

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

October 20, 2017

Council District: # 12

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

JOB ADDRESS: **10030 NORTH CANOGA AVENUE, LOS ANGELES, CA**
(AKA: 10028 NORTH CANOGA AVENUE, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): **2747-008-037**

Re: Invoice #684329-2, #672652-8

On February 22, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **10030 North Canoga Avenue, (Aka: 10028 North Canoga 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, on November 24, 2015, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement Fee	660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	370.84
Title Report Fee	42.00
Grand Total	\$ 3,207.26

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,207.26** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,207.26** on the referenced property. 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. T14721
Dated as of: 10/03/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2747-008-037

Property Address: 10030 N CANOGA AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : BELL KREBS ENTERPRISES LLC
Grantor : BELL KREBS ENTERPRISES LLC
Deed Date : 12/17/2012 **Recorded :** 01/15/2013
Instr No. : 13-0071636

MAILING ADDRESS: BELL KREBS ENTERPRISES LLC
2261 FEATHERHILL RD SANTA BARBARA CA 93108

SCHEDULE B

LEGAL DESCRIPTION

Lot: 2 **Tract No:** 33794 **Abbreviated Description:** LOT:2 CITY:REGION/CLUSTER: 24/24820
TR#: 33794 ***TR=**33794 **LOT 2 City/Muni/Twp:** REGION/CLUSTER: 24/24820

MORTGAGES/LIENS

Type of Document: DEED OF TRUST ASSIGNMENT OF RENTS SECURITY AGREEMENT
Recording Date: 01/15/2013 **Document #:** 13-0071637
Loan Amount: \$1,425,000
Lender Name: FIRST SYMETRA NATIONAL LIFE INSURANCE CO
Borrowers Name: BELL KREBS ENTERPRISES LLC

MAILING ADDRESS: FIRST SYMETRA NATIONAL LIFE INSURANCE CO
P.O. BOX 84066 SEATTLE, WA 98124

This page is part of your document - DO NOT DISCARD



20130071636



Pages:
0005

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

01/15/13 AT 08:00AM

FEES:	48.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR

PCOR SURCHARGE \$20.00



LEADSHEET



201301150130015

00007089465



004577890

SEQ:
12

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t55

RECORDING REQUESTED BY
Fidelity National Title Company
AND WHEN RECORDED MAIL TO:

Bell-Krebs Enterprises, LLC
2261 Featherhill
Santa Barbara, CA 93108
Attn: George Krebs



ORDER NO.:
Escrow No. 23016036-010
Parcel No. 2747-008-037

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- unincorporated area
- the city of **Chatsworth**

Documentary Transfer Tax is \$ **NOT OF Public Records**
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale

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

Bell Krebs Enterprises, LLC, a California limited liability company

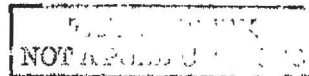
hereby GRANT(s) to

Bell-Krebs Enterprises, LLC, a California limited liability company

the following real property in the County of **Los Angeles**, State of California:

Lot(s) **2**, Tract **33794**

Legal Description attached hereto and made a part hereof.



SEE EXHIBIT A

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ORDER NO.:
ESCROW NO. 23016036-010

3

Dated: December 17, 2012

Bell Krebs, LLC, a California limited liability company

By: [Signature]
Authorized Signatory DONALD F. BELL

Signed in Counterpart

By: [Signature]
Authorized Signatory George A. Krebs

STATE OF CALIFORNIA
COUNTY OF Los Angeles vs/anna 12/17/12 } SS:

On DECEMBER 17, 2012 before me, MICHAEL J. WOODEN,
a Notary Public, personally appeared DONALD F. BELL 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]



ORDER NO.:
ESCROW NO. 23016036-010

4

Dated: December 17, 2012

Bell Krebs, LLC, a California limited liability company

By: [Signature]
Authorized Signatory **GEORGE A. KREBS**

Signed in Counterpart

By: _____
Authorized Signatory

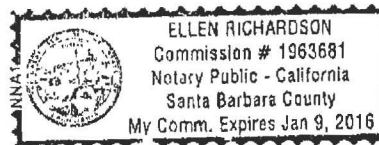
STATE OF CALIFORNIA
COUNTY OF ~~Los Angeles~~ Santa Barbara } SS:

