

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
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JACOB STEVENS  
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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

March 29, 2024

Council District: # 12

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

JOB ADDRESS: **10210 NORTH ENCINO AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2734-026-005**  
Re: Invoice # 820019-2

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: **10210 North Encino 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 June 10, 2020 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:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	312.30
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,652.30</b>

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 **\$2,652.30** 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 **\$2,652.30** 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

  
Ana Mae Yutan  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

## ***Property Title Report***

**Work Order No. T17877**

**Prepared for:** City of Los Angeles

**Dated as of:** 03/19/2024

### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 2734-026-005**

**Property Address:** 10210 N ENCINO AVE

**City:** Los Angeles

**County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** INDIVIDUAL GRANT DEED

**Grantee :** ELIONORA TOROSYAN

**Grantor :** GEORGE TOROSYAN AND MARY TOROSYAN

**Deed Date :** 06/01/1998

**Recorded :** 07/20/1998

**Instr No. :** 98-1231012

**MAILING ADDRESS:** ELIONORA TOROSYAN

10210 ENCINO AVE, NORTHRIDGE, CA 91325-1405

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number:** 5 **Tract No:** 22425 **Brief Description:** TRACT # 22425 LOT 5

### **MORTGAGES/LIENS**

**Type of Document:** CORPORATION ASSIGNMENT OF DEED OF TRUST

**Recording Date:** 03/27/2007

**Document #:** 07-0702840

**Loan Amount:** \$497,000

**Lender Name:** FIRST STREET FINANCIAL, INC.

**Borrowers Name:** ELIONORA TOROSYAN

**MAILING ADDRESS:** FIRST STREET FINANCIAL, INC.

310 COMMERCE STE 150 IRVINE, CA 92606

98 1231012

RECORDING REQUESTED BY:  
Fidelity National Title  
AND WHEN RECORDED MAIL TO:

Ms. Elionora Torosyan  
10210 Encino Avenue  
Northridge, CA 91325

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

JUL 20 1998 AT 8 A.M.

FEE  
\$7  
0

NOTIFICATION SENT \$4.00

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO.

TITLE ORDER NO. 330808

### INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 100%  
**DOCUMENTARY TRANSFER TAX** is \$302.50 City Transfer Tax \$1,237.50 44

- ☒ 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,

**GEORGE TOROSYAN and MARY TOROSYAN, Husband and Wife as Joint Tenants**

hereby GRANT(s) to:

**ELIONORA TOROSYAN, A SINGLE WOMAN.**

the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:  
Lot 5 of Tract No. 22425, in the City of Los Angeles, County of Los Angeles, State of California, as per  
map recorded in Book 622, Pages 91 and 92 of Maps, in the office of the County Recorder of said  
County.

ALSO KNOWN AS: 10210 Encino Avenue, Northridge, CA 91325  
A.P. # 2734-026-005

DATED June 1, 1998  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On JUL 15, 1998  
before me, BRETT NELSON  
a Notary Public in and for said State, personally appeared

GEORGE TOROSYAN &  
MARY TOROSYAN

George Torosyan

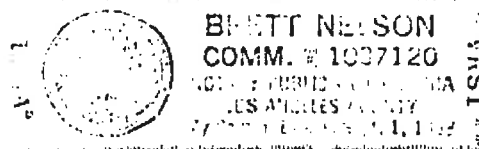
George Torosyan

Mary Torosyan

Mary Torosyan

~~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)

Mail tax statements to: Ms. Elionora Torosyan, 10210 Encino Avenue, Northridge, CA 91325

This page is part of your document - DO NOT DISCARD

20070702840

Pages  
0002



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

Fees	\$9 00
Taxes	\$0 00
Other	\$0 00
Paid	\$9 00

03/27/07 AT 08.00AM

200703270140012

Title Company

TITLE(S) :



L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

0325004422

WHEN RECORDED, MAIL TO:  
"LSI TITLE, FNDS DIVISION"

First Street Financial, Inc  
310 Commerce, Suite 150  
Irvine, CA 92606-1300

03/27/07



20070702840

Order No E3408815-22  
Escrow No 17013-23  
Loan No. 06022318

SPACE ABOVE THIS LINE FOR RECORDER'S USE \_\_\_\_\_

*fd 99368*  
*6906075* **CORPORATION ASSIGNMENT OF DEED OF TRUST**

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and trans US BANK National Association as trustee under Securitization Servicing Agreement dated as of June 1, 2006 Structured Asset Investment Loan Trust Mortgage Pass Through Certificates, Series 2006-4

all beneficial interest under that certain Deed of Trust dated 03/13/2006 executed by

ELIONORA TOROSYAN, A SINGLE WOMAN, Trustor, to TRANSUNION TITLE & ESCROW OF CALIFORNIA, Trustee, and recorded as Instrument No. \*\*\* on \*\*\* in book \*\*\*, page \*\*\*, of Official Records in the County Recorder's office of LOS ANGELES County, CA, describing land therein as

LOT 5 OF TRACT NO. 22425, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 622, PAGES 91 AND 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN #: 2734-026-005 \*Instrument No. 06 0610560 Recorded 03/22/2006

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

STATE OF CALIFORNIA  
COUNTY OF ORANGE

SS.

