

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA

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

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



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MAYOR

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

June 19, 2018

Council District: # 3

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

JOB ADDRESS: **20301 WEST BALTAR STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2107-003-026**
Re: Invoice #742002-7

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: **20301 West Baltar Street, 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)	83.56
Title Report fee	42.00
Grand Total	\$ 2,435.56

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 **\$2,435.56** 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 **\$2,435.56** 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

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. T15378
Dated as of: 05/24/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2107-003-026

Property Address: 20301 W BALTAR ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER GRANT DEED
Grantee : THE ALFREDO FELICITO GOMEZ LIVING TRUST
Grantor : ALFREDO FELICITO GOMEZ
Deed Date : 12/02/2010 Recorded : 12/06/2010
Instr No. : 10-1793700

MAILING ADDRESS: THE ALFREDO FELICITO GOMEZ LIVING TRUST
20301 BALTAR ST WINNETKA CA 91306

SCHEDULE B

LEGAL DESCRIPTION

Lot: 120 Tract No: 14094 Abbreviated Description: LOT:120 TR#:14094 TRACT # 14094 LOT 120

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20101793700



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

12/06/10 AT 02:52PM

Pages:
0002

FEES	45.00
TAXES:	0.00
OTHER:	0.00
PAID	45.00



LEADSHEET



201012060710028

00003391126



003028430

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:



WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

NAME Alfredo Felicito Gomez
ADDRESS 20301 Baltar St
CITY Winnetka
STATE/ZIP Ca 91306

Title Order No. Space Above This Line For Recorder's Use Escrow No.

TRUST TRANSFER GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$ -0- CITY TAX \$ -0-

- Computed on full value of property conveyed. or Computed on full value less value of liens or encumbrances remaining at time of sale or transfer.
Unincorporated area. City of
This conveyance transfers the grantor's interest into his or her revocable trust, R & T 11911.
Excluded from Reappraisal Under Proposition 13, California Constitution Article 13A § 1, et seq.
This conveyance does not constitute a "change of ownership". R & T 62.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Alfredo Felicito Gomez

hereby GRANT(s) to

The Alfredo Felicito Gomez Living Trust

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No #1 2107-003-026):

20301 BALTAR ST
WINNETKA CA 91306

Dated: December 2, 2010

Signature of Alfredo Felicito Gomez

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On DEC-02-2010 before me, RAJAN ROY Notary Public, Notary Public personally appeared, ALFREDO FELICITO GOMEZ

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

Signature of Notary Public



EXHIBIT B

ASSIGNED INSPECTOR: **RONALD PACHECO**
JOB ADDRESS: **20301 WEST BALTAR STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2107-003-026**

Date: **June 19, 2018**

Last Full Title: **05/24/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). THE ALFREDO FELICITO GOMEZ LIVING TRUST
20301 BALTAR ST
WINNETKA, CA 90272

CAPACITY: OWNER

Property Detail Report

For Property Located At :
20301 BALTAR ST, WINNETKA, CA 91306-1803



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **GOMEZ ALFREDO F**
 Mailing Address: **20301 BALTAR ST, WINNETKA CA 91306-1803 C030**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 14094 LOT 120	APN:	2107-003-026
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1341.03 / 1	Subdivision:	14094
Township-Range-Sect:		Map Reference:	12-E2 /
Legal Book/Page:	507-43	Tract #:	14094
Legal Lot:	120	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WIN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/06/2010 / 12/02/2010	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	1793700		

Last Market Sale Information

Recording/Sale Date:	04/25/2005 / 03/30/2005	1st Mtg Amount/Type:	\$412,000 / CONV
Sale Price:	\$515,000	1st Mtg Int. Rate/Type:	6.65 / ADJ
Sale Type:	UNKNOWN	1st Mtg Document #:	949771
Document #:	949770	2nd Mtg Amount/Type:	\$103,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$263.70
New Construction:		Multi/Split Sale:	