On December 17, 2012 before me, Ellen Richardson,
a Notary Public, personally appeared George A. Krebs 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 Ellen Richardson



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EXHIBIT A

(Legal Description of Real Property)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHATSWORTH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 2, OF TRACT NO. 33794, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 916, PAGE(S) 54 TO 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING IN AND UNDER SAID LAND, AS RESERVED IN DEED DATED AUGUST 5, 1944, FROM MARTHA L. DUNNING, ET AL., RECORDED SEPTEMBER 13, 1944, IN BOOK 21281, PAGE 86, OFFICIAL RECORDS.

APN: 2747-008-037

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **October 20, 2017**

JOB ADDRESS: **10030 NORTH CANOGA AVENUE, LOS ANGELES, CA**

(AKA: **10028 NORTH CANOGA AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **2747-008-037**

Last Full Title: **10/03/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BELL KREBS ENTERPRISES LLC
2261 FEATHERHILL RD
SANTA BARBARA, CA 93108-1518
CAPACITY: OWNER

- 2). DICK PEARSON
11401 TOPANGA CYN BLVD #136
CHATSWORTH, CA 91311
CAPACITY: AGENT

- 3). FIRST SYMETRA NATIONAL
LIFE INSURANCE CO.
P.O. BOX 84066
SEATTLE, WA 98124
CAPACITY: INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At :
10028 CANOGA AVE, CHATSWORTH, CA 91311-0987



Owner Information

Owner Name: **BELL KREBS ENTERPRISES LLC**
 Mailing Address: **2261 FEATHERHILL RD, SANTA BARBARA CA 93108-1518 C043 C/O GEORGE KREBS**
 Vesting Codes: **// CO**

Location Information

Legal Description:	TR=33794 LOT 2	APN:	2747-008-037
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1133.21 / 2	Subdivision:	33794
Township-Range-Sect:		Map Reference:	6-C3 /
Legal Book/Page:	916-54	Tract #:	33794
Legal Lot:	2	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	CHT	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/15/2013 / 12/17/2012	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	71637
Document #:	71636		

Last Market Sale Information

Recording/Sale Date:	12/01/1988 / 10/1988	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1916442	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Lender:
 Seller Name: **BELL-KREBS ENTERPRISES**

Prior Sale Information

Prior Rec/Sale Date:	12/01/1988 / 10/1988	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1916441	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics

Year Built / Eff:	1979 / 1979	Total Rooms/Offices		Garage Area:	
Gross Area:	17,727	Total Restrooms:		Garage Capacity:	
Building Area:	17,727	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LACM	Acres:	0.93	County Use:	AUTO SVC SHOP (2600)
Lot Area:	40,389	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	1	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$748,423	Assessed Year:	2017	Property Tax:	\$10,733.41
Land Value:	\$129,378	Improved %:	83%	Tax Area:	16
Improvement Value:	\$619,045	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$748,423				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

10028 CANOGA AVE, CHATSWORTH, CA 91311-0987

6 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: 6

	Subject Property	Low	High	Average
Sale Price	\$0	\$1,050,000	\$15,250,000	\$5,095,833
Bldg/Living Area	17,727	15,442	18,828	17,134
Price/Sqft	\$0.00	\$55.77	\$837.96	\$296.96
Year Built	1979	1959	1988	1971
Lot Area	40,389	20,439	46,429	30,001
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$748,423	\$918,000	\$7,012,500	\$2,624,480
Distance From Subject	0.00	11.18	50.34	36.24

*= 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								
	10028 CANOGA AVE		1979		12/01/1988	17,727	40,389	0.0
Comparables								
<input checked="" type="checkbox"/>	1 7895 TELEGRAPH RD	\$4,525,000	1970		02/17/2016	15,620	20,637	33.22
<input checked="" type="checkbox"/>	2 12345 CARSON ST	\$1,425,000	1970		03/09/2016	18,200	24,628	41.96
<input checked="" type="checkbox"/>	3 537 S GLENDORA AVE	\$3,800,000	1960		01/10/2017	15,442	20,439	40.34
<input checked="" type="checkbox"/>	4 14100 ROSECRANS AVE	\$4,525,000	1988		03/09/2016	16,515	45,473	40.41
<input checked="" type="checkbox"/>	5 2097 N TOWNE AVE	\$1,050,000	1981		03/11/2016	18,828	22,401	50.34
<input checked="" type="checkbox"/>	6 14311 VENTURA BLVD	\$15,250,000	1959		11/04/2015	18,199	46,429	11.18

