

BOARD OF
BUILDING AND SAFETY
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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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 20, 2019

Council District: # 7

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

JOB ADDRESS: 11671 WEST GOLETA STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2530-032-005
Re: Invoice #747862-2

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: **11671 West Goleta 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.

Pursuant to Section 98.0421, the property owner was issued an order on March 06, 2018, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	38.00
Grand Total	\$ 1,284.56

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 **\$1,284.56** 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 **\$1,284.56** 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


Ana Mae Yutan
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T16139
Dated as of: 09/06/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2530-032-005

Property Address: 11671 W GOLETA ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : BETTY JEAN COOPER

Grantor : BETTY JEAN COOPER

Deed Date : 08/03/1988

Recorded : 09/29/1988

Instr No. : 88-1571076

MAILING ADDRESS: BETTY JEAN COOPER
11671 GOLETA ST SYLMAR CA 91342

SCHEDULE B

LEGAL DESCRIPTION

Lot: 5 Tract No: 26375 Abbreviated Description: LOT:5 TR#:26375 TRACT NO 26375 LOT 5

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 06/14/2012

Document #: 12-0887443

Loan Amount: \$388,000

Lender Name: BNC MORTGAGE INC

Borrowers Name: BETTY JEAN COOPER

MAILING ADDRESS: BNC MORTGAGE INC
PO BOX 2026 FLINT, MI 48501

RECORDING REQUESTED BY
W.T.C.
MAIL TAX STATEMENT TO

88 1571076

SAME BELOW

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST. 12pm SEP 29 1988

WHEN RECORDED MAIL TO

FEE
\$5
8

NAME BETTY JEAN COOPER
STREET ADDRESS 11671 Goleta St.
CITY STATE ZIP Lakeview terrace, CA 91342

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ORDER NO.
ESCROW NO.

DOCUMENTARY TRANSFER TAX & NONE-VESTING CHANGE ONLY.
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

QUITCLAIM DEED

[Signature]
City of LAKEVIEW TERRACE
TAX PARCEL NUMBER Parcel Book Page

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

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BETTY JEAN COOPER, AN UNMARRIED WOMAN WHO ACQUIRED TITLE AS: BETTY JEAN SISCO, A MARRIER WOMAN AS HER SOLE AND SEPARATE PROPERTY hereby remise, release and forever quitclaim to

BETTY JEAN COOPER, AN UNMARRIED WOMAN.

the following described real property in the CITY OF LAKEVIEW TERRACE

County of LOS ANGELES, State of California.

Lot 5 of Tract 26375, as per map recorded in book 680, Pages 60 to 61 of maps, in the office of the County recorder of said County.

Dated AUG. 3, 1988

Betty Jean Cooper

20120187500013

Recording Requested By
ServiceLink



②
RP


Prepared by: Nadine Alvarez
When Recorded Mail To:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, Florida, 33409
Phone Number: 561-682-8835
67710058296915
Attorney Code: 24054
MIN: 100122200002372040
MERS Ph.#: (888) 679 - 6377

1067848

**ASSIGNMENT OF DEED OF TRUST
CALIFORNIA**

This ASSIGNMENT OF DEED OF TRUST from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.(MERS), as nominee for BNC MORTGAGE, INC., whose address PO Box 2026 Flint, MI 48501-2026, its successors and assigns, ("Assignor) to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC2 , whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, Florida, 33409, (Assignee) its successors and assigns, all its rights, title and interest in and to a certain mortgage duly recorded in the Office of the County Recorder of LOS ANGELES County, State of CALIFORNIA, as follows;

Trustor: BETTY JEAN COOPER
Trustee: T.D. SERVICE COMPANY
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BNC MORTGAGE, INC.
Document Date: FEBRUARY 22, 2006
Amount: \$ 388,000.00
Date Recorded: MARCH 01, 2006
Document/Instrument/Entry Number: 06 0443950
Property Address: 11671 GOLETA ST, SYLMAR AREA, CA
Property more particularly described in the above referenced recorded Deed of Trust
This Assignment is made without recourse, representation or warranty.
DATED: JUNE 04, 2012
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
(MERS)**

