

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



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OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

January 16, 2020

Council District: # 2

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

JOB ADDRESS: **12732 WEST BARBARA ANN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2324-019-006**  
Re: Invoice #745418-1

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: **12732 West Barbara Ann Street, Los Angeles, CA**, (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.

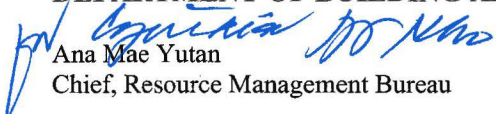
In addition, pursuant to Section 98.0421, the property owner was issued an order January 30, 2018 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

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

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

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](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T16152**  
Dated as of: 09/06/2019

**Prepared for:** City of Los Angeles

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**SCHEDULE A**  
(Reported Property Information)

APN #: 2324-019-006

**Property Address:** 12732 W BARBARA ANN ST      **City:** Los Angeles      **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** TRUST TRANSFER DEED

**Grantee :** REBECCA A ANDERSON & CLIFFORD R JOHNSON TRUSTEE OF THE 2016 TRUST  
CLIFFORD R JOHNSON AND REBECCA A ANDERSON

**Grantor :** REBECCA A ANDERSON; CLIFFORD R JOHNSON

**Deed Date :** 04/09/2016

**Recorded :** 05/17/2016

**Instr No. :** 16-0562450

**MAILING ADDRESS:** REBECCA A ANDERSON & CLIFFORD R JOHNSON TRUSTEE OF THE 2016  
TRUST CLIFFORD R JOHNSON AND REBECCA A ANDERSON  
12732 BARBARA ANN ST NORTH HOLLYWOOD CA 91605

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 6 Tract No: 16468 Abbreviated Description: LOT:6 TR#:16468 TRACT # 16468 LOT 6

**MORTGAGES/LIENS**

**Type of Document:** CORPORATE ASSIGNMENT OF DEED OF TRUST

**Recording Date:** 03/27/2018

**Document #:** 18-0285859

**Loan Amount:** \$96,323

**Lender Name:** CITIBANK NA

**Borrowers Name:** REBECCA ANDERSON

**MAILING ADDRESS:** NATIONSTAR MORTGAGE DBA MR. COOPER  
8950 CYPRESS WATERS BLVD COPPELL, TX 75019

Document Number:12042155



Batch Number:7530440



*Record 2/16*

**RECORDING REQUESTED BY**

Paula A. Schaefer

**AND WHEN RECORDED MAIL TO**

Paula A. Schaefer  
Paula Schaefer Law  
9042 Garfield Avenue, Suite 312  
Huntington Beach, California 92646

Space above line for Recorder's Use  
NO TAX DUE.

APN: 2324 019 006

**TRUST TRANSFER DEED**

The undersigned Grantors declare under the penalty of perjury that the following is true and correct:

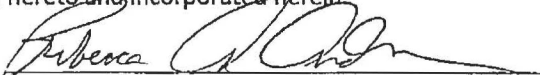
Documentary transfer tax is NONE. Not pursuant to a sale. No consideration. A transfer into a revocable trust. Rev. & Tax Code Section 11930.


Unincorporated area \_\_\_\_\_

This is a transfer into a revocable trust excludable from reassessment under Rev. & Tax Code Section 62(d).

FOR NO CONSIDERATION, **GRANTORS** Rebecca A. Anderson and Clifford R. Johnson, husband and wife, as community property with rights of survivorship, hereby **GRANT TO** Rebecca A. Anderson and Clifford R. Johnson, Trustees, 2016 Rebecca A. Anderson and Clifford R. Johnson Revocable Trust, that real property in North Hollywood, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and incorporated herein

Dated: Apr 19, 2016

  
Rebecca A. Anderson

  
Clifford R. Johnson

MAIL TAX STATEMENTS TO: REBECCA A. ANDERSON/CLIFFORD R. JOHNSON, 12732 BARBARA ANN ST., NORTH HOLLYWOOD, CA 91605-5025

**EXHIBIT A**

SINGLE FAMILY RESIDENCE LOCATED AT 12732 BARBARA ANN STREET, NORTH HOLLYWOOD, CA 91605-5025. LEGAL DESCRIPTION: LOT 6 IN TRACT NO. 16468, IN THE CITY OF LOS ANGELES, AS PER MAP AS RECORDED IN BOOK 385 PAGE 49 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

