

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 18, 2018

Council District: # 7

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

JOB ADDRESS: **10132 NORTH LAUREL CANYON BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2646-020-006**
Re: Invoice #684332-2

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: **10132 North Laurel Canyon 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 non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	530.43
Title Report fee	42.00
Grand Total	\$ 2,882.43

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 **\$2,882.43** 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 **\$2,882.43** 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15297
Dated as of: 05/02/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2646-020-006

Property Address: 10132 N LAUREL CANYON BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JESUS ESTRADA; IRMA ESTRADA

Grantor : PIO GUTIERREZ; JESUS ESTRADA; IRMA ESTRADA; IRMA G RODRIGUEZ

Deed Date : 06/25/2003

Recorded : 07/02/2003

Instr No. : 03-1893221

**MAILING ADDRESS: JESUS ESTRADA; IRMA ESTRADA
10132 LAUREL CANYON BLVD PACOIMA CA 91331**

SCHEDULE B

LEGAL DESCRIPTION

Lot: 6 Tract No: 14168 Abbreviated Description: LOT:6 TR#:14168 TRACT NO 14168 LOT 6

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/27/2014

Document #: 14-0084972

Loan Amount: \$207,000

Lender Name: CROSSLINE CAPITAL INC

Borrowers Name: JESUS ESTRADA; IRMA ESTRADA

**MAILING ADDRESS: CROSSLINE CAPITAL INC
25391 COMMERCENTRE DR STE 250 LAKE FOREST, CA 92630**

This page is part of your document - DO NOT DISCARD

03 1893221

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
JUL 02 2003
AT 8 A.M.

TITLE(S) :

DEED



LEAD SHEET

FEE

FEE \$10 HH
2

D.T.T

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT - \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

2646 - 020 - 006

001

THIS FORM NOT TO BE DUPLICATED

Recording Requested by
Fidelity National Title
National Lender Solutions

172103

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 318273-ED
Title Order No.

03 1893221

2

When Recorded Mail Document
and Tax Statement To:
MR. AND MRS. ESTRADA
10132 LAUREL CANYON BLVD.
LOS ANGELES, CA 91331

APN: 2646-020-006

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

3000.00 de Gift

Documentary transfer tax is \$ ~~0~~ City Transfer Tax is \$ ~~0~~

- 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 Pacoima

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PIO GUTIERREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, JESUS ESTRADA AND IRMA ESTRADA, HUSBAND AND WIFE WHO ACQUIRED TITLE AS JESUS ESTRADA A SINGLE MAN AND IRMA G. RODRIGUEZ A SINGLE WOMAN

hereby GRANT(S) to JESUS ESTRADA AND IRMA ESTRADA, HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the City of Pacoima,
County of LOS ANGELES, State of California:

DATED: June 25, 2003

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON June 30, 2003 before me,

Tina R. English personally appeared

Pio Gutierrez, Jesus Estrada,

and Irma G. Estrada

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), or the entity upon behalf of which the person(s) acted, executed the instrument.

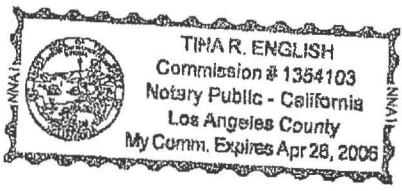
Witness my hand and official seal

Signature Tina R. English

Pio Gutierrez
PIO GUTIERREZ

Jesus Estrada
JESUS ESTRADA

Irma Estrada
IRMA G. ESTRADA



MAIL TAX STATEMENTS AS DIRECTED ABOVE

11/2/03

Order No. 4676456 - 360365 - B

EXHIBIT "ONE"

3

Lot 6 of Tract 14168, in the City of Los Angeles, as per Map recorded in Book 327, Pages 1 and 2 of Maps, in the office of the County Recorder of said County.

Excepting Therefrom all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet, without rights of surface entry, as reserved in Instruments of Record.

