

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES



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

July 29, 2024

Council District: # 7

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

**JOB ADDRESS: 10913 NORTH TUJUNGA CANYON BOULEVARD, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 2552-026-011**  
Re: Invoice #804520-9

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: **10913 North Tujunga Canyon Boulevard, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on December 23, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</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 **\$1,276.56** 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 LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:

 ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



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

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***Property Title Report***

***Work Order No. T17287***  
***Dated as of: 10/27/2022***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 2552-026-011***

***Property Address: 10913 N TUJUNGA CANYON BLVD City: Los Angeles County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee : ARSEN KARAMIANS AND HILDA M. KARAMIANS***

***Grantor : ARSEN KARANMIANS***

***Deed Date : 05/23/2016***

***Recorded : 06/01/2016***

***Instr No. : 16-0626823***

***MAILING ADDRESS: ARSEN KARAMIANS AND HILDA M. KARAMIANS***  
***10913 TUJUNGA CANYON BLVD, TUJUNGA, CA 91042***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 12 Tract No: 4024 Brief Description: TRACT NO 4024 LOT 12***

***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD

**20160626823**



Pages:  
0002

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

06/01/16 AT 12:46PM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201606010710026

00012162324



007586689

SEQ:  
01

DAR - Counter (Upfront Scan)



**THIS FORM IS NOT TO BE DUPLICATED**

RECORDING REQUESTED BY  
Arsen Karamians

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

ARSEN KARAMIANS &  
HILDA M. KARAMIANS  
10913 TUJUNGA CANYON BLVD.  
TUJUNGA, CA 91042

TITLE ORDER NO. N/A ESCROW NO. N/A APN NO. 2552-026-011 and 2552-026-012

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ NIL\* CITY TAX \$ NIL\*

\* This conveyance is a bonafide gift to add spouse to title and the Grantor received no consideration, R & T 11911.

- 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 \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**ARSEN KARAMIANS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

hereby GRANT(s) to

**ARSEN KARAMIANS AND HILDA M. KARAMIANS, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

The following described real property in the City of Los Angeles (Tujunga area), County of Los Angeles, State of California:

**Lots 12 and 13 of Tract No. 4024, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 44, Pages 46 and 47 of Maps in the Office of the County Recorder of said Los Angeles County, California.**

Commonly known as: 10913 Tujunga Canyon Blvd, Tujunga, CA 91042 APN# <sup>026 AK</sup> ~~2552-036-011~~ & Vacant land (10909 Tujunga Canyon Blvd, Tujunga, CA 91042) APN# ~~2552-036-012~~

Dated 5-23-16

026-11

*Arsen Karamians*  
**ARSEN KARAMIANS**

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.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS.

On 5/23/16 before me, IRIS Martinez, Notary Public, personally appeared Arsen Karamians

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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.

Signature *IRIS Martinez*





**Property Detail Report**  
**For Property Located At :**  
**10913 TUJUNGA CANYON BLVD, TUJUNGA, CA**  
**91042-1223**



**Owner Information**

Owner Name: **KARAMIANS ARSEN/KARAMIANS HILDA M**  
 Mailing Address: **10913 TUJUNGA CANYON BLVD, TUJUNGA CA 91042-1223 C001**  
 Vesting Codes: **MM // SE**

**Location Information**

Legal Description: **TRACT NO 4024 LOT 12**  
 County: **LOS ANGELES, CA** APN: **2552-026-011**  
 Census Tract / Block: **1011.22 / 1** Alternate APN:  
 Township-Range-Sect: **44-46** Subdivision: **4024**  
 Legal Book/Page: **12** Map Reference: **10-F2 /**  
 Legal Lot: **12** Tract #: **4024**  
 Legal Block: **659** School District: **LOS ANGELES**  
 Market Area: **659** School District Name: **LOS ANGELES**  
 Neighbor Code: **659** Munic/Township: **LOMITA**

