

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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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

April 26, 2018

Council District: # 6

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

JOB ADDRESS: **11041 WEST STRATHERN STREET, LOS ANGELES, CA**  
**(AKA: 8015 VINELAND AVENUE, LOS ANGELES, CA)**

ASSESSORS PARCEL NO. (APN): **2314-006-002**

Re: Invoice# 710368-9

On December 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: **11041 West Strathern Street, (AKA: 8015 Vineland 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 December, 29, 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>
System Development Surcharge late Fee	\$ 50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 932.40</b>

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 **\$932.40** 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 **\$932.40** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



P.O. BOX 5152  
 CULVER CITY, CA 90231  
 Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

## Property Title Report

Work Order No. T15258  
 Dated as of: 04/12/2018

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 2314-006-002

Property Address: 11041 W STRATHERN ST      City: Los Angeles      County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : 8015 VINELAND INC

Grantor : VINELAND TTD LLC

Deed Date : 10/29/2014

Recorded : 01/02/2015

Instr No. : 15-0003146

MAILING ADDRESS: VINELAND TTD LLC  
 5115 BODA PL WOODLAND HILLS CA 91367

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 4-5 Tract No: 4226 Abbreviated Description: LOT:4-5 TR#:4226 TRACT # 4226 EX OF ST LOTS 4,5 AND LOT 7 IMP1=COM,62300SF,YB:1958,1STY;IMP2=COM,20181SF,YB:1958,1STY.

### MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/02/2015

Document #: 15-0003147

Loan Amount: \$3,903,000

Lender Name: BBCN BANK

Borrowers Name: 8015 VINELAND INC

MAILING ADDRESS: BBCN BANK  
 3731 WILSHIRE BLVD STE400 LOS ANGELES, CA 90010

This page is part of your document - DO NOT DISCARD



20150003146



Pages:  
0003

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

01/02/15 AT 08:00AM

FEES:	45.00
TAXES:	17,696.00
OTHER:	0.00
PAID:	17,741.00

PCOR SURCHARGE \$20.00



LEADSHEET



201501020150014

00010021694



008575262

SEQ:  
03

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED



7

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

**LOTS 4, 5 AND 7, TRACT NO. 4226, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 46, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**APN: 2314-006-002**

# EXHIBIT B

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

Date: **April 26, 2018**

JOB ADDRESS: **11041 WEST STRATHERN STREET, LOS ANGELES, CA**

(AKA: **8015 VINELAND AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **2314-006-002**

Last Full Title: **04/12/2018**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). 8015 VINELAND TTD LLC  
5115 BODA PL.  
WOODLAND HILLS, CA 91367  
CAPACITY: OWNER
  
- 2). 8015 VINELAND INC  
C/O BRUCE MILLER  
15315 SHERMAN OAKS, CA 91403  
CAPACITY: AGENT FOR SERVICE
  
- 3). BBCN BANK  
3731 WILSHIRE BLVD STE 400  
LOS ANGELES, CA 90010  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :  
**8015 VINELAND AVE, SUN VALLEY, CA 91352**



Bldg Card: 000 of 002

**Owner Information**

Owner Name: **8015 VINELAND INC**  
 Mailing Address: **5115 BODA PL, WOODLAND HILLS CA 91367-5815 C033**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **TRACT # 4226 EX OF ST LOTS 4,5 AND LOT 7**  
 County: **LOS ANGELES, CA** APN: **2314-006-002**  
 Census Tract / Block: **1221.22 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **4226**  
 Legal Book/Page: **46-95** Map Reference: **16-E2 /**  
 Legal Lot: **7** Tract #: **4226**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **SUNV** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: **01/02/2015 / 10/29/2014** 1st Mtg Amount/Type: **\$3,903,000 / CONV**  
 Sale Price: **\$3,160,000** 1st Mtg Int. Rate/Type: **/ ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **3147**  
 Document #: **3146** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$38.31**  
 New Construction: Multi/Split Sale:  
 Title Company: **FIRST AMERICAN TITLE**  
 Lender: **BBCN BK**  
 Seller Name: **VINELAND TTD LLC**

**Prior Sale Information**

Prior Rec/Sale Date: **09/11/1979 /** Prior Lender:  
 Prior Sale Price: **\$190,000** Prior 1st Mtg Amt/Type: **\$135,000 / CONV**  
 Prior Doc Number: **1007497** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics**

Year Built / Eff:	<b>1958 /</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>82,481</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>82,481</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	<b>YES</b>
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>2.18</b>	County Use:	<b>SHOPPING CENTER- REGION (1600)</b>
Lot Area:	<b>94,831</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SHOPPING CENTER</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$3,272,352</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$43,202.41</b>
Land Value:	<b>\$2,847,775</b>	Improved %:	<b>13%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$424,577</b>	Tax Year:	<b>2017</b>	Tax Exemption:	
Total Taxable Value:	<b>\$3,272,352</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**8015 VINELAND AVE, SUN VALLEY, CA 91352****2 Comparable(s) Selected.**

