

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



KAREN BASS
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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

January 17, 2025

Council District: #12

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

JOB ADDRESS: **17101 WEST DEARBORN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2692-020-034**
Re: Invoice #809782-2, #882611-6, #886952-6

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: **17101 West Dearborn Street, 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 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on February 28, 2020 and on January 23, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
Late Charge/Collection fee (250%)	1,680.00
System Development Surcharge Late Fee	100.80
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	261.75
Title Report fee	30.00
Grand Total	\$ 5,094.87

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 **\$5,094.87** 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 **\$5,094.87** 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

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. T18218
Dated as of: 09/24/2024

Prepared for: City of Los Angeles

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

APN #: 2692-020-034

Property Address: 17101 W DEARBORN ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: ALEXANDER BIDNY

Grantor: ALEXANDER BIDNYN- TRUSTEE OF THE BIDNY TRUST

Deed Date : 04/18/2019 Recorded : 04/18/2019

Instr No. : 19-0346783

MAILING ADDRESS: ALEXANDER BIDNY
17101 DEARBORN ST, NORTHRIDGE, CA 91325-2619

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 27 Tract No: 30387 Brief Description: *TR=30387 LOT 27

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20190346783



Pages:
0003

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

04/18/19 AT 12:13PM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	25.00



LEADSHEET



201904180750018

00016509778



009764836

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME

ALEXANDER SIDNY

STREET ADDRESS

17101 DEARBORN ST.

CITY, STATE &
ZIP CODE

NORTHridge CA 91325

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:

When recorded mail document to:

NAME

ALEXANDER BIDNY

ADDRESS

17101 DEARBORN ST

CITY

NORTHRIDGE

STATE & ZIP

CA. 91325

APN: 2692-020-034

Above Space for Recorder's Use Only

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

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

☐ computed on full value of property conveyed, or

☐ computed on full value of items or encumbrances remaining at time of sale,

☐ Unincorporated area ☒ City of NORTHRIDGE, and

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

ALEXANDER BIDNY - TRUSTEE OF THE BIDNY TRUST

hereby

GRANT(S) to ALEXANDER BIDNY - BENEFICIARY SINGLE MAN the following

described real property in the City of NORTHRIDGE County of Los Angeles State of California:

Lot 27 of TRACT No. 30397 in the City of Los Angeles, County of Los Angeles, State of California
as per Map RECORDED in Book 963, Page 81 of 83 of Maps in the

Dated: 4/18/2019 Office of the County Recorder of said

County.

Alex Bidny
ALEXANDER BIDNY
TRUSTEE

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)

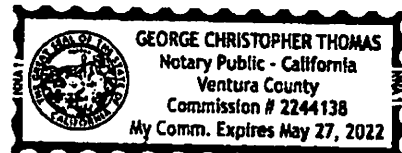
COUNTY OF Los Angeles } SS

On April 18th, 2019 before me, George Christopher Thomas a Notary Public, personally appeared Alexander Bidny 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 signatures(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 George Christopher Thomas (SEAL)



MAIL TAX STATEMENT TO ADDRESS AS SHOWN ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **PIERRE VEGA**
JOB ADDRESS: **17101 WEST DEARBORN STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **2692-020-034**

Date: January 17, 2025

Last Full Title: **09/24/2024** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ALEXANDER BIDNY
17101 DEARBORN STREET
NORTHRIDGE, CA 91325-2619
- CAPACITY: OWNER

Property Detail Report

For Property Located At :

17101 DEARBORN ST, NORTHRIDGE, CA 91325-2619



RealQuest

Owner Information

Owner Name: BIDNY ALEXANDER
Mailing Address: 17101 DEARBORN ST, NORTHRIDGE CA 91325-2619 C001
Vesting Codes: //

Location Information

Legal Description:	TR=30387 LOT 27	APN:	2692-020-034
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1151.01 / 2	Subdivision:	30387
Township-Range-Sect:		Map Reference:	7-E5 /
Legal Book/Page:	863-81	Tract #:	30387
Legal Lot:	27	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NR	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/18/2019 / 04/18/2019	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	346783		