**Owner Transfer Information**

Recording/Sale Date: **06/01/2016 / 05/23/2016** Deed Type: **GRANT DEED**  
 Sale Price: **626823** 1st Mtg Document #:  
 Document #: **626823**

**Last Market Sale Information**

Recording/Sale Date: **05/10/2007 / 04/11/2007** 1st Mtg Amount/Type: **\$392,000 / CONV**  
 Sale Price: **\$490,000** 1st Mtg Int. Rate/Type: **8.23 / ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **1135593**  
 Document #: **1135592** 2nd Mtg Amount/Type: **\$48,510 / CONV**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ ADJ**  
 Transfer Document #: **1135592** Price Per SqFt: **\$360.03**  
 New Construction: **FIDELITY TITLE** Multi/Split Sale: **MULTIPLE**  
 Title Company: **WASHINGTON MUTUAL BK FA**  
 Lender: **PK INVESTMENTS**  
 Seller Name:

**Prior Sale Information**

Prior Rec/Sale Date: **02/20/2007 / 01/19/2007** Prior Lender:  
 Prior Sale Price: **\$460,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **362051** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,361	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	3	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1948 / 1976	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	FAIR
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: ADDITION Building Permit

**Site Information**

Zoning: **LAR1** Acres: **0.11** County Use: **SINGLE FAMILY RESID (0100)**  
 Lot Area: **4,656** Lot Width/Depth: **40 x 116** State Use:  
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type: **PUBLIC**  
 Site Influence: Sewer Type: **PUBLIC SERVICE**

**Tax Information**

Total Value: **\$517,131** Assessed Year: **2022** Property Tax: **\$6,168.84**  
 Land Value: **\$300,472** Improved %: **42%** Tax Area: **13**  
 Improvement Value: **\$216,659** Tax Year: **2021** Tax Exemption:  
 Total Taxable Value: **\$517,131**

# Comparable Sales Report

For Property Located At



**10913 TUJUNGA CANYON BLVD, TUJUNGA, CA 91042-1223**

9 Comparable(s) Selected.

Report Date: 11/10/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$490,000	\$600,000	\$1,425,000	\$914,222
Bldg/Living Area	1,361	1,275	1,564	1,369
Price/Sqft	\$360.03	\$467.65	\$1,116.77	\$670.23
Year Built	1948	1936	1966	1951
Lot Area	4,656	4,905	16,942	7,942
Bedrooms	3	2	3	3
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	2.00	1.11
Total Value	\$517,131	\$87,071	\$836,400	\$424,433
Distance From Subject	0.00	0.07	0.49	0.32

\*= user supplied for search only

Comp #:1				Distance From Subject:0.07 (miles)
Address:	<b>10863 MOUNTAIR AVE, TUJUNGA, CA 91042-1336</b>			
Owner Name:	<b>MIRI SEYED M</b>			
Seller Name:	<b>ESFANDIARI ALIREZA</b>			
APN:	<b>2566-013-052</b>	Map Reference:	<b>10-F2 /</b>	Living Area: <b>1,446</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1011.22</b>	Total Rooms: <b>4</b>
Subdivision:	<b>3981</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date:	<b>05/11/2022</b>	Prior Rec Date:	<b>04/14/2020</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>04/19/2022</b>	Prior Sale Date:	<b>02/19/2020</b>	Yr Built/Eff: <b>1948 / 1950</b>
Sale Price:	<b>\$1,050,000</b>	Prior Sale Price:	<b>\$720,000</b>	Air Cond: <b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>MODERN</b>
Document #:	<b>513400</b>	Acres:	<b>0.13</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$840,000</b>	Lot Area:	<b>5,605</b>	Pool:
Total Value:	<b>\$742,006</b>	# of Stories:	<b>1</b>	Roof Mat: <b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking: <b>PARKING AVAIL</b>