Title Company: **FIRST AMERICAN TITLE/LOS ANGEL**

Lender: **WMC MTG CORP**
 Seller Name: **PENA JOAQUIN & MARIA**

Prior Sale Information

Prior Rec/Sale Date:	03/17/1994 /	Prior Lender:	DIRECTORS MTG CO
Prior Sale Price:	\$155,000	Prior 1st Mtg Amt/Type:	\$139,500 / CONV
Prior Doc Number:	529324	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,953	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1954 / 1960	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	GOOD
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LARS	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	8,873	Lot Width/Depth:	72 x 123	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$550,000	Assessed Year:	2017	Property Tax:	\$6,867.17
Land Value:	\$399,000	Improved %:	27%	Tax Area:	16
Improvement Value:	\$151,000	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$550,000				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

20301 BALTAR ST, WINNETKA, CA 91306-1803**20 Comparable(s) Selected.**

Report Date: 06/14/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$515,000	\$128,000	\$681,000	\$552,100
Bldg/Living Area	1,953	1,699	2,178	1,906
Price/Sqft	\$263.70	\$67.19	\$363.74	\$291.19
Year Built	1954	1954	2004	1969
Lot Area	8,873	5,005	11,937	6,754
Bedrooms	5	3	4	4
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.39
Total Value	\$550,000	\$77,687	\$547,806	\$301,312
Distance From Subject	0.00	0.11	0.50	0.32

* = user supplied for search only

Comp #:1		Distance From Subject:0.11 (miles)	
Address:	20223 LORNE ST, WINNETKA, CA 91306-1843		
Owner Name:	SOHAL MANVIR S/SANDEL ARVIND K		
Seller Name:	SALTZMAN BARRY		
APN:	2107-015-027	Map Reference:	12-E2 /
County:	LOS ANGELES, CA	Census Tract:	1341.03
Subdivision:	23498	Zoning:	LAR1
Rec Date:	11/09/2017	Prior Rec Date:	07/08/1982
Sale Date:	10/20/2017	Prior Sale Date:	
Sale Price:	\$535,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1293548	Acres:	0.15
1st Mtg Amt:	\$508,250	Lot Area:	6,340
Total Value:	\$88,041	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,733
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1969 / 1969
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.14 (miles)	
Address:	20402 LANARK ST, WINNETKA, CA 91306-1822		
Owner Name:	HILTUNEN IRMA & KIRSI		
Seller Name:	INJEAN ZOHRAB & SILVA TRUST		
APN:	2107-004-009	Map Reference:	12-E1 /
County:	LOS ANGELES, CA	Census Tract:	1341.03
Subdivision:	14094	Zoning:	LARS
Rec Date:	01/17/2018	Prior Rec Date:	06/01/1992
Sale Date:	11/22/2017	Prior Sale Date:	05/1992
Sale Price:	\$576,000	Prior Sale Price:	\$202,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	49850	Acres:	0.20
1st Mtg Amt:	\$339,840	Lot Area:	8,608
Total Value:	\$358,125	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,788
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1955
		Air Cond:	CENTRAL
		Style:	RANCH
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.16 (miles)	
Address:	8135 LARAMIE AVE, WINNETKA, CA 91306-1839		
Owner Name:	ABDOLLAHI-FARD TARANEH		
Seller Name:	GARFINKEL MARLENE		
APN:	2107-015-040	Map Reference:	12-E2 /
County:	LOS ANGELES, CA	Census Tract:	1341.03
Subdivision:	23497	Zoning:	LAR1
Rec Date:	10/20/2017	Prior Rec Date:	03/23/1979
Sale Date:	09/14/2017	Prior Sale Date:	
Sale Price:	\$495,000	Prior Sale Price:	\$39,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1203016	Acres:	0.12
1st Mtg Amt:	\$396,000	Lot Area:	5,271
Total Value:	\$181,732	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,733
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1969 / 1969
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED

