

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

November 27, 2017

Council District: # 6

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

JOB ADDRESS: **17180 WEST MARILLA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2692-013-004**  
Re: #708756-9

On September 19, 2014, 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: **17180 West Marilla 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	\$ 550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	172.14
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,139.14</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 **\$2,139.14** 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 **\$2,139.14** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



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

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**Property Title Report**

**Work Order No. T14931**  
Dated as of: 11/09/2017

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 2692-013-004**

**Property Address: 17180 W MARILLA ST      City: Los Angeles      County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : REYNA TREVINO**

**Grantor : REYNA TREVINO AND DAVID HART LEVERTON**

**Deed Date : 11/09/2009**

**Recorded : 02/18/2014**

**Instr No. : 14-0168387**

**MAILING ADDRESS: REYNA TREVINO**  
17180 MARILLA ST NORTHRIDGE CA 91325

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 15 Tract No: 28243 Abbreviated Description: LOT:15 CITY:REGION/CLUSTER: 02/02115**

**TR#:28243 TRACT NO 28243 LOT 15 City/Muni/Twp: REGION/CLUSTER: 02/02115**

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



20140168387



Pages:  
0002

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

02/18/14 AT 11:26AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201402183320021

00008873744



006042054

SEQ:  
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Parcel No. 2692-013-004

AND WHEN RECORDED MAIL TO:

REYNA TREVINO  
17180 MARILLA STREET  
NORTHRIDGE, CA 91328

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$500 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Northridge, and

"This is a bonafide gift and the grantor received nothing in return, FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, R & T 11911" Reyna Trevino, a single woman as to an undivided 99.99% interest and David Hart-Leverson, a single man as to an undivided .01% interest as Tenants in Common hereby GRANT(S) to Reyna Trevino, a single woman

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

Lot 15 of Tract No. 28243 in the City of Northridge, County of Los Angeles, State of California of map recorded in Book 714 Page(s) 85 & 86 of Maps in the Office of the County Recorder of Los Angeles County

Date November 9, 2009

"This is a reconveyance of realty upon satisfaction of a debt, R & T 11921."

David Hart-Leverson

Reyna Trevino

STATE OF CALIFORNIA

COUNTY OF Los Angeles

} S.S.

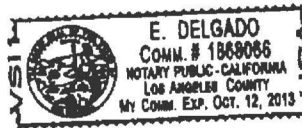
On November 9, 2009 before me, E. Delgado NOTARY PUBLIC, personally appeared David Hart-Leverson - Reyna Trevino who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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

*E. Delgado*

(Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

# EXHIBIT B

ASSIGNED INSPECTOR: **MARK VISOCKY**

**Date: November 27, 2017**

JOB ADDRESS: **17180 WEST MARILLA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2692-013-004**

Last Full Title: **11/9/2017**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). REYNA TREVINO  
17180 MARILLA ST  
NORTHRIDGE, CA 91325  
CAPACITY: OWNER



# Property Detail Report

For Property Located At :  
**17180 MARILLA ST, NORTHRIDGE, CA 91325-1955**

**EXHIBIT C**  
 CoreLogic  
 RealQuest Professional

## Owner Information

Owner Name: **TREVINO REYNA**  
 Mailing Address: **17180 MARILLA ST, NORTHRIDGE CA 91325-1955 C047**  
 Vesting Codes: **//**

## Location Information

Legal Description:	<b>TRACT NO 28243 LOT 15</b>	APN:	<b>2692-013-004</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1151.01 / 1</b>	Subdivision:	<b>28243</b>
Township-Range-Sect:		Map Reference:	<b>7-E4 /</b>
Legal Book/Page:	<b>714-85</b>	Tract #:	<b>28243</b>
Legal Lot:	<b>15</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>NR</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>02/18/2014 / 11/09/2009</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>168387</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>12/29/2006 / 11/17/2006</b>	1st Mtg Amount/Type:	<b>\$844,000 / CONV</b>
Sale Price:	<b>\$1,055,000</b>	1st Mtg Int. Rate/Type:	<b>7.50 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>2895234</b>
Document #:	<b>2895233</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$233.61</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>TICOR TITLE</b>		
Lender:	<b>BANK OF AMERICA</b>		
Seller Name:	<b>RODRIGUEZ JESUS E</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>10/26/2001 / 09/25/2001</b>	Prior Lender:	<b>INDYMAC BK FSB</b>
Prior Sale Price:	<b>\$475,000</b>	Prior 1st Mtg Amt/Type:	<b>\$380,000 / CONV</b>
Prior Doc Number:	<b>2044833</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>4,516</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>7</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>5</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>4 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1964 / 1982</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	<b>GOOD</b>
# of Stories:	<b>2.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	<b>GOOD</b>
Other Improvements:	<b>FENCE;SHED;WETBAR</b>				

## Site Information

Zoning:	<b>LARA</b>	Acres:	<b>0.44</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>19,209</b>	Lot Width/Depth:	<b>137 x 140</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:	<b>CUL-DE-SAC</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$1,000,261</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$12,144.24</b>
Land Value:	<b>\$550,302</b>	Improved %:	<b>45%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$449,959</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$1,000,261</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**17180 MARILLA ST, NORTHRIDGE, CA 91325-1955****2 Comparable(s) Selected.**