Comp #:2				Distance From Subject:0.21 (miles)
Address:	<b>10780 MOUNTAIR AVE, TUJUNGA, CA 91042-1308</b>			
Owner Name:	<b>SHEPRO NICHOLAS/CORRIGAN KATIE</b>			
Seller Name:	<b>DUMIN STEVEN L LIVING TRUST</b>			
APN:	<b>2566-014-052</b>	Map Reference:	<b>10-F2 /</b>	Living Area: <b>1,376</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1011.22</b>	Total Rooms: <b>4</b>
Subdivision:	<b>3981</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date:	<b>07/01/2022</b>	Prior Rec Date:	<b>01/28/1993</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>06/14/2022</b>	Prior Sale Date:		Yr Built/Eff: <b>1965 / 1965</b>
Sale Price:	<b>\$885,000</b>	Prior Sale Price:	<b>\$180,000</b>	Air Cond: <b>WALL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>MODERN</b>
Document #:	<b>685855</b>	Acres:	<b>0.13</b>	Fireplace: <b>Y / 1</b>
1st Mtg Amt:	<b>\$708,000</b>	Lot Area:	<b>5,596</b>	Pool:
Total Value:	<b>\$291,779</b>	# of Stories:	<b>1</b>	Roof Mat: <b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking: <b>ATTACHED GARAGE</b>

Comp #:3				Distance From Subject:0.25 (miles)
Address:	<b>7335 KYLE ST, TUJUNGA, CA 91042-1301</b>			
Owner Name:	<b>RHB PROPERTIES LLC</b>			

Seller Name:	<b>GORTNER VICKY M &amp; EARL</b>		
APN:	<b>2566-011-059</b>	Map Reference:	<b>10-F2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1011.22</b>
Subdivision:	<b>13730</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/05/2022</b>	Prior Rec Date:	<b>09/10/1964</b>
Sale Date:	<b>09/12/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$600,000</b>	Prior Sale Price:	<b>\$17,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>964724</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$534,000</b>	Lot Area:	<b>5,900</b>
Total Value:	<b>\$406,257</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,283</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1951 / 1953</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:4		Distance From Subject:	<b>0.25 (miles)</b>
Address:	<b>7612 MEMORY DR, TUJUNGA, CA 91042-1249</b>		
Owner Name:	<b>YEO YUSIL</b>		
Seller Name:	<b>RAMOS JAMES P &amp; KATHY</b>		
APN:	<b>2552-034-018</b>	Map Reference:	<b>10-F1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1011.22</b>
Subdivision:	<b>3491</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>05/27/2022</b>	Prior Rec Date:	<b>01/15/2013</b>
Sale Date:	<b>05/04/2022</b>	Prior Sale Date:	<b>12/11/2012</b>
Sale Price:	<b>\$1,425,000</b>	Prior Sale Price:	<b>\$570,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>573734</b>	Acres:	<b>0.39</b>
1st Mtg Amt:	<b>\$1,068,750</b>	Lot Area:	<b>16,942</b>
Total Value:	<b>\$661,422</b>	# of Stories:	<b>2</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,276</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>3 /</b>
		Yr Built/Eff:	<b>1948 / 1985</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>ROLL</b>
		Parking:	<b>COMPOSITION PARKING AVAIL</b>