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

10028 CANOGA AVE, CHATSWORTH, CA 91311-0987

6 Comparable(s) Selected.

Report Date: 10/17/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,050,000	\$15,250,000	\$5,095,833
Bldg/Living Area	17,727	15,442	18,828	17,134
Price/Sqft	\$0.00	\$55.77	\$837.96	\$296.96
Year Built	1979	1959	1988	1971
Lot Area	40,389	20,439	46,429	30,001
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$748,423	\$918,000	\$7,012,500	\$2,624,480
Distance From Subject	0.00	11.18	50.34	36.24

*= user supplied for search only

Comp #:	1		Distance From Subject:	33.22 (miles)	
Address:	7895 TELEGRAPH RD, MONTEBELLO, CA 90640-6519				
Owner Name:	1101 ANAHEIM LLC				
Seller Name:	MOORADIAN A & L TRUST				
APN:	6368-001-021	Map Reference:	54-C6 /	Building Area:	15,620
County:	LOS ANGELES, CA	Census Tract:	5322.00	Total Rooms/Offices:	
Subdivision:	EAST LAGUNA	Zoning:	PRIL*	Total Restrooms:	
Rec Date:	02/17/2016	Prior Rec Date:	05/24/1988	Yr Built/Eff:	1970 /
Sale Date:	02/09/2016	Prior Sale Date:	05/1988	Air Cond:	
Sale Price:	\$4,525,000	Prior Sale Price:	\$351,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	170860	Acres:	0.47		
1st Mtg Amt:	\$2,800,000	Lot Area:	20,637		
Total Value:	\$1,749,300	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2		Distance From Subject:	41.96 (miles)	
Address:	12345 CARSON ST, HAWAIIAN GARDENS, CA 90716-1603				
Owner Name:	CARSON REI LLC				
Seller Name:	ZAMMP I LLC				
APN:	7066-017-012	Map Reference:	81-B4 /	Building Area:	18,200
County:	LOS ANGELES, CA	Census Tract:	5551.04	Total Rooms/Offices:	
Subdivision:	LOS COYOTES RHO	Zoning:	HGC4*	Total Restrooms:	
Rec Date:	03/09/2016	Prior Rec Date:		Yr Built/Eff:	1970 /
Sale Date:	02/19/2016	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,425,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	258758	Acres:	0.57		
1st Mtg Amt:	\$1,000,000	Lot Area:	24,628		
Total Value:	\$918,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: 3 Distance From Subject: 40.34 (miles)
 Address: 537 S GLENDORA AVE, WEST COVINA, CA 91790-3006
 Owner Name: IFF PTSHP
 Seller Name: CANZONERI 2009 FAMILY TRUST
 APN: 8475-007-020 Map Reference: 92-B2 / Building Area: 15,442
 County: LOS ANGELES, CA Census Tract: 4067.02 Total Rooms/Offices:
 Subdivision: E J BALDWINS Zoning: WCNC* Total Restrooms:
 Rec Date: 01/10/2017 Prior Rec Date: 05/01/1997 Yr Built/Eff: 1960 / 1988
 Sale Date: 12/31/2016 Prior Sale Date: Air Cond: NONE
 Sale Price: \$3,800,000 Prior Sale Price: \$400,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 38573 Acres: 0.47
 1st Mtg Amt: \$900,000 Lot Area: 20,439
 Total Value: \$1,400,578 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 4 Distance From Subject: 40.41 (miles)
 Address: 14100 ROSECRANS AVE, SANTA FE SPRINGS, CA 90670-5284
 Owner Name: SAELIU INVESTMENT LLC
 Seller Name: GERSCHULTZ FAMILY TRUST
 APN: 8069-006-040 Map Reference: 82-E2 / Building Area: 16,515
 County: LOS ANGELES, CA Census Tract: 5041.02 Total Rooms/Offices:
 Subdivision: Zoning: SSM2-BP* Total Restrooms:
 Rec Date: 03/09/2016 Prior Rec Date: 07/08/2005 Yr Built/Eff: 1988 / 1990
 Sale Date: 11/25/2015 Prior Sale Date: 06/27/2005 Air Cond: OFFICE
 Sale Price: \$4,525,000 Prior Sale Price: \$3,700,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat: ROLL
 Document #: 258320 Acres: 1.04 COMPOSITION
 1st Mtg Amt: \$2,982,000 Lot Area: 45,473
 Total Value: \$3,595,500 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 5 Distance From Subject: 50.34 (miles)
 Address: 2097 N TOWNE AVE, POMONA, CA 91767-2420
 Owner Name: DEJAGER PETER S (TE)
 Seller Name: TOWNE AVENUE LLC
 APN: 8362-006-025 Map Reference: 90-F6 / Building Area: 18,828
 County: LOS ANGELES, CA Census Tract: 4021.02 Total Rooms/Offices:
 Subdivision: C C JOHNSONS Zoning: POC2* Total Restrooms:
 Rec Date: 03/11/2016 Prior Rec Date: 09/15/1989 Yr Built/Eff: 1981 /
 Sale Date: 02/25/2016 Prior Sale Date: 09/1989 Air Cond: NONE
 Sale Price: \$1,050,000 Prior Sale Price: \$440,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 270509 Acres: 0.51
 1st Mtg Amt: Lot Area: 22,401
 Total Value: \$1,071,000 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 6 Distance From Subject: 11.18 (miles)
 Address: 14311 VENTURA BLVD, SHERMAN OAKS, CA 91423-2716
 Owner Name: 14311 VENTURA DEVELOPMENT LLC
 Seller Name: AYM INVESTMENT LLC
 APN: 2265-019-001 Map Reference: 22-E3 / Building Area: 18,199
 County: LOS ANGELES, CA Census Tract: 1412.01 Total Rooms/Offices:
 Subdivision: 24637 Zoning: LAC2 Total Restrooms:
 Rec Date: 11/04/2015 Prior Rec Date: 07/21/2006 Yr Built/Eff: 1959 /
 Sale Date: 10/27/2015 Prior Sale Date: 07/21/2006 Air Cond: NONE
 Sale Price: \$15,250,000 Prior Sale Price: \$8,150,000 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 1350869 Acres: 1.07
 1st Mtg Amt: Lot Area: 46,429
 Total Value: \$7,012,500 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **October 20, 2017**