GARAGE

Comp #:4 Distance From Subject:0.17 (miles)
 Address: 9122 LARAMIE AVE, WINNETKA, CA 91306-1840
 Owner Name: PLAVCHYAN ANAHIT
 Seller Name: KILEDJIAN ARPI
 APN: 2107-016-087 Map Reference: 12-E2 / Living Area: 2,048
 County: LOS ANGELES, CA Census Tract: 1341.03 Total Rooms: 7
 Subdivision: 23497 Zoning: LAR1 Bedrooms: 4
 Rec Date: 04/06/2018 Prior Rec Date: 11/19/2014 Bath(F/H): 3 /
 Sale Date: 03/08/2018 Prior Sale Date: 10/24/2014 Yr Built/Eff: 1969 / 1970
 Sale Price: \$681,000 Prior Sale Price: \$529,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 332036 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$544,800 Lot Area: 5,253 Pool: POOL
 Total Value: \$547,806 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.19 (miles)
 Address: 20131 BALTAR ST, WINNETKA, CA 91306-1829
 Owner Name: KANAGARAJ VISHNU V/GANGADHARAN SNEHA
 Seller Name: GUNARATNA CHULANI K
 APN: 2107-017-088 Map Reference: 12-E2 / Living Area: 1,733
 County: LOS ANGELES, CA Census Tract: 1341.03 Total Rooms: 6
 Subdivision: 24807 Zoning: LAR1 Bedrooms: 3
 Rec Date: 03/27/2018 Prior Rec Date: 08/29/2014 Bath(F/H): 2 /
 Sale Date: 02/26/2018 Prior Sale Date: 07/15/2014 Yr Built/Eff: 1969 / 1969
 Sale Price: \$580,000 Prior Sale Price: \$462,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 291793 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$464,000 Lot Area: 5,263 Pool:
 Total Value: \$478,943 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:6 Distance From Subject:0.25 (miles)
 Address: 20102 BALTAR ST, WINNETKA, CA 91306-1829
 Owner Name: 20102 BALTAR LLC
 Seller Name: VALENCIA JAMES P
 APN: 2107-017-183 Map Reference: 12-E2 / Living Area: 2,007
 County: LOS ANGELES, CA Census Tract: 1341.03 Total Rooms: 4
 Subdivision: 43952 Zoning: LAR1 Bedrooms: 4
 Rec Date: 11/09/2017 Prior Rec Date: 01/17/1989 Bath(F/H): 3 /
 Sale Date: 09/22/2017 Prior Sale Date: 11/1988 Yr Built/Eff: 1988 / 1988
 Sale Price: \$550,000 Prior Sale Price: \$289,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1292436 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$385,000 Lot Area: 5,376 Pool:
 Total Value: \$467,275 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:7 Distance From Subject:0.27 (miles)
 Address: 20363 ROSCOE BLVD, WINNETKA, CA 91306-1869
 Owner Name: LOPEZ MARGARITA Y/VARGAS FRANCISCO L
 Seller Name: LOPEZ MARGARITA Y
 APN: 2781-028-014 Map Reference: 12-E1 / Living Area: 1,905
 County: LOS ANGELES, CA Census Tract: 1134.22 Total Rooms: 7
 Subdivision: 19280 Zoning: LARS Bedrooms: 4
 Rec Date: 05/10/2018 Prior Rec Date: 03/07/2000 Bath(F/H): 3 /
 Sale Date: 04/03/2018 Prior Sale Date: 02/09/2000 Yr Built/Eff: 1954 / 1954
 Sale Price: \$128,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 464326 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$100,000 Lot Area: 7,320 Pool:
 Total Value: \$382,967 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.32 (miles)
 Address: 8117 SUNNYBRAE AVE, WINNETKA, CA 91306-1737
 Owner Name: IVANOVICH JAMES T
 Seller Name: BIELEN B A LIVING TRUST
 APN: 2108-002-010 Map Reference: 12-E2 / Living Area: 1,841
 County: LOS ANGELES, CA Census Tract: 1341.03 Total Rooms: 6
 Subdivision: 21326 Zoning: LARS Bedrooms: 3
 Rec Date: 04/20/2018 Prior Rec Date: 02/10/1992 Bath(F/H): 2 /
 Sale Date: 03/01/2018 Prior Sale Date: Yr Built/Eff: 1956 / 1956
 Sale Price: \$600,000 Prior Sale Price: Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 385268 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$589,132 Lot Area: 7,889 Pool: POOL
 Total Value: \$106,241 # of Stories: 1.00 Roof Mat: WOOD SHAKE

