

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 26, 2017

Council District: # 2

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

JOB ADDRESS: **7462 NORTH CRANER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2410-001-014**

On March 21, 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: **7462 North Craner Avenue, 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.

Pursuant to Section 98.0421, the property owner was issued an order on March 21, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>1,288.56</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 **\$1,288.56** 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 **\$1,288.56** 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


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T14196
Dated as of: 04/19/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2410-001-014

Property Address: 7462 N CRANER AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : ERNESTO ALARCON AND RUTH E ALARCON AS TRUSTEE OF THE ERNESTO & RUTH E ALARCON REVOCABLE TRUST

Grantor : ERNESTO ALARCON AND RUTH E ALARCON

Deed Date : 06/04/1996

Recorded : 07/09/1996

Instr No. : 96-1081929

**MAILING ADDRESS: ERNESTO ALARCON AND RUTH E ALARCON AS TRUSTEE OF THE ERNESTO & RUTH E ALARCON REVOCABLE TRUST
7462 CRANER AVE SUN VALLEY CA 91352**

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 10 Tract No: 25489 Abbreviated Description: LOT:10 CITY:REGION/CLUSTER:
03/03133 TR#:25489 TRACT # 25489 LOT 10 City/Muni/Twp: REGION/CLUSTER: 03/03133**

MORTGAGES/LIENS

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

96 108 -

F.G.S. Financial,
Joseph P. Foley, ESQ.

AND WHEN RECORDED MAIL TO:

F.G.S. Financial
380 Camino De Estrella, Ste. 139
San Clemente, CA 92672

MAIL TAX STATEMENTS TO:

ERNESTO ALARCON and
RUTH E. ALARCON
7462 CRANER AVE.
SUN VALLEY, CALIFORNIA 91352

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:04 AM JUL 09 1996

SPACE ABOVE THIS LINE FOR RECORDERS USE

A.P.N. # 2410001014

QUITCLAIM DEED

FEE
\$7

The undersigned grantor(s) declare(s):
This transfers the grantor's interest into a Revocable Living Trust R & T 11911.
There is no consideration for this transfer and is excluded from reappraisal. (Documentary Transfer Tax - \$0 -) EXEMPT.

NCPF Code 19 \$ 3.00

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

ERNESTO ALARCON and RUTH E. ALARCON, husband and wife, as joint tenants,

hereby REMISES, RELEASES AND QUITCLAIMS to:

ERNESTO ALARCON and RUTH E. ALARCON, as Trustees and Trustees of THE ERNESTO AND RUTH E. ALARCON
REVOCABLE TRUST DATED 6/4 1996

the following described real property in the City of SUN VALLEY, County of LOS ANGELES, State of CALIFORNIA:

LOT 10 OF TRACT 25489, IN THE CITY OF SUN VALLEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 667 PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

Dated 6/4 1996

[Signature]
ERNESTO ALARCON
[Signature]
RUTH E. ALARCON

STATE OF CALIFORNIA) ss.
COUNTY OF LOS ANGELES)

On 6/4 1996, before me, PHILLIP L. INGLE personally appeared ERNESTO ALARCON and
RUTH E. ALARCON, 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
capacities, and that by his/ her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

[Signature]
NOTARY SIGNATURE

PHILLIP L. INGLE
Comm. # 1046903
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Dec. 11, 1998

(THIS AREA FOR OFFICIAL NOTARY SEAL)

Mail Tax Statements to: ERNESTO ALARCON 7462 CRANER AVE. SUN VALLEY, CALIFORNIA 91352

EXHIBIT B

ASSIGNED INSPECTOR: **RONALD KROFTA**

Date: **May 26, 2017**

JOB ADDRESS: **7462 NORTH CRANER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2410-001-014**

Last Full Title: **04/19/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ERNESTO AND RUTH ALARCON
TRUSTEE ERNESTO & RUTH ALARCON
REVOCABLE TRUST
7462 CRANER AVE
SUN VALLEY, CA 91352-4834

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
7462 CRANER AVE, SUN VALLEY, CA 91352-4834



Owner Information

Owner Name: **ALARCON ERNESTO (TE) & RUTH E/ALARCON TRUST**
 Mailing Address: **7462 CRANER AVE, SUN VALLEY CA 91352-4834 C001**
 Vesting Codes: **// TE**