JOB ADDRESS: **10030 NORTH CANOGA AVENUE, LOS ANGELES, CA**

(AKA: **10028 NORTH CANOGA AVENUE**)

ASSESSORS PARCEL NO. (APN): **2747-008-037**

CASE#: **74923**

ORDER NO: **A-3989195**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 17, 2016**

COMPLIANCE EXPECTED DATE: **February 22, 2016**

DATE COMPLIANCE OBTAINED: **August 9, 2017**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3989195

62061910201619079

**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

BELL KREBS ENTERPRISES LLC
2261 FEATHERHILL RD
SANTA BARBARA, CA 93108

CASE #: 74923
ORDER #: A-3989195
EFFECTIVE DATE: February 17, 2016
COMPLIANCE DATE: February 22, 2016

PROPERTY OWNER OF
SITE ADDRESS: **10030 N CANOGA AVE**
ASSESSORS PARCEL NO.: 2747-008-037
ZONE: CM; Commercial Manufacturing Zone
P; Automotive Parking Zone
NAME OF BUSINESS IN VIOLATION: **ROCKWAY COLLISION CENTER**

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on November 24, 2015 and billed on invoice # 672652.

Failure to pay the above fees within **5 days** may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

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 day from the Compliance Date, will result in imposition of the fee noted below.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

REPEAT VIOLATIONS :

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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If you have any questions or require any additional information please feel free to contact me at (818)374-9830.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: David Hickman

Date: February 08, 2016

DAVID HICKMAN
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JL
REVIEWED BY

