

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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 25, 2024

Council District: # 7

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

JOB ADDRESS: 11339 NORTH CHRISTY AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2529-012-019

Re: Invoice # 788265-6

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: **11339 North Christy 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 11, 2019 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	659.16
Late Charge/Collection fee (250%)	1,647.90
Accumulated Interest (1%/month)	1,239.39
Title Report fee	30.00
Grand Total	\$ 3,576.45

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 **\$3,576.45** 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 **\$3,576.45** 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

Property Title Report

Work Order No. T17051
Dated as of: 06/17/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2529-012-019

Property Address: 11339 N CHRISTY AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BRENDA K DRAAG

Grantor : GEORGE B. DRAAG

Deed Date : 09/21/2015 Recorded : 02/23/2018

Instr No. : 18-0180268

MAILING ADDRESS: BRENDA K DRAAG
11339 CHRISTY AVE, SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 22 Tract No: 102 Brief Description: TRACT # 102 LOT COM AT SE COR OF LOT 22 TH
N 9 10' E 70 FT WITH A UNIFORM DEPTH OF 285.7 FT N 80 54' W PART OF LOT 22**

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

This page is part of your document - DO NOT DISCARD



20180180268



Pages:
0004

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

02/23/18 AT 09:57AM

FEES :	37.00
TAXES :	0.00
OTHER :	0.00
<hr/> PAID :	37.00



LEADSHEET



201802230930010

00014923812



008922802

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brenda K Draeg

STREET ADDRESS
11339 Christy Ave

CITY, STATE &
ZIP CODE
Lakewood Terrace CA 91392

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:

GEORGE B DRAAG

When Recorded Mail Document To:

BRENDA K DRAAG
11339 CHRISTY AVE
SYLMAR, CA 91342

APN: 2529-012-019

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0 CITY TAX is \$0

- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Realty not sold
- Unincorporated area City of SYLMAR, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, George B Draag, a Married man as his sole and separate property (Spouse of Vestee)

hereby GRANT(S) to Brenda K Draag (Wife of Grantor), a married woman as her sole and separate property

the following described real property in the City of SYLMAR, County of Los Angeles, State of California:
As shown in Exhibit "A" attached hereto and made a part hereof, and commonly known as 11339 CHRISTY AVE SYLMAR CA 91342 "This conveyance establishes sole and separate property of a spouse, R & T 11911"

DATED: September 21, 2015

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

George B. Draag
GEORGE B DRAAG

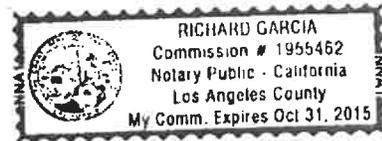
State of California
County of LOS ANGELES

On Sept 21, 2015 before me
Richard Garcia, Notary Public,
personally appeared George B. Draag

SPACE BELOW RESERVED FOR NOTARY SEAL

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Richard Garcia
Signature

EXHIBIT "A"

Lot: 22 ; Tract No: 102 ; Abbreviated Description: LOT:22 TR#:102
TRACT # 102 LOT COM AT SE COR OF LOT 22 TH N 9 10' E 70 FT WITH
A UNIFORM DEPTH OF 285.7 FT N 80 54' W PART OF LOT 22

EXHIBIT B

ASSIGNED INSPECTOR: JASON BRANNON

Date: April 25, 2024

JOB ADDRESS: 11339 NORTH CHRISTY AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2529-012-019

Last Full Title: 06/17/2022

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

1) BRENDA K. DRAAG
11339 CHRISTY AVE.
SYLMAR, CA 91342

CAPACITY: OWNER

Property Detail Report

For Property Located At :

11339 CHRISTY AVE, SYLMAR, CA 91342-6915

**Owner Information**

Owner Name: **DRAAG BRENDA K**
 Mailing Address: **11339 CHRISTY AVE, SYLMAR CA 91342-6915 C011**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT # 102 LOT COM AT SE COR OF LOT 22 TH N 9 10' E 70 FT WITH A UNIFORM DEPTH OF 285.7 FT N 80 54' W PART OF LOT 22**

County:	LOS ANGELES, CA	APN:	2529-012-019
Census Tract / Block:	1032.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	102
Legal Book/Page:	13-57	Map Reference:	9-F1 /
Legal Lot:	22	Tract #:	102
Legal Block:		School District:	LOS ANGELES
Market Area:	663	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	02/23/2018 / 09/21/2015	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	180268		

Last Market Sale Information

Recording/Sale Date:	11/08/1974 /	1st Mtg Amount/Type:	/
Sale Price:	\$7,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$8.15
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	859	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	1 /	Basement Type:		Air Cond:	WALL
Year Built / Eff:	1927 / 1929	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: FENCE;ADDITION Building Permit

Site Information

Zoning:	LARA	Acres:	0.46	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	19,998	Lot Width/Depth:	70 x 285	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$73,561	Assessed Year:	2021	Property Tax:	\$1,236.13
Land Value:	\$23,291	Improved %:	68%	Tax Area:	208
Improvement Value:	\$50,270	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$73,561				

EXHIBIT D

ASSIGNED INSPECTOR: JASON BRANNON

Date: April 25, 2024

JOB ADDRESS: 11339 NORTH CHRISTY AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2529-012-019

CASE NO.: 858492

ORDER NO.: A-5009704

EFFECTIVE DATE OF ORDER TO COMPLY: May 11, 2019

COMPLIANCE EXPECTED DATE: June 10, 2019

DATE COMPLIANCE OBTAINED: May 21, 2021

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5009704

1.05.1.030201987736

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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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

ORDER TO COMPLY AND NOTICE OF FEE

DRAAG, BRENDA K
11339 CHRISTY AVE
SYLMAR, CA 91342

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

MAY 1 2019

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

CASE #: 858492
ORDER #: A-5009704
EFFECTIVE DATE: May 11, 2019
COMPLIANCE DATE: June 10, 2019

OWNER OF

SITE ADDRESS: 11339 N CHRISTY AVE

ASSESSORS PARCEL NO.: 2529-012-019

ZONE: RA; Suburban 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:

VIOLATION(S):

- 1. The approximate 15' x 15' construction of a detached building to the back yard was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

- 2. 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: Inside storage unit

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

3. 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: Inside storage unit

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.

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 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.

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CODE ENFORCEMENT BUREAU

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www.ladbs.org

1051030201987736

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)374-9861.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : _____

Date: May 01, 2019

RICHARD ROBLES
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9861
richard.robles@lacity.org

MRSIIS
REVIEWED BY

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