Last Market Sale Information

Recording/Sale Date:	06/27/1980 /	1st Mtg Amount/Type:	\$185,000 / CONV
Sale Price:	\$265,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	618862	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$87.63
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:	BUILT-IN	Construction:	FRAME
Living Area:	3,024	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	9	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	5	Finish Bsmnt Area:		Pool:	HEATED
Bath(F/H):	4 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1976 / 1976	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 2	Foundation:	SLAB	Quality:	GOOD
# of Stories:	2	Roof Material:	WOOD SHAKE	Condition:	EXCELLENT
Other Improvements:	FENCE;SHED;WETBAR				

Site Information

Zoning:	LARE9	Acres:	0.25	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	10,805	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$554,502	Assessed Year:	2023	Property Tax:	\$7,197.56
Land Value:	\$209,240	Improved %:	62%	Tax Area:	16
Improvement Value:	\$345,262	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$554,502				

Comparable Sales Report

For Property Located At

**17101 DEARBORN ST, NORTHRIDGE, CA 91325-2619**

7 Comparable(s) Selected.

Report Date: 10/03/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$265,000	\$1,220,000	\$1,900,000	\$1,504,714
Bldg/Living Area	3,024	2,603	3,381	2,951
Price/Sqft	\$87.63	\$406.75	\$604.99	\$510.16
Year Built	1976	1951	1976	1966
Lot Area	10,805	10,784	18,005	13,794
Bedrooms	5	3	5	4
Bathrooms/Restrooms	4	3	4	3
Stories	2.00	1.00	2.00	1.29
Total Value	\$554,502	\$224,532	\$1,443,300	\$774,622
Distance From Subject	0.00	0.07	0.38	0.26

*= user supplied for search only

Comp #:1

Distance From Subject:0.07 (miles)

Address: **17083 CALAHAN ST, NORTHRIDGE, CA 91325-2632**Owner Name: **LEVITON LINDA P LIVING TRUST**Seller Name: **GROSS FAMILY TRUST**APN: **2692-020-017**County: **LOS ANGELES, CA**Subdivision: **30387**Rec Date: **04/15/2024**Sale Date: **03/29/2024**Sale Price: **\$1,380,000**Sale Type: **FULL**Document #: **244948**

1st Mtg Amt:

Total Value: **\$922,092**Land Use: **SFR**Map Reference: **7-E5 /**Census Tract: **1151.01**Zoning: **LARE9**Prior Rec Date: **01/28/2019**Prior Sale Date: **12/18/2018**Prior Sale Price: **\$860,000**Prior Sale Type: **FULL**Acres: **0.25**Lot Area: **10,803**# of Stories: **1**Park Area/Cap#: **/**Living Area: **2,603**Total Rooms: **8**Bedrooms: **4**Bath(F/H): **3 /**Yr Built/Eff: **1976 / 1976**Air Cond: **CENTRAL**Style: **CONVENTIONAL**Fireplace: **Y / 1**Pool: **POOL**Roof Mat: **WOOD SHAKE**Parking: **PARKING AVAIL****Comp #:**2

Distance From Subject:0.16 (miles)

Address: **17032 PRAIRIE ST, NORTHRIDGE, CA 91325-2531**Owner Name: **AGUILAR JESSE/CORADO ELISA**Seller Name: **URUN NURAN TRUST**APN: **2692-021-002**County: **LOS ANGELES, CA**Subdivision: **30557**Map Reference: **7-E5 /**Census Tract: **1151.01**Zoning: **LARE9**Living Area: **2,603**Total Rooms: **8**Bedrooms: **4**

Rec Date:	02/21/2024	Prior Rec Date:	12/08/1998	Bath(F/H):	3 /
Sale Date:	01/31/2024	Prior Sale Date:	11/25/1998	Yr Built/Eff:	1976 / 1976
Sale Price:	\$1,220,000	Prior Sale Price:	\$275,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	112208	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$976,000	Lot Area:	11,180	Pool:	POOL
Total Value:	\$869,859	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3 Distance From Subject:0.17 (miles)

