

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICE PRESIDENT

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GEORGE HOVAGUIMIAN
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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

November 08, 2016

Council District: # 5

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

JOB ADDRESS: **1001 NORTH BEVERLY GLEN BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4371-019-040**

On April 26, 2015, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1001 North Beverly Glen Blvd., Los Angeles, California** (the "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. The Department imposed a non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	349.60
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>2,701.60</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,701.60** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,701.60** 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


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T13612
Dated as of: 08/24/2016

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 4371-019-040

Property Address: 1001 N BEVERLY GLEN BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CHRISTIAN SPANNHOFF (25), 10 NB PARTNERSHIP (15%) AND 01 BH PARTNERSHIP (10%)

Grantor : CHRISTIAN SPANNHOFF

Deed Date : 10/31/2012

Recorded : 11/28/2012

Instr No. : 12-1810285

Type of Document: GRANT DEED

Grantee : CHRISTIAN SPANNHOFF & RONALD ROY MATTSON AND EUGENIE MATTSON

Grantor : JAMES STIEBINGER

Deed Date : 08/30/2004

Recorded : 09/08/2004

Instr No. : 04-2304412

MAILING ADDRESS: CHRISTIAN SPANNHOFF & 10 NB PARTNERSHIP & 01 BH PARTNERSHIP &
RONALD ROY MATTSON AND EUGENIE MATTSON
1001 N BEVERLY GLEN BLVD LOS ANGELES CA 90077

SCHEDULE B

LEGAL DESCRIPTION

Lot: 34,35 Block: 168 Tract No: 1788 Abbreviated Description: LOT:34,35 BLK:168
CITY:REGION/CLUSTER: 07/07150 TR#:1788 TR=1788 LOTS 34 AND 35 BLK 168
City/Muni/Twp: REGION/CLUSTER: 07/07150

MORTGAGES/LIENS

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

9/18/04

UNITED TITLE COMPANY
RECORDING REQUESTED BY
10411371-7
AND WHEN RECORDED MAIL TO:
RONALD ROY MATTSON
EUGENIE MATTSON
CHRISTIAN SPANNHOFF
1001 NORTH BEVERLY GLEN BLVD
BEVELRY HILLS, CA

04 2304412

2

Space Above This Line for Recorder's Use Only

A P N 4371-18-9, 4371-19-17, 21 Order No

Escrow No · 5020512-AY

4371-19-22, 23, 24, 34, 44, 40
4371-18-8

GRANT DEED
L A COUNTY 80 L A CITY 44

80

44

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS COUNTY \$1,705 00 & CITY \$6,975 00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area, City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
JAMES STIEBINGER, a Single Man

hereby GRANT(S) to **RONALD ROY MATTSON and EUGENIE MATTSON, Husband and Wife** and **CHRISTIAN SPANNHOFF, a Single Man as Tenants in Common**

the following described property in the City of **LOS ANGELES**, County of **Los Angeles** State of **California**,

See Exhibit "A" attached hereto and made a part hereof.

Commonly known as **1001 NORTH BEVERLY GLEN BLVD., LOS ANGELES, CA 90077**



JAMES STIEBINGER

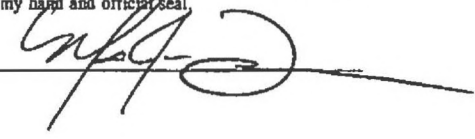
Document Date August 30, 2004

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
On 8/30/04 before me,
personally appeared JAMES STIEBINGER

Mark Isaac Lopez

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

WITNESS my hand and official seal.

Signature 



This area for official notarial seal

Mail Tax Statements to SAME AS ABOVE or Address Noted Below

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

10 NB Partnership
1001 N. Beverly Glen Blvd
Beverly Hills, CA 90077

SPACE ABOVE THIS LINE FOR RECORDER'S USE

4371-019-040
APN: 4371-018-008

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

- DOCUMENTARY TRANSFER TAX is (\$1.10) CITY TAX is (\$4.50)
- 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 Beverly Hills, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Christian Spannhoff, a Single Man

hereby GRANT(S) to Christian Spannhoff, a Single Man as to an undivided 25% interest, 10 NB Partnership, as to an undivided 15% interest, 01 BH Partnership as to an undivided 10% interest, as tenants in common.

the following described real property in the City of Beverly Hills, County of Los Angeles, State of California:
As shown in Exhibit "A" attached hereto and made a part hereof, and commonly known as 1001 N. Beverly Glen Blvd.
Beverly Hills, CA 90077

Dated: 10/31/2012

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss


Christian Spannhoff

On October 31, 2012 before me

Danny Bental, Notary Public,

personally appeared Christian Spannhoff

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 Danny Bental

SPACE BELOW RESERVED FOR NOTARY SEAL

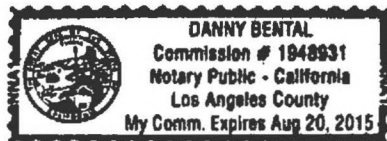


EXHIBIT B

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: **November 8, 2016**

JOB ADDRESS: **1001 NORTH BEVERLY GLEN BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4371-019-040**

Last Full Title: **08/24/2016**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHRISTIAN SPANNHOFF & 10 NB
PARTNERSHIP AND 01 BH PARTNERSHIP
RONALD ROY & EUGENIE MATTSON
1001 N BEVERLY GLEN BLVD
LOS ANGELES, CA 90077

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
1001 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3119