Location Information

Legal Description:	TRACT # 25489 LOT 10	APN:	2410-001-014
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1230.20 / 1	Subdivision:	25489
Township-Range-Sect:		Map Reference:	16-E3 /
Legal Book/Page:	667-47	Tract #:	25489
Legal Lot:	10	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SUNV	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/09/1996 /	Deed Type:	DEED
Sale Price:		1st Mtg Document #:	
Document #:	1081929		

Last Market Sale Information

Recording/Sale Date:	05/01/1981 /	1st Mtg Amount/Type:	\$80,650 / PRIVATE PARTY
Sale Price:	\$91,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	439519	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$63.99
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:	PARKING AVAIL	Construction:	FRAME
Living Area:	1,422	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1961 / 1961	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	GOOD
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,962	Lot Width/Depth:	50 x 138	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$176,473	Assessed Year:	2016	Property Tax:	\$2,222.11
Land Value:	\$63,628	Improved %:	64%	Tax Area:	13
Improvement Value:	\$112,845	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$169,473				

Comparable Summary

For Property Located At



7462 CRANER AVE, SUN VALLEY, CA 91352-4834

12 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: 12

	Subject Property	Low	High	Average
Sale Price	\$91,000	\$435,000	\$592,000	\$484,792
Bldg/Living Area	1,422	1,216	1,603	1,418
Price/Sqft	\$63.99	\$291.14	\$410.48	\$343.46
Year Built	1961	1948	1951	1949
Lot Area	6,962	6,612	9,862	7,348
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$176,473	\$67,049	\$454,000	\$234,877
Distance From Subject	0.00	0.07	0.46	0.25

*= 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											
			7462 CRANER AVE	\$91,000	1961	3	2	05/01/1981	1,422	6,962	0.0
Comparables											
<input checked="" type="checkbox"/>	1		7520 CLEON AVE	\$525,000	1949	3	2	03/03/2017	1,279	7,195	0.07
<input checked="" type="checkbox"/>	2		7503 SATSUMA AVE	\$469,000	1949	4	2	03/10/2017	1,510	6,746	0.09
<input checked="" type="checkbox"/>	3		11021 VALERIO ST	\$440,000	1950	3	2	09/23/2016	1,216	9,862	0.16
<input checked="" type="checkbox"/>	4		10757 SATICOY ST	\$592,000	1948	3	2	10/27/2016	1,603	7,222	0.23
<input checked="" type="checkbox"/>	5		7305 CLEON AVE	\$515,000	1951	4	2	12/15/2016	1,577	6,612	0.24
<input checked="" type="checkbox"/>	6		10842 KESWICK ST	\$508,500	1950	3	2	01/27/2017	1,388	7,042	0.24
<input checked="" type="checkbox"/>	7		10745 SATICOY ST	\$460,000	1948	3	1	04/27/2017	1,580	7,320	0.25
<input checked="" type="checkbox"/>	8		11020 KESWICK ST	\$475,000	1949	2	2	12/19/2016	1,402	7,495	0.27
<input checked="" type="checkbox"/>	9		7315 RIVERTON AVE	\$495,000	1951	4	3	02/03/2017	1,447	7,228	0.27
<input checked="" type="checkbox"/>	10		11130 LEADWELL ST	\$453,000	1949	3	2	12/20/2016	1,260	6,737	0.34
<input checked="" type="checkbox"/>	11		10745 WIXOM ST	\$450,000	1948	3	1	05/01/2017	1,448	8,040	0.39
<input checked="" type="checkbox"/>	12		11257 VALERIO ST	\$435,000	1951	3	1	03/17/2017	1,302	6,676	0.46

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7462 CRANER AVE, SUN VALLEY, CA 91352-4834**12 Comparable(s) Selected.**

Report Date: 05/23/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$91,000	\$435,000	\$592,000	\$484,792
Bldg/Living Area	1,422	1,216	1,603	1,418
Price/Sqft	\$63.99	\$291.14	\$410.48	\$343.46
Year Built	1961	1948	1951	1949
Lot Area	6,962	6,612	9,862	7,348
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$176,473	\$67,049	\$454,000	\$234,877
Distance From Subject	0.00	0.07	0.46	0.25