BY: 
NAME: Yamali Martinez
TITLE: Assistant Secretary

State of FLORIDA
County of PALM BEACH

On JUNE 04, 2012, before me, Debra Spruill, personally Yamali Martinez personally known to me 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary -- Debra Spruill



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EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU

Date: December 17, 2019

JOB ADDRESS: 11671 WEST GOLETA STREET, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 2530-032-005

Last Full Title: 09/06/2019

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) BETTY JEAN COOPER
11671 GOLETA ST
SYLMAR, CA 91342
CAPACITY: OWNER

- 2) BNC MORTGAGE INC
P.O. BOX 2026
FLINT, MI 48501
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

11671 GOLETA ST, SYLMAR, CA 91342-7236



RealQuest

Owner Information

Owner Name: COOPER BETTY J
 Mailing Address: 11671 GOLETA ST, SYLMAR CA 91342-7236 C004
 Vesting Codes: //

Location Information

Legal Description: TRACT NO 26375 LOT 5
 County: LOS ANGELES, CA APN: 2530-032-005
 Census Tract / Block: 1041.24 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 26375
 Legal Book/Page: 680-60 Map Reference: 3-D6 /
 Legal Lot: 5 Tract #: 26375
 Legal Block: School District: LOS ANGELES
 Market Area: 663 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 09/29/1988 / 08/1988 Deed Type: QUIT CLAIM DEED
 Sale Price: 1st Mtg Document #:
 Document #: 1571076

Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,400	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:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1962 / 1962	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;FENCED YARD Building Permit**

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,535	Lot Width/Depth:	67 x 111	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CUL-DE-SAC			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$82,940	Assessed Year:	2018	Property Tax:	\$15,161.99
Land Value:	\$16,351	Improved %:	80%	Tax Area:	208
Improvement Value:	\$66,589	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$75,940				

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **December 17, 2019**

JOB ADDRESS: **11671 WEST GOLETA STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2530-032-005**

CASE NO.: **805256**

ORDER NO.: **A-4635083**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 06, 2018**

COMPLIANCE EXPECTED DATE: **April 05, 2018**

DATE COMPLIANCE OBTAINED: **No compliance to date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A- 4635083

106102320185521

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

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

FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

COOPER, BETTY J 11671 GOLETA ST SYLMAR, CA 91342

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

FEB 27 2018

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

CASE #: 805256

ORDER #: A-4635083

EFFECTIVE DATE: March 06, 2018

COMPLIANCE DATE: April 05, 2018

OWNER OF SITE ADDRESS: 11671 W GOLETA ST

ASSESSORS PARCEL NO.: 2530-032-005

ZONE: RS: Suburban Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The rear addition or portion thereof is in need of general maintenance and repair.

You are therefore ordered to: 1) Repair, replace and or maintain the smoke alarms. 2) Continue to maintain in good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. Unapproved occupancy or use of the main house as a duplex

You are therefore ordered to: Discontinue the unapproved occupancy or use of the main house as a duplex.

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.

3. The pool enclosure is not constructed to code.

You are therefore ordered to: Construct the pool enclosure so that it has 1) Access gates through the enclosure are required to open away from the swimming pool and to be self-closing with a self-latching

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

device placed no lower than 60 inches above the ground, 2) A top barrier that is no less than 60" tall and 3) No area that can be comprised by a young child to gain access.

Code Section(s) in Violation: 91.3109.3, 91.6109, 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:

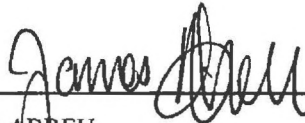
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work 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)374-9862. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: February 13, 2018

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862

James.Abreu@lacity.org

MA 22710

REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
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www.ladbs.org