Assessor's Parcel No: 2646-020-006

03 1893221

EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU

Date: May 18, 2018

JOB ADDRESS: 10132 NORTH LAUREL CANYON BLVD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2646-020-006

Last Full Title: 5/2/2018

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). JESUS & IRMA ESTRADA
10132 LAUREL CANYON BLVD
PACOIMA, CA. 91331

CAPACITY: OWNERS

2). CROSSLINE CAPITAL INC
25391 COMMERCENTRE DR STE 250
LAKE FOREST, CA 92630

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
10132 LAUREL CANYON BLVD, PACOIMA, CA 91331-3829



Owner Information

Owner Name: **ESTRADA JESUS & IRMA**
 Mailing Address: **10132 LAUREL CANYON BLVD, PACOIMA CA 91331-3829 C004**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT NO 14168 LOT 6	APN:	2646-020-006
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1045.00 / 2	Subdivision:	14168
Township-Range-Sect:		Map Reference:	8-F3 /
Legal Book/Page:	327-1	Tract #:	14168
Legal Lot:	6	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/02/2003 / 06/25/2003	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1893222
Document #:	1893221		

Last Market Sale Information

Recording/Sale Date:	12/01/1989 / 11/1989	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	1930697	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **HERNANDEZ MARIA JOSEFINA**

Prior Sale Information

Prior Rec/Sale Date:	12/01/1989 / 09/1989	Prior Lender:	FUNDERS INC
Prior Sale Price:	\$157,000	Prior 1st Mtg Amt/Type:	\$133,917 / CONV
Prior Doc Number:	1930696	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,106	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1949 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,824	Lot Width/Depth:	60 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$255,722	Assessed Year:	2017	Property Tax:	\$3,210.27
Land Value:	\$149,780	Improved %:	41%	Tax Area:	8856
Improvement Value:	\$105,942	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$255,722				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

10132 LAUREL CANYON BLVD, PACOIMA, CA 91331-3829**10 Comparable(s) Selected.**

Report Date: 05/16/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$322,000	\$1,636,364	\$547,336
Bldg/Living Area	1,106	940	1,246	1,090
Price/Sqft	\$0.00	\$320.08	\$1,315.41	\$491.26
Year Built	1949	1939	1957	1949
Lot Area	7,824	5,981	8,804	7,459
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$255,722	\$45,152	\$450,000	\$203,207
Distance From Subject	0.00	0.05	0.46	0.33

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.05 (miles)
Address:	10141 LAUREL CANYON BLVD, PACOIMA, CA 91331-3848		
Owner Name:	HUAMAN JUAN		
Seller Name:	BANC OF CA NA		
APN:	2646-018-004	Map Reference:	8-F3 /
County:	LOS ANGELES, CA	Census Tract:	1044.03
Subdivision:	7158	Zoning:	LAR1
Rec Date:	12/19/2017	Prior Rec Date:	02/19/2015
Sale Date:	12/06/2017	Prior Sale Date:	02/11/2015
Sale Price:	\$1,636,364	Prior Sale Price:	\$387,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1466404	Acres:	0.19
1st Mtg Amt:		Lot Area:	8,100
Total Value:	\$400,758	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,244
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1942 / 1942
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.23 (miles)
Address:	13336 REMINGTON ST, PACOIMA, CA 91331-3845		
Owner Name:	MELENDEZ JOSE M/CORNEJO YESENIA		
Seller Name:	RUIZ RAFAEL		
APN:	2646-025-033	Map Reference:	8-F3 /
County:	LOS ANGELES, CA	Census Tract:	1045.00
Subdivision:	14042	Zoning:	LAR1
Rec Date:	01/26/2018	Prior Rec Date:	10/27/2008
Sale Date:	12/08/2017	Prior Sale Date:	08/20/2008
Sale Price:	\$444,000	Prior Sale Price:	\$210,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	86962	Acres:	0.17
1st Mtg Amt:	\$361,416	Lot Area:	7,281
Total Value:	\$233,002	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	940
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1942
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.23 (miles)
Address:	13319 GARBER ST, PACOIMA, CA 91331-3915		
Owner Name:	SKOGRAND LAURENE A		
Seller Name:	SKOGRAND MABEL M TRUST		
APN:	2622-005-013	Map Reference:	9-A3 /
County:	LOS ANGELES, CA	Census Tract:	1045.00
Subdivision:	7612	Zoning:	LAR1
Rec Date:	09/29/2017	Prior Rec Date:	
Sale Date:	09/13/2017	Prior Sale Date:	
Sale Price:	\$380,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1118677	Acres:	0.20
1st Mtg Amt:	\$361,000	Lot Area:	8,804
		Living Area:	952
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	