On April 11, 2006 before me, Rondalee DeMott, Notary *Public*, personally appeared Assistant Secretary GEANINA BOLDONI, 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

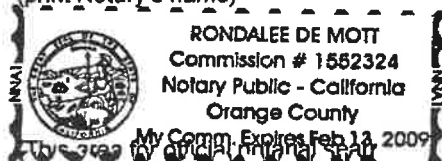
FIRST STREET FINANCIAL INC,  
A CALIFORNIA CORPORATION

GEANINA BOLDONI Asst. Secretary

WITNESS my hand and official seal.

Signature

*Rondalee DeMott*  
Rondalee DeMott, Notary  
(print Notary's name)



*... m Jale*  
HQ0325004422UAT L1 06022318

EXHIBIT B

ASSIGNED INSPECTOR: JOHN STEPHENS  
JOB ADDRESS: 10210 NORTH ENCINO AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2734-026-005

Date: March 29, 2024

Last Full Title: 03/19/2024  
Last Update to Title:  
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ELIONORA TOROSYAN  
10210 ENCINO AVE.  
NORTHRIDGE, CA 91325-1405

CAPACITY: OWNERS

- 2) FIRST STREET FINANCIAL, INC.  
310 COMMERCE, STE. 150  
IRVINE, CA 92606

CAPACITY: INTERESTED PARTIES

**Property Detail Report****For Property Located At :****10210 ENCINO AVE, NORTHRIDGE, CA 91325-1405**

RealQuest

**Owner Information**

Owner Name: **TOROSYAN ELIONORA**  
 Mailing Address: **10210 ENCINO AVE, NORTHRIDGE CA 91325-1405 C011**  
 Vesting Codes: **SW / /**

**Location Information**

Legal Description:	<b>TRACT # 22425 LOT 5</b>	APN:	<b>2734-026-005</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1113.02 / 3</b>	Subdivision:	<b>22425</b>
Township-Range-Sect:		Map Reference:	<b>7-D3 /</b>
Legal Book/Page:	<b>622-91</b>	Tract #:	<b>22425</b>
Legal Lot:	<b>5</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>NR</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date:	<b>07/20/1998 / 06/01/1998</b>	1st Mtg Amount/Type:	<b>\$220,000 / CONV</b>
Sale Price:	<b>\$275,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1231013</b>
Document #:	<b>1231012</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$135.07</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIDELITY NAT'L TITLE INS CO/NY</b>		
Lender:	<b>REPUBLIC CONSUMER LENDING GRP</b>		
Seller Name:	<b>TOROSYAN GEORGE &amp; MARY</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>07/19/1983 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$120,000</b>	Prior 1st Mtg Amt/Type:	<b>\$106,000 / CONV</b>
Prior Doc Number:	<b>818465</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	<b>FRAME</b>
Living Area:	<b>2,036</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1958 / 1958</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>GOOD</b>
# of Stories:	<b>1</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	<b>AVERAGE</b>
Other Improvements:	<b>FENCE;FENCED YARD;SHED</b>				

**Site Information**

Zoning:	<b>LARE11</b>	Acres:	<b>0.28</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>12,294</b>	Lot Width/Depth:	<b>90 x 136</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	\$414,361	Assessed Year:	2023	Property Tax:	\$11,327.22
Land Value:	\$198,442	Improved %:	52%	Tax Area:	16
Improvement Value:	\$215,919	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$407,361				

**Comparable Sales Report**

For Property Located At

**10210 ENCINO AVE, NORTHRIDGE, CA 91325-1405****4 Comparable(s) Selected.**

Report Date: 03/28/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$275,000	\$885,000	\$1,150,000	\$975,000
Bldg/Living Area	2,036	1,941	2,271	2,126
Price/Sqft	\$135.07	\$406.34	\$506.38	\$458.17
Year Built	1958	1953	1975	1960
Lot Area	12,294	7,436	11,044	9,568
Bedrooms	3	3	4	3
Bathrooms/Restrooms	3	2	3	3
Stories	1.00	1.00	2.00	1.25
Total Value	\$414,361	\$129,555	\$994,500	\$498,902
Distance From Subject	0.00	0.39	0.45	0.42

\* = user supplied for search only

**Comp #1**

Distance From Subject: 0.39 (miles)

Address:	<b>17210 TUBA ST, NORTHRIDGE, CA 91325-1557</b>		
Owner Name:	<b>BOWERS JAMES/SOLUTION WEST MANAGEMENT INC</b>		
Seller Name:	<b>MARTIROSIAN ROBERT</b>		
APN:	<b>2694-004-001</b>	Map Reference:	<b>7-E3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1113.02</b>
Subdivision:	<b>22558</b>	Zoning:	<b>LARE11</b>
Rec Date:	<b>09/01/2023</b>	Prior Rec Date:	<b>07/07/2021</b>
Sale Date:	<b>08/18/2023</b>	Prior Sale Date:	<b>06/10/2021</b>
Sale Price:	<b>\$1,150,000</b>	Prior Sale Price:	<b>\$975,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>586579</b>	Acres:	<b>0.25</b>
1st Mtg Amt:	<b>\$850,000</b>	Lot Area:	<b>11,044</b>
Total Value:	<b>\$994,500</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>2,271</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>3 /</b>
		Yr Built/Eff:	<b>1957 / 1957</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 2</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>ATTACHED GARAGE</b>

