES, CA**	Census Tract:	**1046.20**	Total Rooms:	**5**
Subdivision:	**12923**	Zoning:	**LAR1**	Bedrooms:	**2**
Rec Date:	**12/17/2021**	Prior Rec Date:	**12/06/1999**	Bath(F/H):	**1 /**
Sale Date:	**10/07/2021**	Prior Sale Date:	**12/01/1999**	Yr Built/Eff:	**1949 / 1952**
Sale Price:	**$520,000**	Prior Sale Price:	**$127,500**	Air Cond:	
Sale Type:	**FULL**	Prior Sale Type:	**FULL**	Style:	**CONVENTIONAL**
Document #:	**1877408**	Acres:	**0.15**	Fireplace:	**/**
1st Mtg Amt:	**$390,000**	Lot Area:	**6,501**	Pool:	
Total Value:	**$224,412**	# of Stories:	**1**	Roof Mat:	**COMPOSITION SHINGLE**
Land Use:	**SFR**	Park Area/Cap#:	**/**	Parking:	**ATTACHED GARAGE**

Comp #:2 Distance From Subject:**0.16 (miles)**

Address:	**13347 TERRA BELLA ST, PACOIMA, CA 91331-3836**				
Owner Name:	**NAZARIAN AMELIA**				
Seller Name:	**SAINI INVESTMENTS LLC**				
APN:	**2646-025-008**	Map Reference:	**8-F3 /**	Living Area:	**1,516**
County:	**LOS ANGELES, CA**	Census Tract:	**1045.00**	Total Rooms:	**6**
Subdivision:	**14**	Zoning:	**LAR1**	Bedrooms:	**3**
Rec Date:	**12/16/2021**	Prior Rec Date:	**10/16/2020**	Bath(F/H):	**2 /**
Sale Date:	**12/14/2021**	Prior Sale Date:	**09/17/2020**	Yr Built/Eff:	**1947 / 1947**
Sale Price:	**$758,000**	Prior Sale Price:	**$445,000**	Air Cond:	
Sale Type:	**FULL**	Prior Sale Type:	**FULL**	Style:	**CONVENTIONAL**
Document #:	**1869835**	Acres:	**0.17**	Fireplace:	**Y / 1**
1st Mtg Amt:	**$645,000**	Lot Area:	**7,272**	Pool:	
Total Value:	**$539,000**	# of Stories:	**1**	Roof Mat:	**COMPOSITION SHINGLE**
Land Use:	**SFR**	Park Area/Cap#:	**/**	Parking:	**PARKING AVAIL**

Comp #:3 Distance From Subject:**0.19 (miles)**

Address: **10251 KEWEN AVE, PACOIMA, CA 91331-3221**

Owner Name:	RAHMAN SAZEDUR M/ARA ISMAT				
Seller Name:	BABAIYANS FAMILY TRUST				
APN:	2620-019-014	Map Reference:	9-A3 /	Living Area:	1,245
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	5
Subdivision:	12923	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/26/2022	Prior Rec Date:	12/27/2018	Bath(F/H):	2 /
Sale Date:	03/11/2022	Prior Sale Date:	12/07/2018	Yr Built/Eff:	1949 / 1950
Sale Price:	$712,000	Prior Sale Price:	$453,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	451458	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	$512,000	Lot Area:	6,500	Pool:	
Total Value:	$466,846	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.20 (miles)

Address:	10400 HADDON AVE, PACOIMA, CA 91331-3016				
Owner Name:	RAMIREZ OSIEL				
Seller Name:	SILVA-GAYTAN JAIRO C				
APN:	2620-016-022	Map Reference:	8-F3 /	Living Area:	1,140
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	5
Subdivision:	5866	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/16/2022	Prior Rec Date:	05/07/2018	Bath(F/H):	2 /
Sale Date:	05/06/2022	Prior Sale Date:	05/03/2018	Yr Built/Eff:	1941 / 1990
Sale Price:	$760,000	Prior Sale Price:	$490,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	638581	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	$746,234	Lot Area:	8,135	Pool:	
Total Value:	$515,076	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.20 (miles)

