

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

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: # 14

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

JOB ADDRESS: **3449 EAST OLYMPIC BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5190-019-022**
Re: Invoice #735862-7

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: **3449 East Olympic Boulevard, 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.

Pursuant to Section 98.0421, the property owner was issued an order on October 6, 2017, 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. T16274
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5190-019-022

Property Address: 3449 E OLYMPIC BLVD

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : SHAHRIAR MORADIAN

Grantor : SIMA MORADIAN

Deed Date : 11/03/2006

Recorded : 12/22/2006

Instr No. : 06-2848529

MAILING ADDRESS: SHAHRIAR MORADIAN
3410 E 14TH ST LOS ANGELES CA 90023

SCHEDULE B

LEGAL DESCRIPTION

Lot: 122 Tract No: 4838 Abbreviated Description: LOT:122 TR#:4838 TRACT # 4838 LOT 122

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

06 2848529

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12/22/06 AT 08:00am

TITLE(S) :

DEED, 1



FEE

D.T.T.

FEE \$27	JJ
A.F.N.F. 94	1

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5190-019-022

001

THIS FORM IS NOT TO BE DUPLICATED

T02
2

FIDELITY-VAN NUYS

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Shahriar Moradian
3449 Olympic Blvd.
Los Angeles, CA 90023

12/22/08
20062848529

A P.N.: 5190-019-022 Order No 19489568 Escrow No: 60529-ST

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$NONE
 Computed on the consideration or value of property conveyed, OR
 Computed on the consideration or value less liens or encumbrances remaining at the time of sale.
 unincorporated area. x City of Los Angeles, and

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

Sima Moradian, Spouse of the grantee herein

hereby remise, release and forever quitclaim to

Shahriar Moradian, A Married Man as his sole and separate property

the following described property in the City of Los Angeles, County of Los Angeles State of California;

Lot 122 of Tract No 4838 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 51 Page(s) 31 of Maps, in the Office of the County Recorder of said County

COMMONLY KNOWN AS: 3449 Olympic Blvd , Los Angeles, CA 90023
"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property"

Sima moradian
Sima Moradian

Document Date: November 3, 2006

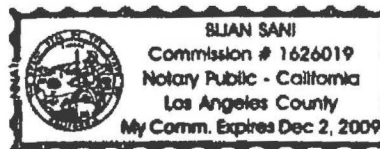
STATE OF CALIFORNIA)S.S.
COUNTY OF Los Angeles

On Dec 7 / 06 before me, Bijan Sani, a
Notary Public in and for said State, personally appeared

SINA ARANZADEH 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(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.

WITNESS my hand and official seal

Signature [Handwritten Signature]



ACCOMODATION
This Document delivered to Recorder as an accomodation only at the express request of the parties hereto. It has not been examined as to its effect of validity.

EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **December 17, 2019**

JOB ADDRESS: **3449 EAST OLYMPIC BOULEVARD, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **5190-019-022**

Last Full Title: **11/04/2019**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) SHAHRIAR MORADIAN
3410 E 14TH ST
LOS ANGELES, CA 90023

CAPACITY: OWNER

Property Detail Report

For Property Located At :
3449 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3030



Owner Information

Owner Name: MORADIAN SHAHRIAR
Mailing Address: 3410 E 14TH ST, LOS ANGELES CA 90023-3804 C026
Vesting Codes: MM // SE

Location Information

Legal Description: TRACT # 4838 LOT 122
County: LOS ANGELES, CA APN: 5190-019-022
Census Tract / Block: 2051.20 / 1 Alternate APN:
Township-Range-Sect: Subdivision: 4838
Legal Book/Page: 51-31 Map Reference: 53-B1 /
Legal Lot: 122 Tract #: 4838
Legal Block: School District: LOS ANGELES
Market Area: BOYH School District Name: LOS ANGELES
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 12/22/2006 / 11/03/2006 Deed Type: QUIT CLAIM DEED
Sale Price: 1st Mtg Document #:
Document #: 2848529

Last Market Sale Information

Recording/Sale Date: 11/30/2006 / 10/25/2006 1st Mtg Amount/Type: /
Sale Price: \$350,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 2649577 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$118.08
New Construction: Multi/Split Sale:
Title Company: FIDELITY TITLE
Lender:
Seller Name: FORERO OSWALDO & MARYVONNE C

Prior Sale Information

Prior Rec/Sale Date: 01/02/2004 / 12/22/2003 Prior Lender:
Prior Sale Price: \$225,000 Prior 1st Mtg Amt/Type: \$160,000 / PRIVATE PARTY
Prior Doc Number: 4494 Prior 1st Mtg Rate/Type: / FIXED RATE LOAN
Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff: 1965 / 1965	Total Rooms/Offices	Garage Area:
Gross Area: 2,964	Total Restrooms:	Garage Capacity:
Building Area: 2,964	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements: Building Permit	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAM1 Acres: 0.09 County Use: WHSE-UNDER 10000 SF (3300)
Lot Area: 3,934 Lot Width/Depth: x State Use:
Land Use: WAREHOUSE Commercial Units: Water Type:
Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: \$412,113	Assessed Year: 2018	Property Tax: \$5,283.11
Land Value: \$211,945	Improved %: 49%	Tax Area: 12703
Improvement Value: \$200,168	Tax Year: 2018	Tax Exemption:
Total Taxable Value: \$412,113		

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **December 17, 2019**

JOB ADDRESS: **3449 EAST OLYMPIC BOULEVARD, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **5190-019-022**

CASE NO.: **721458**

ORDER NO.: **A-4170931**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 06, 2017**

COMPLIANCE EXPECTED DATE: **November 05, 2017**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4170931

3. An approximate 16' X 32' painted wall sign on front of building.

You are therefore ordered to: Reduce the painted on wall signage to the amount allowed and obtain the required permits for the painted sign.

Code Section(s) in Violation: 14.4.10, 91.6211, 12.21A.1(a) of the L.A.M.C.

Comments: The maximum square foot of the wall signage allowed on this property is 114 square foot.

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 (323)526-9346.

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

Inspector: Donald Wang for Roger Bruce

Date: September 20, 2016

ROGER BRUCE
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90033
(323)526-9346

Roger.Bruce@lacity.org

MUS

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