Report Date: 11/21/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$1,055,000	\$1,100,000	\$1,300,000	\$1,200,000
Bldg/Living Area	4,516	4,304	4,818	4,561
Price/Sqft	\$233.61	\$255.58	\$269.82	\$262.70
Year Built	1964	1964	1989	1976
Lot Area	19,209	16,391	17,490	16,940
Bedrooms	5	5	7	6
Bathrooms/Restrooms	4	5	6	6
Stories	2.00	1.00	2.00	1.50
Total Value	\$1,000,261	\$922,839	\$966,884	\$944,862
Distance From Subject	0.00	0.18	0.29	0.24

\* = user supplied for search only

<b>Comp #:1</b>		<b>Distance From Subject:0.18 (miles)</b>	
Address:	<b>17116 LABRADOR ST, NORTHRIDGE, CA 91325-1900</b>		
Owner Name:	<b>DE LOS SANTOS CONCEPCION/MUNOZ MARIA F &amp; ANTONIO</b>		
Seller Name:	<b>FREESE 2010 FAMILY TRUST</b>		
APN:	<b>2692-012-023</b>	Map Reference:	<b>7-E4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1151.01</b>
Subdivision:	<b>35191</b>	Zoning:	<b>LARA</b>
Rec Date:	<b>07/03/2017</b>	Prior Rec Date:	<b>12/07/2001</b>
Sale Date:	<b>05/16/2017</b>	Prior Sale Date:	<b>10/23/2001</b>
Sale Price:	<b>\$1,300,000</b>	Prior Sale Price:	<b>\$725,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>736961</b>	Acres:	<b>0.40</b>
1st Mtg Amt:	<b>\$900,000</b>	Lot Area:	<b>17,490</b>
Total Value:	<b>\$922,839</b>	# of Stories:	<b>2.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 3</b>
		Living Area:	<b>4,818</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>5 /</b>
		Bath(F/H):	<b>1989 / 1989</b>
		Yr Built/Eff:	<b>CENTRAL</b>
		Air Cond:	<b>STYLE:</b>
		Fireplace:	<b>/</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>TILE</b>
		Parking:	<b>ATTACHED GARAGE</b>

<b>Comp #:2</b>		<b>Distance From Subject:0.29 (miles)</b>	
Address:	<b>17300 HALSTED ST, NORTHRIDGE, CA 91325-2021</b>		
Owner Name:	<b>SARAFYAN GAIK &amp; VARDUI</b>		
Seller Name:	<b>WALDMAN INVESTMENT TRUST</b>		
APN:	<b>2755-017-001</b>	Map Reference:	<b>7-E4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1151.01</b>
Subdivision:	<b>27844</b>	Zoning:	<b>LARA</b>
Rec Date:	<b>07/25/2017</b>	Prior Rec Date:	<b>03/17/2006</b>
Sale Date:	<b>06/26/2017</b>	Prior Sale Date:	<b>01/20/2006</b>
Sale Price:	<b>\$1,100,000</b>	Prior Sale Price:	<b>\$960,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>834584</b>	Acres:	<b>0.38</b>
1st Mtg Amt:	<b>\$880,000</b>	Lot Area:	<b>16,391</b>
Total Value:	<b>\$966,884</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>4,304</b>
		Total Rooms:	<b>8</b>
		Bedrooms:	<b>7</b>
		Bath(F/H):	<b>6 /</b>
		Yr Built/Eff:	<b>1964 / 1977</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 2</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **MARK VISOCKY**

Date: **November 27, 2017**

JOB ADDRESS: **17180 WEST MARILLA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2692-013-004**

CASE#: **615392**

ORDER NO: **A-3589563**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 20, 2014**

COMPLIANCE EXPECTED DATE: **September 19, 2014**

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

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3589563



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

REYNA TREVINO  
17180 MARILLA ST  
NORTHRIDGE, CA 91325

On AUG 14 2014 the

CASE #: 615392  
ORDER #: A-3589563  
EFFECTIVE DATE: August 20, 2014  
COMPLIANCE DATE: September 19, 2014

OWNER OF  
SITE ADDRESS: 17180 W MARILLA ST  
ASSESSORS PARCEL NO.: 2692-013-004  
ZONE: RA; Suburban Zone

Date \_\_\_\_\_  
undersigned mailed this notice by  
regular mail, postage prepaid to  
the addressee as shown on the last  
equalized assessment roll

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. Unapproved construction.**

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Remove unapproved second kitchen facility in single family dwelling or obtain permits and inspections.

**2. An investigation fee is required for work performed without the required permits.**

You are therefore ordered to: Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.



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 day 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 **\$550.00** 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 98.04 II 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 **\$1,925.00**.

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 I 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 chaged 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:**

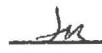
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9842. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_  


Date: August 13, 2014

ANGEL SINDAYEN  
14410 SYLVAN STREET SUITE 105  
LOS ANGELES, CA 91401  
(818)374-9842  
angel.sindayen@lacity.org

  
REVIEWED BY

