

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

FRANK M. BUSH

GENERAL MANAGER

OSAMA YOUNAN, P.E.

EXECUTIVE OFFICER

NOTICE OF HEARING

DATE: June 01, 2017

**CASE #: 541967
752930**

Regarding the property known as:

115 – 115 1/2 S NORMANDIE AVE

Under the Authority of the Provisions of
Chapter IX, Article 1, of the Los Angeles Municipal Code
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Recorders Office on the property located at the above address, being more particularly described as follows:

See Attached Title Report for Legal Description

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE**.

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40 %) administrative fee, amounted to **\$20,527.77**. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass upon a report by the Department of the cost of the work performed **at a hearing to be held on Wednesday, July 26, 2017 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California.** The owner and/or interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

See attached list of Interested Parties

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

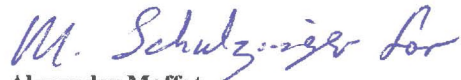
115 – 115 1/2 S NORMANDIE AVE - NOTICE OF HEARING

If you are planning to file a written protest, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact **Alexander Moffat** at telephone number **(213) 252-3976**.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

FRANK M. BUSH
GENERAL MANAGER

A handwritten signature in blue ink that reads "M. Schulzinger for".

Alexander Moffat
Principal Inspector

115 – 115 1/2 S NORMANDIE AVE - NOTICE OF HEARING

Interested Parties List:

SIGMA MANAGEMENT SERVICE INC
c/o KUN SOON LIM
3727 W 6TH ST #512
LOS ANGELES CA 90020

SIGMA MANAGEMENT SERVICE INC
c/o KUN SOON LIM
930 S LA BREA AVE STE 205
LOS ANGELES CA 90036

ZENAIDA C PACELLI
4733 OAKWOOD AVE
LOS ANGELES 90004

MOHONEY COPPENRATH AND JAFFE LLP
HOWARD M JAFFE & ARTHUR L MARTIN
2049 CENTURY PARK EAST SUITE 2480
LOS ANGELES CA 90067-3126

**REPORT OF ABATE OF A PUBLIC NUISANCE
UPDATED May 30, 2017**

On February 12, 2014 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at **115 - 115 1/2 S NORMANDIE AVE** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4192	February 21, 2017	\$3,430.35
BARRICADE	B4199	March 06, 2017	\$300.00
BARRICADE	B4193	March 14, 2017	\$1,710.94
BARRICADE	B4198	March 14, 2017	\$1,067.22
BARRICADE	B4203	April 19, 2017	\$643.72
BARRICADE	B4211	May 26, 2017	\$342.00
BARRICADE	B4212	May 26, 2017	\$300.00
CLEAN	C4427	March 07, 2017	\$966.56
CLEAN	C4430	March 07, 2017	\$966.56
CLEAN	C4433	March 07, 2017	\$622.16
FENCE	F3940	March 07, 2017	\$986.16
FENCE	F3935	March 14, 2017	\$986.16
FENCE	F3941	March 14, 2017	\$6,837.38

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	713885-0	\$356.16	\$890.40	\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T14222	\$38.00
FULL	T13977	\$42.00
FULL	T13831	\$42.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$14,132.45 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$122.00. for a total of **\$20,527.77**. be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$19,159.21**, and to deposit to Fund 48R the amount of **\$1,246.56**, and to deposit to Fund 100 the amount of **\$122.00**.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: May 10, 2017

FRANK M. BUSH
Superintendent of Building
GENERAL MANAGER

M. Schulzinger for
Alexander Moffat, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

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. T14310
Dated as of: 05/26/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5518-002-003

Property Address: 115 S NORMANDIE AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : SIGMA MANAGEMENT SERVICE INC
Grantor : CAKK UNITED INC
Deed Date : 11/13/2015 **Recorded :** 11/17/2015
Instr No. : 15-1436639

1) **MAILING ADDRESS:** SIGMA MANAGEMENT SERVICE INC
3727 W 6TH ST STE 512 LOS ANGELES CA 90020

SCHEDULE B

LEGAL DESCRIPTION

Lot: 3 Block: 7 Abbreviated Description: LOT:3 BLK:7 CITY:REGION/CLUSTER:
09/09438 SUBD:NORMANDIE PLACE TRACT NORMANDIE PLACE LOT 3 BLK 7
IMP1=DUP, 1 UNIT,2952SF,YB:1909,05BD/02BA;IMP2=DUP, 1
UNIT,374SF,YB:1922,01BD/01BA.City/Muni/Twp: REGION/CLUSTER: 09/09438

MORTGAGES/LIENS

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