Address: 17010 KNAPP ST, NORTHRIDGE, CA 91325-2623

Owner Name: AKOPYAN TONY

Seller Name: CONTRERAS C & E L/TR

APN:	2692-021-015	Map Reference:	7-E5 /	Living Area:	2,686
County:	LOS ANGELES, CA	Census Tract:	1151.01	Total Rooms:	9
Subdivision:	30513	Zoning:	LARE9	Bedrooms:	4
Rec Date:	04/22/2024	Prior Rec Date:	10/24/2023	Bath(F/H):	3 /
Sale Date:	04/16/2024	Prior Sale Date:	10/03/2023	Yr Built/Eff:	1976 / 1981
Sale Price:	\$1,625,000	Prior Sale Price:	\$1,175,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	261678	Acres:	0.25	Fireplace:	Y / 1
1st Mtg Amt:	\$1,130,000	Lot Area:	10,784	Pool:	
Total Value:	\$224,532	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:4 Distance From Subject:0.34 (miles)

Address: 17162 OSBORNE ST, SHERWOOD FOREST, CA 91325-2911

Owner Name: LEVITON CURTIS/VERADITTAKIT LISA

Seller Name: KURNEY DAVID

APN:	2690-003-019	Map Reference:	7-E6 /	Living Area:	3,381
County:	LOS ANGELES, CA	Census Tract:	1151.01	Total Rooms:	7
Subdivision:	13719	Zoning:	LARA	Bedrooms:	4
Rec Date:	03/01/2024	Prior Rec Date:	11/30/2021	Bath(F/H):	4 /
Sale Date:	02/13/2024	Prior Sale Date:	11/17/2021	Yr Built/Eff:	1951 / 2000
Sale Price:	\$1,900,000	Prior Sale Price:	\$1,415,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	136179	Acres:	0.41	Fireplace:	Y / 2
1st Mtg Amt:	\$1,424,950	Lot Area:	18,005	Pool:	POOL
Total Value:	\$1,443,300	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.35 (miles)

Address: 17127 GLEDHILL ST, NORTHRIDGE, CA 91325-2525

Owner Name: WEISSBACH LEONARD R/WEISSBACH MARILYN

Seller Name: WEISSBACH MARILYN

APN:	2692-010-025	Map Reference:	7-E5 /	Living Area:	3,024
County:	LOS ANGELES, CA	Census Tract:	1151.01	Total Rooms:	9
Subdivision:	30559	Zoning:	LARE11	Bedrooms:	5
Rec Date:	07/11/2024	Prior Rec Date:	05/01/1996	Bath(F/H):	4 /
Sale Date:	05/20/2024	Prior Sale Date:		Yr Built/Eff:	1976 / 1976
Sale Price:	\$1,230,000	Prior Sale Price:	\$332,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	455400	Acres:	0.27	Fireplace:	Y / 1
1st Mtg Amt:	\$984,000	Lot Area:	11,710	Pool:	POOL
Total Value:	\$530,103	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #: 6		Distance From Subject: 0.36 (miles)	
Address: 17260 SUNBURST ST, SHERWOOD FOREST, CA 91325-2923			
Owner Name: JACOBELLIS FAM 1999 LIVI TRUST			
Seller Name: KOTICHAS ALEX F & LORETTA M			
APN:	2690-002-011	Map Reference:	7-E5 /
County:	LOS ANGELES, CA	Census Tract:	1151.01
Subdivision:	13598	Zoning:	LARA
Rec Date:	06/20/2024	Prior Rec Date:	02/28/1996
Sale Date:	05/31/2024	Prior Sale Date:	
Sale Price:	\$1,503,000	Prior Sale Price:	\$285,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	401677	Acres:	0.39
1st Mtg Amt:		Lot Area:	16,934
Total Value:	\$564,765	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,118
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1952 / 1965
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #: 7		Distance From Subject: 0.38 (miles)	
Address: 17334 KNAPP ST, NORTHRIDGE, CA 91325-2418			
Owner Name: MESHCHANINOV VLADIMIR/MESHCHANINOVA EVGENIYA			
Seller Name: BERRIOS LIVING TRUST			
APN:	2766-012-022	Map Reference:	7-E5 /
County:	LOS ANGELES, CA	Census Tract:	1151.01
Subdivision:	22623	Zoning:	LARA
Rec Date:	07/11/2024	Prior Rec Date:	07/31/2001
Sale Date:	06/28/2024	Prior Sale Date:	05/22/2001
Sale Price:	\$1,675,000	Prior Sale Price:	\$595,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	455789	Acres:	0.39
1st Mtg Amt:	\$1,149,825	Lot Area:	17,141
Total Value:	\$867,702	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,243
		Total Rooms:	10
		Bedrooms:	5
		Bath(F/H):	4 /
		Yr Built/Eff:	1957 / 1960
		Air Cond:	CENTRAL
		Style:	UNKNOWN
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **PIERRE VEGA**
JOB ADDRESS: **17101 WEST DEARBORN STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **2692-020-034**