Address:	10388 ONEIDA AVE, PACOIMA, CA 91331-3022				
Owner Name:	ALCALA RUBEN R/ROSAS NORMA A M				
Seller Name:	LEAL 2005 LIVING TRUST				
APN:	2620-013-020	Map Reference:	9-A3 /	Living Area:	1,229
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	4
Subdivision:	5866	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/24/2021	Prior Rec Date:	06/30/1976	Bath(F/H):	2 /
Sale Date:	11/01/2021	Prior Sale Date:		Yr Built/Eff:	1964 / 1980
Sale Price:	$670,000	Prior Sale Price:	$24,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1749534	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	$502,500	Lot Area:	8,099	Pool:	
Total Value:	$94,268	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.24 (miles)

Address:	10422 KEWEN AVE, PACOIMA, CA 91331-3018				
Owner Name:	LEMUS ANNA/LOPEZ HEMERSON H G				
Seller Name:	DE PAZ FRANCISCO & ESTELA				
APN:	2620-012-016	Map Reference:	9-A3 /	Living Area:	1,414
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	5
Subdivision:	5866	Zoning:	LAR1	Bedrooms:	4
Rec Date:	01/20/2022	Prior Rec Date:	03/02/2004	Bath(F/H):	1 /
Sale Date:	12/16/2021	Prior Sale Date:	01/29/2004	Yr Built/Eff:	1947 / 1955
Sale Price:	$675,000	Prior Sale Price:	$313,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	76386	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	$607,500	Lot Area:	7,425	Pool:	
Total Value:	$411,117	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.28 (miles)

Address:	10469 TELFAIR AVE, PACOIMA, CA 91331-3156				
Owner Name:	OLIVER ALMA C				
Seller Name:	RODRIGUEZ CARLOS F				
APN:	2620-022-023	Map Reference:	9-A3 /	Living Area:	1,131
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	5
Subdivision:	17	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/10/2022	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	04/26/2022	Prior Sale Date:		Yr Built/Eff:	1953 / 1953
Sale Price:	$665,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	620511	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	$565,675	Lot Area:	6,870	Pool:	
Total Value:	$51,355	# of Stories:		Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.32 (miles)

Address:	13151 TERRA BELLA ST, PACOIMA, CA 91331-3152				
Owner Name:	PEREZ ELIZABETH				
Seller Name:	PEREZ ALEJANDRO				
APN:	2620-023-025	Map Reference:	9-A3 /	Living Area:	1,224
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	4
Subdivision:	14373	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/03/2021	Prior Rec Date:	02/22/2013	Bath(F/H):	2 /
Sale Date:	10/05/2021	Prior Sale Date:	09/20/2012	Yr Built/Eff:	1948 / 1952
Sale Price:	$600,000	Prior Sale Price:	$225,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1648204	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	$408,000	Lot Area:	7,177	Pool:	
Total Value:	$255,964	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:9 Distance From Subject:0.32 (miles)

Address:	10216 MOREHART AVE, PACOIMA, CA 91331-3732				
Owner Name:	LOPEZ MARIO				
Seller Name:	DEB PRITESH & AMITA				
APN:	2646-012-008	Map Reference:	8-F3 /	Living Area:	1,314
County:	LOS ANGELES, CA	Census Tract:	1044.03	Total Rooms:	5
Subdivision:	18913	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/06/2022	Prior Rec Date:	11/04/2013	Bath(F/H):	3 /
Sale Date:	02/28/2022	Prior Sale Date:	09/30/2013	Yr Built/Eff:	1955 / 1961
Sale Price:	$797,000	Prior Sale Price:	$350,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	381495	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	$717,300	Lot Area:	8,639	Pool:	
Total Value:	$426,994	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.42 (miles)