* = user supplied for search only

Comp #:1 Distance From Subject:0.07 (miles)
 Address: 7520 CLEON AVE, SUN VALLEY, CA 91352-4813
 Owner Name: MURADYAN NVARD R/MARKARYAN ALEKSAN
 Seller Name: MORGAN PICKS1 LLC
 APN: 2410-005-009 Map Reference: 16-E3 / Living Area: 1,279
 County: LOS ANGELES, CA Census Tract: 1230.20 Total Rooms: 6
 Subdivision: 14267 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/03/2017 Prior Rec Date: 12/20/1999 Bath(F/H): 2 /
 Sale Date: 02/21/2017 Prior Sale Date: 11/10/1999 Yr Built/Eff: 1949 / 1952
 Sale Price: \$525,000 Prior Sale Price: \$155,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 249378 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$525,000 Lot Area: 7,195 Pool: POOL
 Total Value: \$201,229 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:2 Distance From Subject:0.09 (miles)
 Address: 7503 SATSUMA AVE, SUN VALLEY, CA 91352-4826
 Owner Name: VARDANYAN ARMEN
 Seller Name: VELASQUEZ GABRIEL & CHRISTINA
 APN: 2410-005-017 Map Reference: 16-E3 / Living Area: 1,510
 County: LOS ANGELES, CA Census Tract: 1230.20 Total Rooms: 5
 Subdivision: 14267 Zoning: LAR1 Bedrooms: 4
 Rec Date: 03/10/2017 Prior Rec Date: 02/24/2010 Bath(F/H): 2 /
 Sale Date: 03/02/2017 Prior Sale Date: 01/25/2010 Yr Built/Eff: 1949 / 1962
 Sale Price: \$469,000 Prior Sale Price: \$265,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 280803 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$422,000 Lot Area: 6,746 Pool:
 Total Value: \$288,952 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE
 GARAGE

Comp #:3 Distance From Subject:0.16 (miles)
 Address: 11021 VALERIO ST, SUN VALLEY, CA 91352-5051
 Owner Name: LOPEZ MAURICIO E D
 Seller Name: MARTINEZ JOINT LIVING TRUST
 APN: 2315-019-008 Map Reference: 16-E3 / Living Area: 1,216
 County: LOS ANGELES, CA Census Tract: 1230.10 Total Rooms: 5
 Subdivision: 4917 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/23/2016 Prior Rec Date: 03/26/1970 Bath(F/H): 2 /
 Sale Date: 09/22/2016 Prior Sale Date: Yr Built/Eff: 1950 / 1950
 Sale Price: \$440,000 Prior Sale Price: \$22,000 Air Cond:
 Sale Type: UNKNOWN Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1162760 Acres: 0.23 Fireplace: Y / 1
 1st Mtg Amt: \$432,030 Lot Area: 9,862 Pool:
 Total Value: \$67,049 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 3 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:4 Distance From Subject:0.23 (miles)
 Address: 10757 SATICOY ST, SUN VALLEY, CA 91352-4613
 Owner Name: BECERRA FRANCISCO J
 Seller Name: ACUNA MARTIN O
 APN: 2409-014-036 Map Reference: 16-E2 / Living Area: 1,603
 County: LOS ANGELES, CA Census Tract: 1221.20 Total Rooms: 6
 Subdivision: 12054 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/27/2016 Prior Rec Date: 06/11/2015 Bath(F/H): 2 /
 Sale Date: 09/20/2016 Prior Sale Date: 05/28/2015 Yr Built/Eff: 1948 / 1952
 Sale Price: \$592,000 Prior Sale Price: \$385,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1329734 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$518,850 Lot Area: 7,222 Pool:
 Total Value: \$390,870 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:**5** Distance From Subject:**0.24 (miles)**
 Address: **7305 CLEON AVE, SUN VALLEY, CA 91352-4810**
 Owner Name: **ZAKARIAN ALFRED**
 Seller Name: **MASRELIAN DIEKRAN A & SUSAN Y**
 APN: **2410-017-018** Map Reference: **16-E3 /** Living Area: **1,577**
 County: **LOS ANGELES, CA** Census Tract: **1230.20** Total Rooms: **5**
 Subdivision: **14952** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **12/15/2016** Prior Rec Date: **01/19/1979** Bath(F/H): **2 /**
 Sale Date: **11/04/2016** Prior Sale Date: **1951 / 1983**
 Sale Price: **\$515,000** Prior Sale Price: **\$61,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1594131** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$463,000** Lot Area: **6,612** Pool: **POOL**
 Total Value: **\$170,790** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.24 (miles)**
 Address: **10842 KESWICK ST, SUN VALLEY, CA 91352-4511**
 Owner Name: **BARSEGYAN ANI**
 Seller Name: **WALDEN RONI A F**
 APN: **2409-015-012** Map Reference: **16-E2 /** Living Area: **1,388**
 County: **LOS ANGELES, CA** Census Tract: **1221.20** Total Rooms: **6**
 Subdivision: **16041** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **01/27/2017** Prior Rec Date: **07/12/2011** Bath(F/H): **2 /**
 Sale Date: **12/21/2016** Prior Sale Date: **05/31/2011** Yr Built/Eff: **1950 / 1952**
 Sale Price: **\$508,500** Prior Sale Price: **\$260,500** Air Cond: **CONVENTIONAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **116993** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$406,800** Lot Area: **7,042** Pool: **POOL**
 Total Value: **\$275,974** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **ATTACHED GARAGE**