Owner Information

Owner Name: **SPANNHOFF CHRISTIAN/10 NB PARTNERSHIP**
 Mailing Address: **1001 N BEVERLY GLEN BLVD, LOS ANGELES CA 90077-3119 C028**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TR=1788 LOTS 34 AND 35 BLK 168	APN:	4371-019-040
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2621.00 / 1	Subdivision:	1788
Township-Range-Sect:		Map Reference:	592-B6 /
Legal Book/Page:	22-186	Tract #:	1788
Legal Lot:	34	School District:	LOS ANGELES
Legal Block:	168	School District Name:	
Market Area:	C04	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/28/2012 / 10/31/2012	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1810285		

Last Market Sale Information

Recording/Sale Date:	09/08/2004 / 08/30/2004	1st Mtg Amount/Type:	\$155,000 / CONV
Sale Price:	\$1,550,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	UNKNOWN	1st Mtg Document #:	2304414
Document #:	2304412	2nd Mtg Amount/Type:	\$1,085,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	1.25 / ADJ
Transfer Document #:		Price Per SqFt:	\$1,425.94
New Construction:		Multi/Split Sale:	MULTI
Title Company:	UNITED TITLE		
Lender:	AMERICAS WHOLESALE LENDER		
Seller Name:	STIEBINGER JAMES		

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:		Construction:	
Living Area:	1,087	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1937 / 1940	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARE40	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,549	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$945,744	Assessed Year:	2016	Property Tax:	\$12,665.56
Land Value:	\$869,356	Improved %:	8%	Tax Area:	67
Improvement Value:	\$76,388	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$945,744				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1001 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3119

1 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 1

	Subject Property	Low	High	Average
Sale Price	\$1,550,000	\$560,000	\$560,000	\$560,000
Bldg/Living Area	1,087	982	982	982
Price/Sqft	\$1,425.94	\$570.26	\$570.26	\$570.26
Year Built	1937	1947	1947	1947
Lot Area	8,549	2,820	2,820	2,820
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$945,744	\$620,100	\$620,100	\$620,100
Distance From Subject	0.00	0.20	0.20	0.20

*= user supplied for search only

<input checked="" type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	1001 N BEVERLY GLEN BLVD	\$1,550,000	1937	2	1	09/08/2004	1,087	8,549	0.0
Comparables									
<input checked="" type="checkbox"/> 1	1234 N BEVERLY GLEN BLVD	\$560,000	1947	2	1	02/17/2016	982	2,820	0.2

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

1001 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3119**1 Comparable(s) Selected.**

Report Date: 11/07/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,550,000	\$560,000	\$560,000	\$560,000
Bldg/Living Area	1,087	982	982	982
Price/Sqft	\$1,425.94	\$570.26	\$570.26	\$570.26
Year Built	1937	1947	1947	1947
Lot Area	8,549	2,820	2,820	2,820
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$945,744	\$620,100	\$620,100	\$620,100
Distance From Subject	0.00	0.20	0.20	0.20

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.2 (miles)
Address:	1234 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3124		
Owner Name:	GOLDSTONE CARY		
Seller Name:	BANK OF NY MELLON 2007-HY5		
APN:	4371-029-005	Map Reference:	32-E4 /
County:	LOS ANGELES, CA	Census Tract:	2612.00
Subdivision:	1033	Zoning:	LARE15
Rec Date:	02/17/2016	Prior Rec Date:	10/01/2004
Sale Date:	01/14/2016	Prior Sale Date:	08/19/2004
Sale Price:	\$560,000	Prior Sale Price:	\$660,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	170597	Acres:	0.06
1st Mtg Amt:	\$504,000	Lot Area:	2,820
Total Value:	\$620,100	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	982
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1947 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: **November 8, 2016**

JOB ADDRESS: **1001 NORTH BEVERLY GLEN BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4371-019-040**

CASE#: **510659**

ORDER NO: **A-3730227**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 27, 2015**

COMPLIANCE EXPECTED DATE: **April 26, 2015**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3730227

1060401201607698

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATELOS
PRESIDENT
E. FELICIA BRANNON
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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY-SUPPLEMENTAL

SPANNHOFF, CHRISTIAN /10 NB PTSHP
1001 N BEVERLY GLEN BLVD
LOS ANGELES, CA 90077

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

CASE #: 510659
ORDER #: A-3730227
EFFECTIVE DATE: March 27, 2015
COMPLIANCE DATE: April 26, 2015

MAR 24 2015

OWNER OF

SITE ADDRESS: 1001 N BEVERLY GLEN BLVD.

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

ASSESSORS PARCEL NO.: 4371-019-040

ZONE: RE40; Min. Lot 40,000 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

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. Unapproved 25' x 25' addition to the east side of the single family dwelling and unapproved 12' x 20' addition to the west side of the single family dwelling.**

You are therefore ordered to: Demolish and remove the unapproved construction or submit plans, obtain all permits and approvals.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

- 2. The swimming pool was constructed without the required permits and approvals.**

You are therefore ordered to: Demolish and remove the unapproved construction or obtain all required permits and approvals.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

- 3. Electrical work performed without permits and approvals.**

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.



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

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Unapproved additions and unapproved swimming pool

4. Plumbing work performed without permits and approvals

You are therefore ordered to: 1) Demolish and remove plumbing work performed without permits and approvals OR
2) Obtain permit, expose concealed work, call for required inspections.

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

Location: Unapproved swimming pool

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 \$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.

4060401201607698

If you have any questions or require any additional information please feel free to contact me at (213)252-3035.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: March 20, 2015

JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035

John.Mattillo@lacity.org



REVIEWED BY