**Title365**

Recording Requested By:  
NATIONSTAR MORTGAGE DBA MR. COOPER

When Recorded Return To:

DOCUMENT ADMINISTRATION  
NATIONSTAR MORTGAGE DBA MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019



CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California  
SELLER'S SERVICING #:0644983207 "ANDERSON"

MIN #: 100011511239129779 SIS #: 1-888-679-6377

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; AS NOMINEE FOR CITIBANK, N.A, ITS SUCCESSORS AND ASSIGNS hereby grants, assigns and transfers to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER at 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019 all its interest under that certain Deed of Trust dated 05/16/2014 , in the amount of \$96,323.00, executed by REBECCA ANDERSON, A SINGLE WOMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A. and Recorded: 06/02/2014 as Instrument No.: 20140565629 in the County of Los Angeles, State of California.

In witness whereof this instrument is executed.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A, ITS SUCCESSORS AND ASSIGNS

On March 13th, 2018

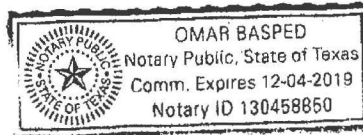
\_\_\_\_\_  
MOHAMED HAMEED, Vice-President

STATE OF Texas  
COUNTY OF Dallas

On March 13th, 2018, before me, OMAR BASPED, a Notary Public in and for Dallas in the State of Texas, personally appeared MOHAMED HAMEED, Vice-President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

OMAR BASPED  
Notary Expires: 12/04/2019 #130458850



(This area for notarial seal)

# EXHIBIT B

ASSIGNED INSPECTOR: **BRYAN MEYER**

Date: **January 16, 2020**

JOB ADDRESS: **12732 WEST BARBARA ANN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2324-019-006**

Last Full Title: **09/06/2019**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) REBECCA A ANDERSON & CLIFFORD R JOHNSON  
TRUSTEE OF THE 2016 TRUST CLIFFORD R JOHNSON AND REBECCA A ANDERSON  
12732 BARBARA ANN ST  
NORTH HOLLYWOOD, CA 91605  
CAPACITY: OWNERS
  
- 2) NATIONSTAR MORTGAGE DBA  
MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :

12732 BARBARA ANN ST, NORTH HOLLYWOOD, CA 91605-5025



RealQuest

**Owner Information**

Owner Name: ANDERSON REBECCA A (TE)/R ANDERSON  
 Mailing Address: 12732 BARBARA ANN ST, NORTH HOLLYWOOD CA 91605-5025 C009  
 Vesting Codes: SW // TR

**Location Information**

Legal Description: TRACT # 16468 LOT 6  
 County: LOS ANGELES, CA APN: 2324-019-006  
 Census Tract / Block: 1233.03 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision: 16468  
 Legal Book/Page: 385-49 Map Reference: 16-B3 /  
 Legal Lot: 6 Tract #: 16468  
 Legal Block: School District: LOS ANGELES  
 Market Area: NHO School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: 05/17/2016 / 04/09/2016 Deed Type: TRUSTEE'S DEED(TRANSFER)  
 Sale Price: 1st Mtg Document #:  
 Document #: 562450

**Last Market Sale Information**

Recording/Sale Date: 12/01/1989 / 11/1989 1st Mtg Amount/Type: \$140,000 / CONV  
 Sale Price: \$175,000 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: 1934428  
 Document #: 1934427 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$117.29  
 New Construction: Multi/Split Sale:

Title Company:  
 Lender: TRUST DEED CORP THE  
 Seller Name: PARKS WAYNE RUSSEL

**Prior Sale Information**

Prior Rec/Sale Date: 11/14/1986 / 11/1986 Prior Lender: HOME LENDERS  
 Prior Sale Price: \$92,500 Prior 1st Mtg Amt/Type: \$93,212 / FHA  
 Prior Doc Number: 1568993 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: GRANT DEED

**Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,492	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	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:	EVAP COOLER
Year Built / Eff:	1950 / 1952	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: FENCE;ADDITION  
 Building Permit