Total Value:	\$49,167	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:4		Distance From Subject: 0.28 (miles)			
Address: 10273 ONEIDA AVE, PACOIMA, CA 91331-3157					
Owner Name: GONZALEZ CARLOS & CELIA					
Seller Name: ING WILSON T & THANH K L					
APN:	2620-018-026	Map Reference:	9-A3 /	Living Area:	969
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	4
Subdivision:	12923	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/20/2017	Prior Rec Date:	06/27/2017	Bath(F/H):	1 /
Sale Date:	08/24/2017	Prior Sale Date:	06/06/2017	Yr Built/Eff:	1955 / 1955
Sale Price:	\$440,000	Prior Sale Price:	\$329,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1204823	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$301,000	Lot Area:	7,262	Pool:	
Total Value:	\$45,152	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5		Distance From Subject: 0.3 (miles)			
Address: 10355 AMBOY AVE, PACOIMA, CA 91331-3706					
Owner Name: VILLALOBOS JOSE A					
Seller Name: MARTINEZ JOSE					
APN:	2646-005-014	Map Reference:	8-F3 /	Living Area:	1,006
County:	LOS ANGELES, CA	Census Tract:	1045.00	Total Rooms:	4
Subdivision:	69	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/20/2018	Prior Rec Date:	05/05/2004	Bath(F/H):	1 /
Sale Date:	04/13/2018	Prior Sale Date:	03/16/2004	Yr Built/Eff:	1952 / 1952
Sale Price:	\$322,000	Prior Sale Price:	\$320,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	385725	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$344,000	Lot Area:	7,424	Pool:	
Total Value:	\$366,867	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:6		Distance From Subject: 0.42 (miles)			
Address: 13206 TERRA BELLA ST, PACOIMA, CA 91331-3103					
Owner Name: WILLIAMS OMAR/MONCRIEF-WILLIAMS KASHANA					
Seller Name: ASPEY RICHARD J					
APN:	2623-003-023	Map Reference:	9-A3 /	Living Area:	1,029
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	5
Subdivision:	MACLAY RHO EXT MSN DE SAN FERNA	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/29/2017	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	11/08/2017	Prior Sale Date:		Yr Built/Eff:	1951 / 1952
Sale Price:	\$425,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1521267	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$417,302	Lot Area:	7,894	Pool:	
Total Value:	\$48,319	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7		Distance From Subject: 0.42 (miles)			
Address: 13169 GARBER ST, PACOIMA, CA 91331-3232					
Owner Name: RUIZ JAIME/DOMINGUEZ GREGORIO					
Seller Name: CARRILLO RACHEL					
APN:	2623-003-019	Map Reference:	9-A3 /	Living Area:	1,108
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	5
Subdivision:	MACLAY RHO	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/17/2017	Prior Rec Date:	06/30/1993	Bath(F/H):	1 /
Sale Date:	08/09/2017	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	\$446,000	Prior Sale Price:	\$224,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1327869	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$437,921	Lot Area:	7,271	Pool:	
Total Value:	\$53,409	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:8		Distance From Subject: 0.44 (miles)			
Address: 9900 LEV AVE, ARLETA, CA 91331-4522					
Owner Name: SERRANO JENNIFER/HUSKEY WILL					
Seller Name: MAGALLANES MARYLOU					
APN:	2645-009-005	Map Reference:	8-F4 /	Living Area:	1,168
County:	LOS ANGELES, CA	Census Tract:	1190.02	Total Rooms:	5
Subdivision:	18419	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/01/2018	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	04/04/2018	Prior Sale Date:		Yr Built/Eff:	1957 / 1957
Sale Price:	\$480,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL

Document #:	424314	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$463,980	Lot Area:	6,471	Pool:	
Total Value:	\$54,016	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	9				Distance From Subject:	0.45 (miles)
Address:	10456 KEWEN AVE, PACOIMA, CA 91331-3018					
Owner Name:	ALCARAZ SERGIO S/SANDOVAL ADELAIDA					
Seller Name:	BENCOR INVESTMENTS LLC					
APN:	2620-012-022	Map Reference:	9-A3 /	Living Area:	1,246	
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	4	
Subdivision:	5866	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	09/20/2017	Prior Rec Date:	02/11/2016	Bath(F/H):	2 /	
Sale Date:	08/29/2017	Prior Sale Date:	02/04/2016	Yr Built/Eff:	1948 / 1980	
Sale Price:	\$485,000	Prior Sale Price:	\$450,000	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	1074290	Acres:	0.19	Fireplace:	/	
1st Mtg Amt:	\$476,215	Lot Area:	8,099	Pool:		
Total Value:	\$450,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL	

Comp #:	10				Distance From Subject:	0.46 (miles)
Address:	13702 PINNEY ST, PACOIMA, CA 91331-3608					
Owner Name:	HUANCA BORIS E/DIAZ SAMANTHA					
Seller Name:	SANDOVAL IRENE					
APN:	2618-024-029	Map Reference:	8-F3 /	Living Area:	1,236	
County:	LOS ANGELES, CA	Census Tract:	1044.04	Total Rooms:	3	
Subdivision:	6690	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	11/03/2017	Prior Rec Date:	02/06/2015	Bath(F/H):	1 /	
Sale Date:	10/03/2017	Prior Sale Date:	12/22/2014	Yr Built/Eff:	1939 / 1944	
Sale Price:	\$415,000	Prior Sale Price:	\$320,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	1267479	Acres:	0.14	Fireplace:	/	
1st Mtg Amt:	\$394,250	Lot Area:	5,981	Pool:		
Total Value:	\$331,376	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	NONE	

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **May 18, 2018**

JOB ADDRESS: **10132 NORTH LAUREL CANYON BLVD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2646-020-006**

CASE#: **693539**

ORDER NO: **A-3866686**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 16, 2015**

COMPLIANCE EXPECTED DATE: **October 16, 2015**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3866686

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

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

SUBSTANDARD ORDER AND NOTICE OF FEE

ESTRADA, JESUS AND IRMA
10132 LAUREL CANYON BLVD
PACOIMA, CA 91331

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

SEP 11 2015

CASE #: 693539

ORDER #: A-3866686

EFFECTIVE DATE: September 16, 2015
COMPLIANCE DATE: October 16, 2015

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

OWNER OF
SITE ADDRESS: 10132 N LAUREL CANYON BLVD

ASSESSORS PARCEL NO.: 2646-020-006
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 98.0421 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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage.

2. The garage has been converted to habitable space without the required permits and approvals.

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org



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You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Garage.

3. Unapproved occupancy or use of the garage as living area.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the garage as living area

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

Location: Garage.

4. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.4.(m) of the L.A.M.C.

Location: Garage.

5. The approximate 10x20 storage building, 20x14 carport and 10x32 patio cover to back of garage 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 permi(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: Back yard and garage.

6. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Garage and storage room.

7. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

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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.

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 err 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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9862. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: James Abreu

Date: September 09, 2015

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862
James.Abreu@lacity.org

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REVIEWED BY