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL
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Comp #:9		Distance From Subject:0.33 (miles)			
Address: 8141 QUAKERTOWN AVE, WINNETKA, CA 91306-1938					
Owner Name: TRAN PHONG/DINH NU					
Seller Name: MANDVIA JAFFAR TRUST					
APN:	2106-028-012	Map Reference:	12-F2 /	Living Area:	1,926
County:	LOS ANGELES, CA	Census Tract:	1341.01	Total Rooms:	6
Subdivision:	28530	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/01/2017	Prior Rec Date:	08/24/2017	Bath(F/H):	2 /
Sale Date:	11/27/2017	Prior Sale Date:	07/22/2017	Yr Built/Eff:	1969 / 1969
Sale Price:	\$565,000	Prior Sale Price:	\$548,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1388178	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$449,500	Lot Area:	5,005	Pool:	
Total Value:	\$180,919	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10		Distance From Subject:0.34 (miles)			
Address: 8122 COZYCROFT AVE, CANOGA PARK, CA 91306-1712					
Owner Name: KABIGTING FRANCISCA & FRANCISCA					
Seller Name: MCCASLIN WILLIAM D & E TRUST					
APN:	2108-002-004	Map Reference:	12-E2 /	Living Area:	1,882
County:	LOS ANGELES, CA	Census Tract:	1341.03	Total Rooms:	7
Subdivision:	21326	Zoning:	LARS	Bedrooms:	4
Rec Date:	05/15/2018	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	05/01/2018	Prior Sale Date:		Yr Built/Eff:	1956 / 1958
Sale Price:	\$565,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	478677	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,887	Pool:	
Total Value:	\$77,687	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11		Distance From Subject:0.36 (miles)			
Address: 20112 ARMINTA ST, WINNETKA, CA 91306-2306					
Owner Name: BUAN JASON					
Seller Name: BUAN ZENAIDA					
APN:	2107-023-033	Map Reference:	12-E2 /	Living Area:	2,035
County:	LOS ANGELES, CA	Census Tract:	1341.04	Total Rooms:	8
Subdivision:	30352	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/23/2018	Prior Rec Date:	04/23/1979	Bath(F/H):	3 /
Sale Date:	05/08/2018	Prior Sale Date:		Yr Built/Eff:	1977 / 1977
Sale Price:	\$515,000	Prior Sale Price:	\$110,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	512160	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$386,250	Lot Area:	6,247	Pool:	POOL
Total Value:	\$243,254	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:12		Distance From Subject:0.36 (miles)			
Address: 7858 WINNETKA AVE, WINNETKA, CA 91306-2349					
Owner Name: CARMONA JIMMY & REGINA/CEDANO CYNTHIA					
Seller Name: MANI LEE					
APN:	2106-022-056	Map Reference:	12-F2 /	Living Area:	1,864
County:	LOS ANGELES, CA	Census Tract:	1341.01	Total Rooms:	
Subdivision:	5252	Zoning:	LAR1	Bedrooms:	4
Rec Date:	03/16/2018	Prior Rec Date:	06/25/2015	Bath(F/H):	2 /
Sale Date:	02/15/2018	Prior Sale Date:	06/09/2015	Yr Built/Eff:	2004 / 2004
Sale Price:	\$675,000	Prior Sale Price:	\$415,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	258656	Acres:	0.27	Fireplace:	/
1st Mtg Amt:	\$600,000	Lot Area:	11,937	Pool:	
Total Value:	\$517,776	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13		Distance From Subject:0.36 (miles)			
Address: 7927 SUNNYBRAE AVE, WINNETKA, CA 91306-2124					
Owner Name: BABAS NELSON & ROSALIE/PABALAN ROSINA					
Seller Name: TURLEY LIVING TRUST					
APN:	2108-018-008	Map Reference:	12-E2 /	Living Area:	1,962
County:	LOS ANGELES, CA	Census Tract:	1341.03	Total Rooms:	8
Subdivision:	17061	Zoning:	LARS	Bedrooms:	4
Rec Date:	09/26/2017	Prior Rec Date:	09/24/1964	Bath(F/H):	3 /
Sale Date:	09/18/2017	Prior Sale Date:		Yr Built/Eff:	1954 / 1956
Sale Price:	\$595,000	Prior Sale Price:	\$24,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1101974	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$544,871	Lot Area:	7,503	Pool:	
Total Value:	\$89,618	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.38 (miles)
 Address: 7811 WINNETKA AVE, WINNETKA, CA 91306-2315
 Owner Name: LAM THU T
 Seller Name: LEE YONG H
 APN: 2107-023-066 Map Reference: 12-E2 / Living Area: 1,840
 County: LOS ANGELES, CA Census Tract: 1341.04 Total Rooms: 7
 Subdivision: 4518 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/19/2017 Prior Rec Date: 03/22/2017 Bath(F/H): 2 /
 Sale Date: 08/29/2017 Prior Sale Date: 02/24/2017 Yr Built/Eff: 1980 / 1980
 Sale Price: \$580,000 Prior Sale Price: \$436,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 1068076 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,017 Pool:
 Total Value: \$515,000 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:15 Distance From Subject:0.39 (miles)
 Address: 20139 INGOMAR ST, WINNETKA, CA 91306-2518
 Owner Name: TILLMAN KIMBLE/YELL VERA
 Seller Name: MORRIS TRUST
 APN: 2107-022-059 Map Reference: 12-E2 / Living Area: 2,018
 County: LOS ANGELES, CA Census Tract: 1341.04 Total Rooms: 8
 Subdivision: 28417 Zoning: LAR1 Bedrooms: 4
 Rec Date: 02/23/2018 Prior Rec Date: 07/23/1986 Bath(F/H): 3 /
 Sale Date: 01/25/2018 Prior Sale Date: 05/1986 Yr Built/Eff: 1977 / 1977
 Sale Price: \$594,000 Prior Sale Price: \$177,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 182081 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$583,027 Lot Area: 5,554 Pool: POOL
 Total Value: \$297,732 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:0.39 (miles)
 Address: 20133 INGOMAR ST, WINNETKA, CA 91306-2518
 Owner Name: BRECKENRIDGE PROP FUND 2016 LL
 Seller Name: INGOMAR ALLISON B TRUST
 APN: 2107-022-080 Map Reference: 12-E2 / Living Area: 2,018
 County: LOS ANGELES, CA Census Tract: 1341.04 Total Rooms: 8
 Subdivision: 28417 Zoning: LAR1 Bedrooms: 4
 Rec Date: 03/05/2018 Prior Rec Date: 04/21/1994 Bath(F/H): 3 /
 Sale Date: 02/05/2018 Prior Sale Date: Yr Built/Eff: 1977 / 1977
 Sale Price: \$450,000 Prior Sale Price: \$200,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 210988 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,554 Pool: POOL
 Total Value: \$292,866 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:17 Distance From Subject:0.44 (miles)
 Address: 20000 HEMMINGWAY ST, WINNETKA, CA 91306-2344
 Owner Name: VILLALOBOS CHAYITO
 Seller Name: KAPADIA CHAITALI
 APN: 2106-022-014 Map Reference: 12-F2 / Living Area: 1,699
 County: LOS ANGELES, CA Census Tract: 1341.01 Total Rooms: 7
 Subdivision: 30267 Zoning: LAR1 Bedrooms: 4
 Rec Date: 05/01/2018 Prior Rec Date: 06/26/2014 Bath(F/H): 3 /
 Sale Date: 04/02/2018 Prior Sale Date: 06/19/2014 Yr Built/Eff: 1966 / 1966
 Sale Price: \$618,000 Prior Sale Price: \$399,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 422869 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$494,000 Lot Area: 6,562 Pool:
 Total Value: \$410,878 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:18 Distance From Subject:0.47 (miles)
 Address: 20321 KESWICK ST, WINNETKA, CA 91306-2405
 Owner Name: LE PHAT B/NGUYEN HIEN T T
 Seller Name: GRENAWAY SHERRY K
 APN: 2114-001-018 Map Reference: 12-E2 / Living Area: 2,178
 County: LOS ANGELES, CA Census Tract: 1341.04 Total Rooms: 8
 Subdivision: 1340 Zoning: LARS Bedrooms: 4
 Rec Date: 09/27/2017 Prior Rec Date: 12/09/2008 Bath(F/H): 3 /
 Sale Date: 09/08/2017 Prior Sale Date: 11/08/2008 Yr Built/Eff: 1965 / 1965
 Sale Price: \$565,000 Prior Sale Price: \$395,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1107320 Acres: 0.21 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 9,155 Pool: POOL
 Total Value: \$438,278 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:19	7933 LURLINE AVE, WINNETKA, CA 91306-2114		Distance From Subject:0.5 (miles)
Address:			
Owner Name:	ROCHIN YENI		
Seller Name:	COLLINS FAMILY TRUST		
APN:	2108-015-025	Map Reference:	12-D2 /
County:	LOS ANGELES, CA	Census Tract:	1341.03
Subdivision:	17061	Zoning:	LARS
Rec Date:	05/09/2018	Prior Rec Date:	
Sale Date:	04/10/2018	Prior Sale Date:	
Sale Price:	\$605,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	454503	Acre:	0.17
1st Mtg Amt:	\$574,750	Lot Area:	7,531
Total Value:	\$80,727	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,810
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1956
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:20	8023 OAKDALE AVE, WINNETKA, CA 91306-1932		Distance From Subject:0.5 (miles)
Address:			
Owner Name:	ZELYENY JOSEPH/PALAGASHVILI SIMON		
Seller Name:	JAMAL SHIRIN		
APN:	2106-027-035	Map Reference:	12-F2 /
County:	LOS ANGELES, CA	Census Tract:	1341.01
Subdivision:	PARCEL MAP 4156	Zoning:	LAR1
Rec Date:	04/19/2018	Prior Rec Date:	09/11/1985
Sale Date:	04/04/2018	Prior Sale Date:	
Sale Price:	\$570,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	378214	Acre:	0.13
1st Mtg Amt:	\$456,000	Lot Area:	5,807
Total Value:	\$270,379	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,104
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1981 / 1981
		Air Cond:	CENTRAL
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **RONALD PACHECO**
JOB ADDRESS: **20301 WEST BALTAR STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2107-003-026**