Comp #:5		Distance From Subject:	<b>0.31 (miles)</b>
Address:	<b>11018 TINKER AVE, TUJUNGA, CA 91042-1222</b>		
Owner Name:	<b>BABAE DENIS/ABOOLIAN ANITA</b>		
Seller Name:	<b>GARCIA ROBERT H</b>		
APN:	<b>2552-040-012</b>	Map Reference:	<b>10-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1031.01</b>
Subdivision:	<b>23387</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>05/02/2022</b>	Prior Rec Date:	<b>09/22/1977</b>
Sale Date:	<b>03/30/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$926,000</b>	Prior Sale Price:	<b>\$70,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>474342</b>	Acres:	<b>0.15</b>
1st Mtg Amt:	<b>\$879,700</b>	Lot Area:	<b>6,452</b>
Total Value:	<b>\$152,342</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,564</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1966 / 1966</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:6		Distance From Subject:	<b>0.43 (miles)</b>
Address:	<b>10634 TINKER AVE, TUJUNGA, CA 91042-1616</b>		
Owner Name:	<b>MONZON ANA C</b>		
Seller Name:	<b>COX RYAN</b>		
APN:	<b>2557-024-009</b>	Map Reference:	<b>10-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1031.02</b>
Subdivision:	<b>6729</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>08/26/2022</b>	Prior Rec Date:	<b>03/17/1997</b>
Sale Date:	<b>08/03/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$766,000</b>	Prior Sale Price:	<b>\$128,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>852933</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$325,000</b>	Lot Area:	<b>4,911</b>
Total Value:	<b>\$199,073</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,275</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1962 / 1962</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:7		Distance From Subject:	<b>0.43 (miles)</b>
Address:	<b>10603 TUJUNGA CANYON BLVD, TUJUNGA, CA 91042-1535</b>		
Owner Name:	<b>NAJARIAN ARVIN/ALLAHVERDIAN DINA</b>		

Seller Name:	<b>VALIAN NAIRA</b>	Map Reference:	<b>10-F3 /</b>	Living Area:	<b>1,344</b>
APN:	<b>2557-018-020</b>	Census Tract:	<b>1011.10</b>	Total Rooms:	<b>5</b>
County:	<b>LOS ANGELES, CA</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Subdivision:	<b>MONTEVISTA</b>	Prior Rec Date:	<b>02/10/2021</b>	Bath(F/H):	<b>2 /</b>
Rec Date:	<b>03/18/2022</b>	Prior Sale Date:	<b>02/02/2021</b>	Yr Built/Eff:	<b>1951 / 1954</b>
Sale Date:	<b>03/14/2022</b>	Prior Sale Price:	<b>\$820,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Price:	<b>\$985,000</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>UNKNOWN</b>
Sale Type:	<b>FULL</b>	Acres:	<b>0.18</b>	Fireplace:	<b>/</b>
Document #:	<b>313444</b>	Lot Area:	<b>8,023</b>	Pool:	
1st Mtg Amt:	<b>\$788,000</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Total Value:	<b>\$836,400</b>			Parking:	<b>PARKING AVAIL</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>8</b>	Distance From Subject:	<b>0.45 (miles)</b>		
Address:	<b>10607 IRMA AVE, TUJUNGA, CA 91042-1659</b>				
Owner Name:	<b>SAPANGHILA SUMMER J/MCDONALD CHARLES H</b>				
Seller Name:	<b>CUSCHIERI GRACE L TRUST</b>				
APN:	<b>2557-024-029</b>	Map Reference:	<b>10-E2 /</b>	Living Area:	<b>1,360</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1031.02</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>6729</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>10/24/2022</b>	Prior Rec Date:	<b>05/18/2001</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>09/19/2022</b>	Prior Sale Date:	<b>04/23/2001</b>	Yr Built/Eff:	<b>1936 / 1936</b>
Sale Price:	<b>\$771,000</b>	Prior Sale Price:	<b>\$164,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1011182</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$756,656</b>	Lot Area:	<b>4,905</b>	Pool:	
Total Value:	<b>\$87,071</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>9</b>	Distance From Subject:	<b>0.49 (miles)</b>		
Address:	<b>10612 LAS LUNITAS AVE, TUJUNGA, CA 91042-1549</b>				
Owner Name:	<b>HOVAKIMYAN SUREN</b>				
Seller Name:	<b>OUGHORIAN ELIZABETH L/TR</b>				
APN:	<b>2566-010-018</b>	Map Reference:	<b>10-F2 /</b>	Living Area:	<b>1,400</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1011.10</b>	Total Rooms:	<b>7</b>
Subdivision:	<b>4379</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>08/19/2022</b>	Prior Rec Date:	<b>10/04/2002</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>07/11/2022</b>	Prior Sale Date:	<b>09/04/2002</b>	Yr Built/Eff:	<b>1940 / 1943</b>
Sale Price:	<b>\$820,000</b>	Prior Sale Price:	<b>\$325,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>UNKNOWN</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>830785</b>	Acres:	<b>0.30</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$647,000</b>	Lot Area:	<b>13,140</b>	Pool:	
Total Value:	<b>\$443,543</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **JASON BRANNON**  
JOB ADDRESS: **10913 NORTH TUJUNGA CANYON BOULEVARD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2552-026-011**

