

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



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

May 11, 2017

Council District: # 7

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

JOB ADDRESS: 8503 WEST LA TUNA CANYON ROAD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2561-031-002

On July 03, 2016 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: **8503 West La Tuna Canyon Road, 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order June 03, 2016 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>
Non-Compliance Code Enforcement fee	\$ 660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	153.49
Title Report fee	42.00
Grand Total	\$ <u>3,752.05</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 **\$3,752.05** 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 **\$3,752.05** 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

EXHIBIT A



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

Property Title Report

Work Order No. T14043
Dated as of: 03/08/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2561-031-002

Property Address: 8503 W LA TUNA CANYON ROAD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : EDWARD BAGHDASARIAN

Grantor : SLOANE, PAUL GLENN; SLOANE, MICHEAL GEORGE; SLOANE TRUST

Deed Date : 04/09/2012

Recorded : 05/25/2012

Instr No. : 12-0783833

MAILING ADDRESS: EDWARD BAGHDASARIAN
PO BOX 3493 GLENDALE CA 91221

SCHEDULE B

LEGAL DESCRIPTION

Abbreviated Description: CITY:REGION/CLUSTER: 03/03411 SEC/TWN/RNG/MER:SEC 23 T2N 2N R14W THAT PART N OF LA TUNA CANYON RD OF E 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 23 T 2N R 14W IMP1=DUP, 1 UNIT, 864SF, YB:1960,02BD/01BA;IMP2=DUP, 1 UNIT, 1380SF, YB:1979,03BD/02BA. City /Muni/Twp: REGION/CLUSTER: 03/03411

MORTGAGES/LIENS

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

RECORDING REQUESTED BY:
Provident Title Company
PROVIDENT TITLE COMPANY

WHEN RECORDED, MAIL TO:

Edward Baghdasarian
PO Box 3493
Glendale, CA 91221



APN: 2561-031-002
TITLE ORDER NO.: 10332446-JS
ESCROW NO.: 60523-TO

THIS SPACE FOR RECORDER'S USE ONLY

20

44

GRANT DEED

The undersigned Grantor(s) declare that the **DOCUMENTARY TRANSFER TAX IS:**
\$ 495.00 County, \$2,025.00 City

computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
 OR transfer is EXEMPT from tax for the following reason

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Paul Glenn Sloane and Micheal George Sloane, Successor Trustees of the Sloane Trust U/T/A April 13, 1989- Trust A

HEREBY GRANT(S) to Edward Baghdasarian, a single man

All that real property situated in the City of Sun Valley Area (Los Angeles), County of Los Angeles, State of , described as: Complete legal description as Exhibit "A" made hereto and a part hereof.

Commonly Known As: 8503-8511 La Tuna Canyon Road, Sun Valley Area (Los Angeles),

Dated: April 9, 2012

STATE OF CALIFORNIA
COUNTY OF Los Angeles }

On 4/27/2012 before me,
Tarlena Owens, Notary Public
(here insert name and title of the officer)

personally appeared Micheal George Sloane

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.

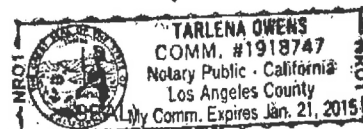
Signature [Handwritten Signature]

Mail Tax Statements to : SAME AS ABOVE or Address Noted Below

Paul Glenn Sloane and Micheal George Sloane,
Successor Trustees of the Sloane Trust
U/T/A April 13, 1989- Trust A

By Paul Glenn Sloane, Successor Trustee
Paul Glenn Sloane, Successor Trustee

By Micheal George Sloane, Successor Trustee
Micheal George Sloane, Successor Trustee



1915

State of California)
County of Los Angeles)

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

On 5/2/2012 before me, Tarlana Owens Notary Public
(here insert name and title of the officer)

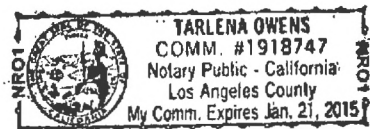
personally appeared Paul Glenn Sloane

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 [Handwritten Signature]