Date: **June 19, 2018**

CASE#: **688632**
ORDER NO: **A-3850096**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 27, 2015**
COMPLIANCE EXPECTED DATE: **September 26, 2015**
DATE COMPLIANCE OBTAINED: **June 12, 2018**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3850096

10502412016100001050825201616202

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

GOMEZ, ALFREDO F TR ALFREDO F GOMEZ TRUST

20301 BALTAR ST WINNETKA, CA 91306

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

AUG 20 2015

CASE #: 688632 ORDER #: A-3850096 EFFECTIVE DATE: August 27, 2015 COMPLIANCE DATE: September 26, 2015

OWNER OF

SITE ADDRESS: 20301 W BALTAR ST

ASSESSORS PARCEL NO.: 2107-003-026

ZONE: RS; Suburban 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. The approximate 10' x 30' construction of a structure accessory to the single family dwelling (SFD) 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: In required side yard (west side)

- 2. A permit is required for the work performed to change-out (5) windows.

You are therefore ordered to: Obtain all required building permits

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.



3. An inspection is required for the work performed.

You are therefore ordered to: Obtain all required inspections including a final inspection

Code Section(s) in Violation: 91.108.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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 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)374-9864.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: August 19, 2015


ROBERT GOLD
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864
robert.gold@lacity.org


REVIEWED BY