Comp #:**7** Distance From Subject:**0.25 (miles)**
 Address: **10745 SATICOY ST, SUN VALLEY, CA 91352-4613**
 Owner Name: **BLOB LLC**
 Seller Name: **V MORTGAGE REO 3 LLC**
 APN: **2409-014-038** Map Reference: **16-E2 /** Living Area: **1,580**
 County: **LOS ANGELES, CA** Census Tract: **1221.20** Total Rooms: **6**
 Subdivision: **12054** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **04/27/2017** Prior Rec Date: **06/07/2006** Bath(F/H): **1 /**
 Sale Date: **04/05/2017** Prior Sale Date: **05/01/2006** Yr Built/Eff: **1948 / 1954**
 Sale Price: **\$460,000** Prior Sale Price: **\$635,000** Air Cond: **WINDOW**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **467067** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **Lot Area: 7,320** Pool: **POOL**
 Total Value: **\$454,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.27 (miles)**
 Address: **11020 KESWICK ST, SUN VALLEY, CA 91352-4734**
 Owner Name: **ALANIZ REFUGIO**
 Seller Name: **FRIAS NEMECIA S**
 APN: **2315-009-002** Map Reference: **16-E2 /** Living Area: **1,402**
 County: **LOS ANGELES, CA** Census Tract: **1221.20** Total Rooms: **4**
 Subdivision: **9788** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **12/19/2016** Prior Rec Date: **2 /**
 Sale Date: **11/08/2016** Prior Sale Date: **1949 / 1949**
 Sale Price: **\$475,000** Prior Sale Price: **Air Cond: EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **Style: CONVENTIONAL**
 Document #: **1607085** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$375,000** Lot Area: **7,495** Pool: **POOL**
 Total Value: **\$93,630** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:9 Distance From Subject:0.27 (miles)

Address: 7315 RIVERTON AVE, SUN VALLEY, CA 91352-5123

Owner Name: DANIAL SHAHEN D & KALUST D

Seller Name: LAZO JUAN C

APN: 2410-015-028 Map Reference: 16-E3 / Living Area: 1,447

County: LOS ANGELES, CA Census Tract: 1230.20 Total Rooms: 5

Subdivision: 16857 Zoning: LAR1 Bedrooms: 4

Rec Date: 02/03/2017 Prior Rec Date: 09/06/2011 Bath(F/H): 3 /

Sale Date: 12/27/2016 Prior Sale Date: 08/30/2011 Yr Built/Eff: 1951 / 1965

Sale Price: \$495,000 Prior Sale Price: \$250,000 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 146721 Acres: 0.17 Fireplace: /

1st Mtg Amt: \$396,000 Lot Area: 7,228 Pool:

Total Value: \$265,257 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / 1 Parking: ATTACHED GARAGE