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant Deed

containing 2 pages, and dated 4/9/2012

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

D/A

EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU
JOB ADDRESS: 8503 WEST LA TUNA CANYON ROAD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2561-031-002

Date: May 11, 2017

Last Full Title: 03/08/2017

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). EDWARD BAGHDASARIAN
P.O. BOX 3493
GLENDALE, CA. 91221-0493
CAPACITY: OWNER

Property Detail Report

EXHIBIT C

For Property Located At :
8503 LA TUNA CANYON RD, SUN VALLEY, CA 91352-2246



CoreLogic
 RealQuest Professional

Owner Information

Bldg Card: 000 of 002

Owner Name: **BAGHDASARIAN EDWARD**
 Mailing Address: **PO BOX 3493, GLENDALE CA 91221-0493 B005**
 Vesting Codes: **//**

Location Information

Legal Description: **THAT PART N OF LA TUNA CANYON RD OF E 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF LOT 23**
 County: **LOS ANGELES, CA** APN: **2561-031-002**
 Census Tract / Block: **1021.07 / 2** Alternate APN:
 Township-Range-Sect: **2N-14-23** Subdivision:
 Legal Book/Page: Legal Reference: **10-D5 /**
 Legal Lot: **23** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **660** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **07/19/2013 / 05/12/2012** Deed Type: **TRUSTEE'S DEED(TRANSFER)**
 Sale Price:
 Document #: **1066247** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **05/25/2012 / 04/09/2012** 1st Mtg Amount/Type: **\$350,000 / PRIVATE PARTY**
 Sale Price: **\$450,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **783834**
 Document #: **783833** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$200.53**
 New Construction: Multi/Split Sale:
 Title Company: **PROVIDENT TITLE**
 Lender: **PRIVATE INDIVIDUAL**
 Seller Name: **SLOANE TRUST**

Prior Sale Information

Prior Rec/Sale Date: **03/22/1995 /** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **417101** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area: 2,244		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: 5		Finish Bsmnt Area:		Pool: POOL	
Bath(F/H): 3 /		Basement Type:		Air Cond:	
Year Built / Eff: 1960 /		Roof Type:		Style:	
Fireplace: /		Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning: LAA1	Acres: 2.59	County Use: DUPLEX (0201)
Lot Area: 112,953	Lot Width/Depth: x	State Use:
Land Use: DUPLEX	Res/Comm Units: 2 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$477,465	Assessed Year: 2016	Property Tax: \$6,190.47
Land Value: \$309,822	Improved %: 35%	Tax Area: 13
Improvement Value: \$167,643	Tax Year: 2016	Tax Exemption:
Total Taxable Value: \$477,465		

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **May 11, 2017**

JOB ADDRESS: **8503 WEST LA TUNA CANYON ROAD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2561-031-002**

CASE#: **721566**

ORDER NO: **A-4071267**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 03, 2016**

COMPLIANCE EXPECTED DATE: **July 03, 2016**

DATE COMPLIANCE OBTAINED: **August 17, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4071267

1060221201728140

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 AND NOTICE OF FEE

BAGHDASARIAN, EDWARD 0 PO BOX 3493 GLENDALE, CA 91221

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

CASE #: 721566 ORDER #: A-4071267 EFFECTIVE DATE: June 03, 2016 COMPLIANCE DATE: July 03, 2016

MAY 26 2016

OWNER OF

SITE ADDRESS: 8503 W LA TUNA CANYON ROAD

ASSESSORS PARCEL NO.: 2561-031-002

ZONE: A1; Agricultural Zone

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

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 within the required yards.

You are therefore ordered to: Discontinue the open storage of constructin material 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: Single family residence.

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 auto parts 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: Single family residence.

INSPECTOR COPY

8/17/14



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 :

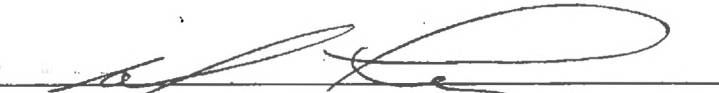
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APEAL 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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9854. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: May 23, 2016

ALFREDO FLORES
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854
Alfredo.Flores@lacity.org


REVIEWED BY