Report Date: 04/20/2018

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$3,160,000	\$38,100,000	\$85,750,000	\$61,925,000
Bldg/Living Area	82,481	73,390	79,714	76,552
Price/Sqft	\$38.31	\$477.96	\$1,168.42	\$823.19
Year Built	1958	2007	2007	2007
Lot Area	94,831	74,845	78,153	76,499
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$3,272,352	\$2,748,609	\$4,594,509	\$3,671,559
Distance From Subject	0.00	23.03	24.92	23.98

\* = user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>23.03 (miles)</b>			
Address:	<b>,, CA</b>				
Owner Name:	<b>BUENA VISTA GRF2 LLC</b>				
Seller Name:	<b>WRI GOLDEN STATE LLC</b>				
APN:	<b>8530-003-072</b>	Map Reference:	<b>/</b>	Building Area:	<b>79,714</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4310.02</b>	Total Rooms/Offices:	
Subdivision:	<b>3362</b>	Zoning:	<b>DUC4*</b>	Total Restrooms:	
Rec Date:	<b>10/11/2017</b>	Prior Rec Date:	<b>04/04/2001</b>	Yr Built/Eff:	<b>/</b>
Sale Date:	<b>10/06/2017</b>	Prior Sale Date:	<b>03/15/2001</b>	Air Cond:	
Sale Price:	<b>\$38,100,000</b>	Prior Sale Price:	<b>\$3,729,530</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>1159528</b>	Acres:	<b>1.79</b>		
1st Mtg Amt:		Lot Area:	<b>78,153</b>		
Total Value:	<b>\$2,748,609</b>	# of Stories:			
Land Use:	<b>SHOPPING CENTER</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>24.92 (miles)</b>			
Address:	<b>208 TOWNE CENTER DR, COMPTON, CA 90220-6443</b>				
Owner Name:	<b>CLPF GATEWAY TOWNE CENTER LP</b>				
Seller Name:	<b>PRISM-IQ PARTNERS LLC</b>				
APN:	<b>7318-003-064</b>	Map Reference:	<b>/</b>	Building Area:	<b>73,390</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5432.02</b>	Total Rooms/Offices:	
Subdivision:	<b>PARCEL MAP 70915</b>	Zoning:	<b>COMH</b>	Total Restrooms:	
Rec Date:	<b>03/02/2018</b>	Prior Rec Date:		Yr Built/Eff:	<b>2007 /</b>
Sale Date:	<b>03/01/2018</b>	Prior Sale Date:		Air Cond:	<b>YES</b>
Sale Price:	<b>\$85,750,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>207118</b>	Acres:	<b>1.72</b>		
1st Mtg Amt:		Lot Area:	<b>74,845</b>		
Total Value:	<b>\$4,594,509</b>	# of Stories:			
Land Use:	<b>SHOPPING CENTER</b>	Park Area/Cap#:	<b>/</b>		



# EXHIBIT D

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

Date: **April 26, 2018**

JOB ADDRESS: **11041 WEST STRATHERN STREET, LOS ANGELES, CA**

(AKA: **8015 VINELAND AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **2314-006-002**

CASE#: **747598**

ORDER NO: **A-4257947**

EFFECTIVE DATE OF ORDER TO COMPLY: **December, 29, 2016**

COMPLIANCE EXPECTED DATE: **January 23, 2017**

DATE COMPLIANCE OBTAINED: **May 10, 2017**

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**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-4257947

1051102201744811

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

FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

8015 VINELAND INC
5115 BODA PL
WOODLAND HILLS, CA 91367

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

DEC 23 2016

CASE #: 747598
ORDER #: A-4257947
EFFECTIVE DATE: December 29, 2016
COMPLIANCE DATE: January 23, 2017

OWNER OF
SITE ADDRESS: 11041 W STRATHERN ST

To the address as shown on the last equalized assessment roll. Initialed by [Signature]

ASSESSORS PARCEL NO.: 2314-006-002
ZONE: P; Automotive Parking 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 98.0421 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. Unapproved occupancy or use of the P Zone as truck and trailer parking/storage

You are therefore ordered to: Discontinue the unapproved occupancy or use of the P Zone as truck and trailer parking/storage.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.12.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Comments: Remove storage of semi trucks and trailers

2. Open storage of auto parts, tires, machine, motor, appliance, trash & debris or other similar device in a P Zone.

You are therefore ordered to: Discontinue the open storage of auto parts, tires, trash & debris in a P 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.

Comments: Remove storage of semi trucks and trailers, auto parts, tires, trash & debris

Inspector Copy

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

**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 :**

808 8 3 030

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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9847. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *Russell Schoonover* For

Date: December 22, 2016

RUSSELL SCHOONOVER  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9847  
Russell.Schoonover@lacity.org

*[Signature]*  
REVIEWED BY

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**  
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www.ladbs.org