**Site Information**

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,574	Lot Width/Depth:	50 x 132	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$282,938	Assessed Year:	2018	Property Tax:	\$3,528.26
Land Value:	\$169,766	Improved %:	40%	Tax Area:	13
Improvement Value:	\$113,172	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$275,938				

# Comparable Sales Report

For Property Located At



**12732 BARBARA ANN ST, NORTH HOLLYWOOD, CA 91605-5025**

6 Comparable(s) Selected.

Report Date: 01/29/2020

### Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	0.5
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$175,000	\$445,000	\$730,000	\$564,917
Bldg/Living Area	1,492	1,274	1,650	1,440
Price/Sqft	\$117.29	\$320.61	\$573.00	\$397.70
Year Built	1950	1950	1959	1954
Lot Area	6,574	4,707	6,828	5,896
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$288,596	\$78,625	\$596,400	\$466,474
Distance From Subject	0.00	0.03	0.12	0.08

\*= user supplied for search only

Comp #:1				Distance From Subject:0.03 (miles)
Address:	<b>12741 GAULT ST, NORTH HOLLYWOOD, CA 91605-5023</b>			
Owner Name:	<b>PARVEZ APEL</b>			
Seller Name:	<b>GULLEKSON CYRUS M &amp; VERNON W</b>			
APN:	<b>2324-019-012</b>	Map Reference:	<b>16-B3 /</b>	Living Area: <b>1,388</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1233.03</b>	Total Rooms: <b>5</b>
Subdivision:	<b>16468</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>4</b>
Rec Date:	<b>08/11/2015</b>	Prior Rec Date:		Bath(F/H): <b>2 /</b>
Sale Date:	<b>07/17/2015</b>	Prior Sale Date:		Yr Built/Eff: <b>1950 / 1961</b>
Sale Price:	<b>\$445,000</b>	Prior Sale Price:		Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style: <b>CONVENTIONAL</b>



Document #:	979591	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$356,000	Lot Area:	6,588	Pool:	
Total Value:	\$472,236	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:2				Distance From Subject:0.08 (miles)	
Address:	7121 GOODLAND AVE, NORTH HOLLYWOOD, CA 91605-5028				
Owner Name:	GASPARYAN PETROS				
Seller Name:	FANNIE MAE				
APN:	2324-008-021	Map Reference:	16-B4 /	Living Area:	1,333
County:	LOS ANGELES, CA	Census Tract:	1233.03	Total Rooms:	5
Subdivision:	12963	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/15/2018	Prior Rec Date:	01/20/1967	Bath(F/H):	2 /
Sale Date:	11/13/2018	Prior Sale Date:		Yr Built/Eff:	1950 / 1969
Sale Price:	\$509,000	Prior Sale Price:	\$21,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1151780	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,715	Pool:	
Total Value:	\$509,000	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3				Distance From Subject:0.08 (miles)	
Address:	7115 GOODLAND AVE, NORTH HOLLYWOOD, CA 91605-5028				
Owner Name:	METTU KONDA R/BOKKOLLA GEYA R				
Seller Name:	SAN HAWOOD LLC				
APN:	2324-008-020	Map Reference:	16-B4 /	Living Area:	1,344
County:	LOS ANGELES, CA	Census Tract:	1233.03	Total Rooms:	6
Subdivision:	12963	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/31/2017	Prior Rec Date:	02/21/2017	Bath(F/H):	2 /
Sale Date:	04/27/2017	Prior Sale Date:	02/13/2017	Yr Built/Eff:	1950 / 1950
Sale Price:	\$559,000	Prior Sale Price:	\$440,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	601139	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$531,050	Lot Area:	6,828	Pool:	POOL
Total Value:	\$581,583	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4				Distance From Subject:0.09 (miles)	
Address:	12727 VOSE ST, NORTH HOLLYWOOD, CA 91605-5030				
Owner Name:	MARQUEZ VICTOR M/MARQUEZ DAVID				
Seller Name:	WEISSMAN TRUST				
APN:	2324-018-044	Map Reference:	16-B4 /	Living Area:	1,650
County:	LOS ANGELES, CA	Census Tract:	1233.03	Total Rooms:	6
Subdivision:	20783	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/23/2017	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	08/04/2017	Prior Sale Date:		Yr Built/Eff:	1959 / 1959
Sale Price:	\$550,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL

Document #:	<b>956551</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$440,000</b>	Lot Area:	<b>5,476</b>	Pool:	
Total Value:	<b>\$561,000</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>5</b>				Distance From Subject:	<b>0.09 (miles)</b>
Address:	<b>12723 VOSE ST, NORTH HOLLYWOOD, CA 91605-5030</b>					
Owner Name:	<b>STEINER GARY E</b>					
Seller Name:	<b>PHUAPHES PATRICK &amp; LADY</b>					
APN:	<b>2324-018-045</b>	Map Reference:	<b>16-B4 /</b>	Living Area:	<b>1,650</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1233.03</b>	Total Rooms:	<b>6</b>	
Subdivision:	<b>20783</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>	
Rec Date:	<b>09/17/2018</b>	Prior Rec Date:	<b>09/19/2001</b>	Bath(F/H):	<b>2 /</b>	
Sale Date:	<b>09/10/2018</b>	Prior Sale Date:	<b>08/10/2001</b>	Yr Built/Eff:	<b>1959 / 1961</b>	
Sale Price:	<b>\$596,500</b>	Prior Sale Price:	<b>\$224,000</b>	Air Cond:	<b>EVAP COOLER</b>	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>RANCH</b>	
Document #:	<b>948276</b>	Acres:	<b>0.12</b>	Fireplace:	<b>Y / 1</b>	
1st Mtg Amt:	<b>\$477,160</b>	Lot Area:	<b>5,059</b>	Pool:		
Total Value:	<b>\$596,400</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>	

Comp #:	<b>6</b>				Distance From Subject:	<b>0.12 (miles)</b>
Address:	<b>7028 GOODLAND AVE, NORTH HOLLYWOOD, CA 91605-5136</b>					
Owner Name:	<b>BECKETT ALYSON G/BECKETT COURTNEY G</b>					
Seller Name:	<b>PAVLICK G &amp; P TRUST</b>					
APN:	<b>2324-018-026</b>	Map Reference:	<b>16-B4 /</b>	Living Area:	<b>1,274</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1233.03</b>	Total Rooms:	<b>6</b>	
Subdivision:	<b>8057</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>	
Rec Date:	<b>11/08/2019</b>	Prior Rec Date:		Bath(F/H):	<b>2 /</b>	
Sale Date:	<b>10/30/2019</b>	Prior Sale Date:		Yr Built/Eff:	<b>1957 / 1957</b>	
Sale Price:	<b>\$730,000</b>	Prior Sale Price:		Air Cond:	<b>EVAP COOLER</b>	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>	
Document #:	<b>1215609</b>	Acres:	<b>0.11</b>	Fireplace:	<b>Y / 1</b>	
1st Mtg Amt:		Lot Area:	<b>4,707</b>	Pool:		
Total Value:	<b>\$78,625</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: **BRYAN MEYER**

Date: **January 16, 2020**

JOB ADDRESS: **12732 WEST BARBARA ANN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2324-019-006**

CASE NO.: **791413**

ORDER NO.: **A-4615298**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 30, 2018**

COMPLIANCE EXPECTED DATE: **March 01, 2018**

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

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4615298

1061023201865529

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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

TRUST ANDERSON, REBECCA A CO TR R ANDERSON AND C  
JOHNSON  
12732 BARBARA ANN ST  
NORTH HOLLYWOOD, CA 91605

CASE #: 791413

ORDER #: A-4615298  
EFFECTIVE DATE: January 30, 2018  
COMPLIANCE DATE: March 01, 2018

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

JAN 23 2018

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

OWNER OF  
SITE ADDRESS: 12732 W BARBARA ANN ST

ASSESSORS PARCEL NO.: 2324-019-006  
ZONE: R1; One-Family Zone

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

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

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Open storage of miscellaneous items within the required yards.

You are therefore ordered to: Discontinue the open storage of miscellaneous items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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

**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.

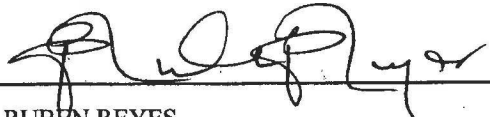
**PENALTY WARNING:**

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.

**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)374-9851. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: January 22, 2018

RUBEN REYES  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9851

Ruben.Reyes@lacity.org

  
REVIEWED BY

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