Date: January 17, 2025

CASE NO.: 894890
ORDER NO.: A-5265831

EFFECTIVE DATE OF ORDER TO COMPLY: **February 28, 2020**
COMPLIANCE EXPECTED DATE: **March 29, 2020**
DATE COMPLIANCE OBTAINED: **April 21, 2020**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5265831

1066407202097666

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

BIDNY TRUST C/O SOFIA BIDNY
17101 DEARBORN ST
NORTHRIDGE, CA 91325

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

FEB 24 2020

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

CASE #: 894890
ORDER #: A-5265831
EFFECTIVE DATE: February 28, 2020
COMPLIANCE DATE: March 29, 2020

OWNER OF

SITE ADDRESS: 17101 W DEARBORN ST

ASSESSORS PARCEL NO.: 2692-020-034

ZONE: RE9; Min. Lot 9,000 Sq. Ft.

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. Conducting major auto repair in a residential zone.

You are therefore ordered to: Discontinue the major auto repair being conducted in a residential zone.

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

Location: Front yard and driveway.

2. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage of automobiles in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: Front yard driveway.

Comments: Discontinue the use of the driveway as an automobile storage 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

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

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

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

Location: Front driveway.

Comments: The storage of automobiles in the driveway is blocking access to the required off street covered parking for the dwelling. Discontinue the use of the driveway for automobile storage and use the garage for the storage and parking of vehicles.

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.

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.

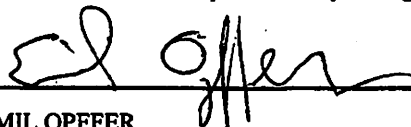


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www.ladbs.org

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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)374-9842.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: February 21, 2020

EMIL OPFFER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9842
Emil.Opffer@lacity.org

REVIEWED BY



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EXHIBIT D

ASSIGNED INSPECTOR: **PIERRE VEGA**
JOB ADDRESS: **17101 WEST DEARBORN STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **2692-020-034**

Date: January 17, 2025

CASE NO.: 973627
ORDER NO.: A-5885221

EFFECTIVE DATE OF ORDER TO COMPLY: **January 23, 2023**
COMPLIANCE EXPECTED DATE: **February 22, 2023**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5885221

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



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

ORDER TO COMPLY AND NOTICE OF FEE

BIDNY, ALEXANDER
17101 DEARBORN ST
NORTHRIDGE, CA 91325

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

JAN 11 2023

To the address as shown on the
last equalized assessment roll
Initiated by

CASE #: 973627
ORDER #: A-5885221
EFFECTIVE DATE: January 23, 2023
COMPLIANCE DATE: February 22, 2023

OWNER OF

SITE ADDRESS: 17101 W DEARBORN ST

ASSESSORS PARCEL NO.: 2692-020-034

ZONE: RE9; Min. Lot 9,000 Sq. Ft.

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.

Location: Driveway and required front yard.

Comments: Remove or repair all inoperable vehicles.

2. Open storage of household and automotive items within the required yards.

You are therefore ordered to: Discontinue the open storage of household and automotive items in the required yard(s).

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

Location: Required front yard and driveway.

Comments: Remove all household and automotive items.

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3. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Required front yard, entryway, and driveway.

Comments: Remove all trash and debris from the required front yard, entryway and driveway.

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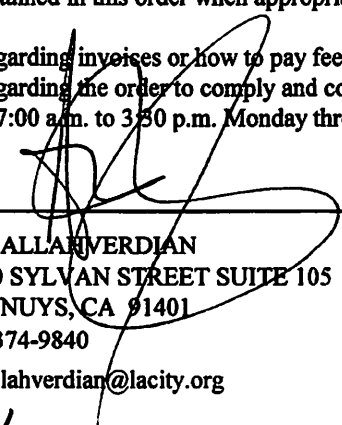
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Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9840.

Office hours are 7:00 a.m. to 3:50 p.m. Monday through Thursday.

Inspector:

Date: January 10, 2023


ARIS ALLAHVERDIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9840
aris.allahverdian@lacity.org


REVIEWED BY

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