**Comp #2**

Distance From Subject: 0.42 (miles)

Address:	<b>10525 ENCINO AVE, GRANADA HILLS, CA 91344-6022</b>		
Owner Name:	<b>LEPE DANNEIL R</b>		
Seller Name:	<b>CLARK M &amp; D L L/TR</b>		
APN:	<b>2733-016-003</b>	Map Reference:	<b>7-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1113.03</b>
		Living Area:	<b>2,178</b>
		Total Rooms:	<b>8</b>



Subdivision:	<b>9317</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>10/05/2023</b>	Prior Rec Date:	<b>06/23/1987</b>	Bath(F/H):	<b>3 /</b>
Sale Date:	<b>09/21/2023</b>	Prior Sale Date:	<b>05/1987</b>	Yr Built/Eff:	<b>1953 / 1957</b>
Sale Price:	<b>\$885,000</b>	Prior Sale Price:	<b>\$185,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>676938</b>	Acres:	<b>0.17</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$868,970</b>	Lot Area:	<b>7,436</b>	Pool:	<b>SPA</b>
Total Value:	<b>\$347,135</b>	# of Stories:	<b>2</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>

Comp #:3 Distance From Subject:0.43 (miles)

Address: **10460 WHITE OAK AVE, GRANADA HILLS, CA 91344-5926**

Owner Name: **JABER RIAD H S/KHODER FATEN**

Seller Name: **CURTIS LIVING TRUST**

APN:	<b>2733-012-047</b>	Map Reference:	<b>7-D2 /</b>	Living Area:	<b>2,115</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1113.03</b>	Total Rooms:	<b>8</b>
Subdivision:	<b>29292</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>03/01/2024</b>	Prior Rec Date:	<b>05/25/2000</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/06/2024</b>	Prior Sale Date:	<b>04/12/2000</b>	Yr Built/Eff:	<b>1975 / 1975</b>
Sale Price:	<b>\$965,000</b>	Prior Sale Price:	<b>\$355,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>136237</b>	Acres:	<b>0.20</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$916,750</b>	Lot Area:	<b>8,767</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$524,418</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>

Comp #:4 Distance From Subject:0.45 (miles)

Address: **17831 FULLERFARM ST, NORTHRIDGE, CA 91325-1314**

Owner Name: **LEVITRE LAURIE A**

Seller Name: **LEVITRE LAURIE A**

APN:	<b>2734-003-008</b>	Map Reference:	<b>7-D3 /</b>	Living Area:	<b>1,941</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1113.02</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>20266</b>	Zoning:	<b>LARE11</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>07/25/2023</b>	Prior Rec Date:		Bath(F/H):	<b>3 /</b>
Sale Date:	<b>07/11/2023</b>	Prior Sale Date:		Yr Built/Eff:	<b>1958 / 1958</b>
Sale Price:	<b>\$900,000</b>	Prior Sale Price:		Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>488849</b>	Acres:	<b>0.25</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$720,000</b>	Lot Area:	<b>11,023</b>	Pool:	
Total Value:	<b>\$129,555</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

**EXHIBIT D**

ASSIGNED INSPECTOR: **JOHN STEPHENS**  
JOB ADDRESS: **10210 NORTH ENCINO AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2734-026-005**

**Date: March 29, 2024**

**CASE NO.: 899271**  
**ORDER NO.: A-5319475**

EFFECTIVE DATE OF ORDER TO COMPLY: **JUNE 10, 2020**  
COMPLIANCE EXPECTED DATE: **JULY 10, 2020**  
DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

.....

**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5319475

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

TOROSYAN, ELIONORA  
10210 ENCINO AVE  
NORTHRIDGE, CA 91325

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

JUN 04 2020

CASE #: 899271  
ORDER #: A-5319475  
EFFECTIVE DATE: June 10, 2020  
COMPLIANCE DATE: July 10, 2020

OWNER OF  
SITE ADDRESS: 10210 N ENCINO AVE

ASSESSORS PARCEL NO.: 2734-026-005

ZONE: RE11; Min. Lot 11,000 Sq. Ft.

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

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:

**VIOLATION(S):**

**1. Open storage of inoperable vehicles.**

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

Comments: 12.21 A.8(b) Inoperable vehicle.

Any motor vehicle or trailer which is incapable of immediate and sustained movement for which it was designed.

**2. Open storage within the required front yard.**

You are therefore ordered to: Discontinue the open storage in the required front yard.

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

**3. Parking/Storage in the required front yard.**

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.



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

You are therefore ordered to: Discontinue parking/storage in the required front yard.

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

Comments: Cannot park on the front Yard.

**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.

**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 error 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.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9840.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: June 02, 2020

HAGOP BADOSSIAN  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 90012  
(818)374-9840  
Hagop.Badossian@lacity.org

REVIEWED BY

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