Comp #:10 Distance From Subject:0.34 (miles)

Address: 11130 LEADWELL ST, SUN VALLEY, CA 91352-5048

Owner Name: AVANESYAN ROBERT/MANUKYAN ANNA

Seller Name: IRIGOYEN LUPE TRUST

APN: 2315-026-006 Map Reference: 16-E3 / Living Area: 1,260

County: LOS ANGELES, CA Census Tract: 1230.10 Total Rooms: 5

Subdivision: 15655 Zoning: LAR1 Bedrooms: 3

Rec Date: 12/20/2016 Prior Rec Date: Bath(F/H): 2 /

Sale Date: 10/20/2016 Prior Sale Date: Yr Built/Eff: 1949 / 1958

Sale Price: \$453,000 Prior Sale Price: Air Cond: EVAP COOLER

Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL

Document #: 1614751 Acres: 0.15 Fireplace: /

1st Mtg Amt: \$437,881 Lot Area: 6,737 Pool:

Total Value: \$77,357 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.39 (miles)

Address: 10745 WIXOM ST, SUN VALLEY, CA 91352-4660

Owner Name: BAGHOOMIAN ANGINEH

Seller Name: BELL JANET G TRUST

APN: 2409-013-013 Map Reference: 16-E2 / Living Area: 1,448

County: LOS ANGELES, CA Census Tract: 1221.20 Total Rooms: 6

Subdivision: 12054 Zoning: LAR1 Bedrooms: 3

Rec Date: 05/01/2017 Prior Rec Date: 04/07/1986 Bath(F/H): 1 /

Sale Date: 03/20/2017 Prior Sale Date: 04/1986 Yr Built/Eff: 1948 / 1968

Sale Price: \$450,000 Prior Sale Price: \$110,000 Air Cond: CENTRAL

Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL

Document #: 478117 Acres: 0.18 Fireplace: /

1st Mtg Amt: \$405,000 Lot Area: 8,040 Pool:

Total Value: \$352,291 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.46 (miles)

Address: 11257 VALERIO ST, SUN VALLEY, CA 91352-5055

Owner Name: ZUNIGA RAMOS HECTOR & RAMOS JUAN C

Seller Name: DE ARCE 2015 FAMILY TRUST

APN: 2315-020-030 Map Reference: 16-D3 / Living Area: 1,302

County: LOS ANGELES, CA Census Tract: 1230.10 Total Rooms: 5

Subdivision: 16 Zoning: LAR1 Bedrooms: 3

Rec Date: 03/17/2017 Prior Rec Date: 05/11/1984 Bath(F/H): 1 /

Sale Date: 02/02/2017 Prior Sale Date: Yr Built/Eff: 1951 / 1951

Sale Price: \$435,000 Prior Sale Price: \$85,000 Air Cond: WINDOW

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 306679 Acres: 0.15 Fireplace: Y / 1

1st Mtg Amt: \$427,121 Lot Area: 6,676 Pool:

Total Value: \$181,126 # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: RONALD KROFTA

Date: May 26, 2017

JOB ADDRESS: 7462 NORTH CRANER AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2410-001-014

CASE#: 714313

ORDER NO: A-4016942

EFFECTIVE DATE OF ORDER TO COMPLY: March 21, 2016

COMPLIANCE EXPECTED DATE: April 20, 2016

DATE COMPLIANCE OBTAINED: March 22, 2016

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4016942

1050809201614652

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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

ALARCON, ERNESTO AND RUTH E TRS ALARCON TRUST
7462 CRANER AVE
SUN VALLEY, CA 91352

CASE #: 714313

ORDER #: A-4016942

EFFECTIVE DATE: March 21, 2016

COMPLIANCE DATE: April 20, 2016

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

MAR 14 2016

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

INSPECTOR'S COPY

OWNER OF

SITE ADDRESS: 7462 N CRANER AVE

ASSESSORS PARCEL NO.: 2410-001-014

ZONE: R1; One-Family 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 98.042 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. The (2) approximate 4' x 10' construction of shed additions to the dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: South side yard of dwelling



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 14.00 (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.

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 : WLLH WILLIE ROSS FOR Date: March 12, 2016

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

MB
REVIEWED BY