Date: **July 29, 2024**

CASE NO.: **375286**  
ORDER NO.: **A-2505942**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 17, 2010**  
COMPLIANCE EXPECTED DATE: **May 17, 2010**  
DATE COMPLIANCE OBTAINED: **June 1, 2023**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2505942

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

SUBSTANDARD ORDER

KARAMIANS, ARSEN  
9754 PINEWOOD AVE  
TUJUNGA, CA 91042

On 4/13/10 the  
Date

undersigned mailed this notice by  
regular mail post paid, to  
the addressee as shown on the last  
calendar as per roll.

CASE #: 375286  
ORDER #: A-2505942

EFFECTIVE DATE: April 17, 2010  
COMPLIANCE DATE: May 17, 2010

OWNER OF  
SITE ADDRESS: 10913 N TUJUNGA CANYON BLVD  
ASSESSORS PARCEL NO.: 2552-026-011  
ZONE: R1; One-Family Zone

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. Unapproved construction.

You are therefore ordered to: 1) Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

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

Location: 1/2 half of the attached carport enclosed. remove the non-permitted construction under the carport and restore the carport back to its approved use as a carport

2. 1/2 half of the attached (2) car/ carport enclosed.

You are therefore ordered to:

Code Section(s) in Violation: of the L.A.M.C.

Location: Attached carport

3. 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, 12.21A.1.(a) of the L.A.M.C.

Location: Enclosed 1/2 half of the attached carport as habitable living space/



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

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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.**

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 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.

**NOTIFICATION OF THE HOUSING DEPARTMENT:**

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.



**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

If you have any questions or require any additional information please feel free to contact me at (818)374-9857.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Larry Montgomery Date: April 13, 2010

LARRY MONTGOMERY  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9857

LG  
REVIEWED BY

1010820201024365

# EXHIBIT D

ASSIGNED INSPECTOR: JASON BRANNON

Date: July 29, 2024

JOB ADDRESS: 10913 NORTH TUJUNGA CANYON BOULEVARD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2552-026-011

CASE NO.: 375286

ORDER NO.: A-5214568

EFFECTIVE DATE OF ORDER TO COMPLY: December 23, 2019

COMPLIANCE EXPECTED DATE: January 7, 2020

DATE COMPLIANCE OBTAINED: June 1, 2023

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5214568

10660407202097637

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT
VACANT 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

ORDER TO COMPLY-SUPPLEMENTAL

KARAMIANS, ARSEN
9754 PINEWOOD AVE
TUJUNGA, CA 91042

CASE #: 375286

ORDER #: A-5214568

EFFECTIVE DATE: December 23, 2019

COMPLIANCE DATE: January 07, 2020

The undersigned hereby certifies that this notice by regular mail, postage prepaid, to the addressee on this day

DEC 19 2019

To the address as shown on the last equalized department roll.

Initiated by [Signature]

OWNER OF
SITE ADDRESS: 10913 N TUJUNGA CANYON BLVD
ASSESSORS PARCEL NO.: 2552-026-011
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.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Failure to comply with a valid department order.

You are therefore ordered to: Comply with Department Order # A-2505942 with an effective date of 4-17-201.
Code Section(s) in Violation: 91.5R103.3, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.
Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1(a) of the L.A.M.C.

