

BOARD OF
BUILDING AND SAFETY
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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

October 16, 2024

Council District: # 12

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

JOB ADDRESS: **15721 WEST SAN FERNANDO MISSION BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2662-011-039**
Re: Invoice #804769-6

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: **15721 West San Fernando Mission 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 31, 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
Grand Total	\$ 1,276.56

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

Property Title Report

Work Order No. T17125
Dated as of: 07/29/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2662-011-039

Property Address: 15721 W SAN FERNANDO MISSION BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : JAGMEET SINGH

Grantor : HARJINDER SINGH RANDHAWA

Deed Date : 11/07/2008

Recorded : 06/11/2009

Instr No. : 09-0880708

MAILING ADDRESS: JAGMEET SINGH

15721 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 28 Subdivision Name: PORTER LAND & WATER COMPANY Sec/Twn/Rng/Mer: SEC 08
TWN 02N RNG 15W Brief Description: SUB NO 1 OF THE PROPERTY OF THE PORTER LAND AND
WATER CO LOT (EX OF ST) COM E ON S LINE OF LOT 28 IN SEC 8 T 2N R 15W 350 SEE**

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20090880708



Pages:
0003

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

06/11/09 AT 04:00PM

FEES:	16.00
TAXES:	0.00
OTHER:	0.00
PAID:	16.00



LEADSHEET



200906110030052

00000689884



002151114

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

6/11/2009



20090680708

Name JAGMEET SINGH
Street Address 15721 SAN FERNANDO MISSION BLVD

City, State Zip GRANADA HILLS CA 91344

Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
City of CALIFORNIA
Conveyance Tax is \$ 0.00
Parcel No 2662-011-039

Documentary Transfer Tax is \$0.00

☐ computed on full value of interest or property conveyed, or,
☐ full value less value of liens or encumbrances remaining at
the time of sale

Signature of Declarant or Agent Determining Tax Firm Name

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

HARJINDER SINGH RANDHAWA, A SINGLE MAN

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

JAGMEET SINGH, A SINGLE MAN, A SINGLE MAN

The real property in the Country of Los Angeles, State of California, described as:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF

PROPERTY ADDRESS: 15721 SAN FERNANDO MISSION BLVD, GRANADA HILLS CA 91344

"This is a bonafide gift and grantor received nothing in return, R & T 11911."

Dated 11-07-2008

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On NOV. 7, 2008 before me,

HARMANDIP SINGH

Notary Public, personally appeared

HARJINDER SINGH RANDHAWA

S.S.

HARJINDER SINGH RANDHAWA

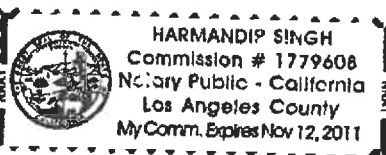
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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

Signature

Harmadip Singh



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

A

DESCRIPTION

In

●

EXHIBIT B

ASSIGNED INSPECTOR: **ARIS ALLAHVERDIAN**

Date: October 16, 2024

JOB ADDRESS: **15721 WEST SAN FERNANDO MISSION BLVD., LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2662-011-039**

Last Full Title: **07/29/2022**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) JAGMEET SINGH
15721 SAN FERNANDO MISSION BLVD.
GRANADA HILLS, CA 91344 CAPACITY: OWNER

Property Detail Report**For Property Located At :****15721 SAN FERNANDO MISSION BLVD, GRANADA
HILLS, CA 91344-4306****Bldg Card: 000 of 002****Owner Information**

Owner Name: **SINGH JAGMEET**
 Mailing Address: **15721 SAN FERNANDO MISSION BLVD, GRANADA HILLS CA 91344-4306 C028**
 Vesting Codes: **SM / /**

Location Information

Legal Description: **SUB NO 1 OF THE PROPERTY OF THE PORTER LAND AND WATER CO LOT (EX OF ST) COM E
ON S LINE OF LOT 28 IN SEC 8 T 2N R 15W 350 FT FROM SW COR OF SD LOT TH E ON IN LOT 8**

County:	LOS ANGELES, CA	APN:	2662-011-039
Census Tract / Block:	1092.00 / 1	Alternate APN:	
Township-Range-Sect:	2N-15-08	Subdivision:	PORTER LAND & WATER CO
Legal Book/Page:	2-591	Map Reference:	8-B1 /
Legal Lot:	8	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	GH	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	06/11/2009 / 11/07/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	880708		

Last Market Sale Information

Recording/Sale Date:	01/21/1999 / 12/08/1998	1st Mtg Amount/Type:	\$225,700 / PRIVATE PARTY
Sale Price:	\$305,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	90358
Document #:	90357	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$89.81
New Construction:		Multi/Split Sale:	
Title Company:	AMERICAN TITLE CO		
Lender:			
Seller Name:	HOFFMAN 1996 TRUST		

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:	PARKING AVAIL	Construction:	
Living Area:	3,396	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	5 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1950 /	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE Building Permit

Site Information

Zoning:	LAA2	Acres:	1.20	County Use:	MULTI-FAMILY 4-UNIT (0400)
Lot Area:	52,206	Lot Width/Depth:	x	State Use:	
Land Use:	QUADRUPLEX	Res/Comm Units:	4 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$547,246	Assessed Year:	2021	Property Tax:	\$8,815.84
Land Value:	\$356,903	Improved %:	35%	Tax Area:	16
Improvement Value:	\$190,343	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$547,246				

EXHIBIT D

ASSIGNED INSPECTOR: ARIS ALLAHVERDIAN

Date: October 16, 2024

JOB ADDRESS: 15721 WEST SAN FERNANDO MISSION BLVD., LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 2662-011-039

CASE NO.: 889727

ORDER NO.: A-5220252

EFFECTIVE DATE OF ORDER TO COMPLY: December 31, 2019

COMPLIANCE EXPECTED DATE: January 7, 2020

DATE COMPLIANCE OBTAINED: No compliance to date

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5220252

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

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

SINGH, JAGMEET
15721 SAN FERNANDO MISSION BLVD
GRANADA HILLS, CA 91344

CASE #: 889727

ORDER #: A-5220252

EFFECTIVE DATE: December 31, 2019

COMPLIANCE DATE: January 07, 2020

The undersigned hereby certifies that this document is being sent by regular mail, postage prepaid, to the addressee on this day.

DEC 27 2019

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

OWNER OF

SITE ADDRESS: 15721 W SAN FERNANDO MISSION BLVD

ASSESSORS PARCEL NO.: 2662-011-039

ZONE: A2; Agricultural 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. Use of commercial vehicles in conjunction with the home occupation.

You are therefore ordered to: Discontinue the storage of the commercial vehicles.

Code Section(s) in Violation: 12.05A.16.(a)(9), 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

2. Storage of commercial vehicle(s) in the A2 zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicles.

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

Location: Entire property

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.

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: December 23, 2019

HAGOP BADOSSIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 90012
(818)374-9840

Hagop.Badossian@lacity.org

REVIEWED BY

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