Address:	13744 CARL ST, PACOIMA, CA 91331-3720				
Owner Name:	GONZALEZ ARMANDO/GONZALEZ ESMERALDA				
Seller Name:	SANCHEZ HUGO & LORENA				
APN:	2646-002-011	Map Reference:	8-F3 /	Living Area:	1,160
County:	LOS ANGELES, CA	Census Tract:	1044.03	Total Rooms:	5
Subdivision:	19558	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/27/2021	Prior Rec Date:	08/21/2014	Bath(F/H):	2 /
Sale Date:	11/24/2021	Prior Sale Date:	07/29/2014	Yr Built/Eff:	1958 / 1977
Sale Price:	$715,000	Prior Sale Price:	$365,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1910243	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	$646,000	Lot Area:	7,141	Pool:	
Total Value:	$405,261	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:11 Distance From Subject:0.43 (miles)

Address:	13666 PINNEY ST, PACOIMA, CA 91331-3606				
Owner Name:	JENKARNKAR SOMRUDEE/KAEWTA PARICHART				
Seller Name:	SIQUIG DAVID & EMMA				
APN:	2618-023-010	Map Reference:	8-F2 /	Living Area:	1,156
County:	LOS ANGELES, CA	Census Tract:	1044.04	Total Rooms:	2
Subdivision:	669	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/05/2022	Prior Rec Date:	12/27/2013	Bath(F/H):	2 /
Sale Date:	03/05/2022	Prior Sale Date:	12/23/2013	Yr Built/Eff:	1946 / 1987
Sale Price:	$780,000	Prior Sale Price:	$340,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	375691	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	$753,967	Lot Area:	6,749	Pool:	
Total Value:	$385,047	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:12 Distance From Subject:0.48 (miles)

Address:	13052 TERRA BELLA ST, PACOIMA, CA 91331-3145				
Owner Name:	GARCIA LUIS M				
Seller Name:	MONROY CARLOS B				
APN:	2623-001-014	Map Reference:	9-A3 /	Living Area:	1,342
County:	LOS ANGELES, CA	Census Tract:	1046.10	Total Rooms:	6
Subdivision:	8409	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/07/2021	Prior Rec Date:	06/10/2004	Bath(F/H):	1 /
Sale Date:	09/01/2021	Prior Sale Date:	05/13/2004	Yr Built/Eff:	1947 / 1952
Sale Price:	$460,000	Prior Sale Price:	$359,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	1521150	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	$437,000	Lot Area:	7,083	Pool:	
Total Value:	$265,121	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JASON BRANNON** **Date: April 10, 2024**
JOB ADDRESS: **10248 NORTH O'MELVENY AVENUE LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2646-023-043**

CASE NO.: 808795
ORDER NO.: A-4693652

EFFECTIVE DATE OF ORDER TO COMPLY: **May 1, 2018**
COMPLIANCE EXPECTED DATE: **May 31, 2018**
DATE COMPLIANCE OBTAINED: **May 29, 2020**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4693652

10607202018569891

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT
E. FELICIA BRANNON
VICE-PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

VALENZUELA,OSCAR
10248 OMELVENY AVE
PACOIMA, CA 91331

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day.

APR 26 2018

To the address as shown on the last equalized assessment roll.
Initialed by

CASE #: 808795
ORDER #: A-4693652
EFFECTIVE DATE: May 01, 2018
COMPLIANCE DATE: **May 31, 2018**

OWNER OF
SITE ADDRESS: **10248 N O'MELVENY AVE**

ASSESSORS PARCEL NO.: 2646-023-043
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF $ 356.16 ($336 fee plus a six percent Systems Development Surcharge of $20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$1,176.00.**
Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. **The building or premises is Substandard due to illegal occupancy..**

   You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

   Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

   Location: Garage.

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.

2. **The garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m),91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Garage.

3. **Failure to provide or maintain the required off street parking.**

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.4.(m) of the L.A.M.C.

Location: Garage.

4. **Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Kitchen in garage.

5. **Plumbing work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Kitchen in garage.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.
If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$2,310.00.**
Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than $1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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.

INVESTIGATION FEE REQUIRED:
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than $400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:
Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: http://hcidla.lacity.org

If you have any questions or require any additional information please feel free to contact me at (818)374-9862.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : James Abreu Date: April 24, 2018

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862
James.Abreu@lacity.org

MR42618
REVIEWED BY

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.