3. Permit number 10014-20000-02163 has/have expired.

You are therefore ordered to: 1) Renew the expired permit(s) and diligently pursue the remaining of work to completion. OR 2) Demolish and remove the work described on the permit(s) and restore it to the condition which existed prior to the issuance of the permit.
Code Section(s) in Violation: 91.106.4.4.3, 91.5R106.4.4.3, 98.0602.(a) and 98.0602.(b) of the 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.



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

**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.

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.

**TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.**

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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](http://www.ladbs.org)

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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: Richard Robles

Date: December 14, 2019

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

[Signature]  
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.



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

# EXHIBIT D

ASSIGNED INSPECTOR: **JASON BRANNON**  
JOB ADDRESS: **10913 NORTH TUJUNGA CANYON BOULEVARD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2552-026-011**

Date: **July 29, 2024**

CASE NO.: **375286**  
ORDER NO.: **A-5713227**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 29, 2022**  
COMPLIANCE EXPECTED DATE: **May 29, 2022**  
DATE COMPLIANCE OBTAINED: **June 1, 2023**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5713227

101101220224187715

BOARD OF BUILDING AND SAFETY COMMISSIONERS

JAVIER NUNEZ PRESIDENT

ELVIN W. MOON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL LAUREL GILLETTE GEORGE HOVAGUIMIAN

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

JOHN WEIGHT EXECUTIVE OFFICER

SUBSTANDARD ORDER-SUPERSEDING

KARAMIANS ARSEN AND HILDA M 10913 TUJUNGA CANYON BLVD TUJUNGA, CA 91042

Notwithstanding mailed this notice by regular mail, postage prepaid, to the addresses on this day.

CASE #: 375286 ORDER #: A-5713227 EFFECTIVE DATE: April 29, 2022 COMPLIANCE DATE: May 29, 2022

OWNER OF SITE ADDRESS: 10913 N TUJUNGA CANYON BLVD ASSESSORS PARCEL NO.: 2552-026-011 ZONE: R1; One-Family Zone

APR 20 2022 to the address as shown on the last equalized assessment roll Initialed by [Signature]

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.

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

This order supersedes any and all previous orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby directed to disregard all previous orders and comply with the terms of this order by the compliance date noted above.

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. 1/2 half of the attached (2) car/ carport enclosed.

You are therefore ordered to:

Code Section(s) in Violation: of the L.A.M.C.

Location: Attached carport

- 2. 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, 12.21A.1.(a) of the 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.



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

Location: Encosed 1/2 half of the attached carport as habitable living space/

**3. Unapproved construction.**

You are therefore ordered to: 1) Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

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

Location: 1/2 half of the attached carport enclosed. remove the non-permitted construction under the carport and restore the carport back to its approved use as a carport

**4. Permit number 10014-20000-02163 has/have expired.**

You are therefore ordered to: 1) Renew the expired permit(s) and diligently pursue the remaining of work to completion. OR 2) Demolish and remove the work described on the permit(s) and restore it to the condition which existed prior to the issuance of the permit.

Code Section(s) in Violation: 91.106.4.4.3, 91.5R106.4.4.3, 98.0602.(a) and 98.0602.(b) of the L.A.M.C.

**5. Right of entry for inspection.**

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

**6. Failure to comply with a valid department order.**

You are therefore ordered to: Comply with Department Order # A-2505942 with an effective date of 4-17-201.

Code Section(s) in Violation: 91.5R103.3, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**7. An inspection is required for the issued permit.**

You are therefore ordered to: Obtain all required inspections including a final inspection.

Code Section(s) in Violation: 91.108.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Single family dwelling

Comments: Inspections are required for the issued permit# 10014-20000-02163.

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

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](http://www.ladbs.org)

1011012202224187715

**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.**

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 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.

**NOTE:**

California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

**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 Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

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](http://www.ladbs.org)

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: April 20, 2022

JASON BRANNON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9861  
jason.brannon@lacity.org

  
REVIEWED BY

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