

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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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

June 08, 2015

Council District: # 4

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

JOB ADDRESS: **533 NORTH ARDEN BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5523-014-019**

On November 22, 2008, 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: **533 North Arden Blvd, 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 Code Enforcement fee	\$ 76.80
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	154.95
Title Report fee	42.00
Grand Total	\$ 523.75

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 **\$523.75** 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 **\$523.75** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T11367
Dated as of: 05/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN#: 5523-014-019

Property Address: 533 N ARDEN BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Individual Quitclaim Deed

Grantee : Myriam Lewin Coria, trustee of the Myriam Lewin Coria living trust dated 8/9/01

Grantor : Myriam Lewin Coria

Deed Date : 8/9/2001

Recorded : 8/16/2001

Instr No. : 01 1512243

MAILING ADDRESS: Myriam Lewin Coria, trustee of the Myriam Lewin Coria living trust
553 N. Arden blvd, Los Angeles, CA 90004

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 7 of Larchmont Heights, as per Map recorded in Book 15 Pages 83 of Maps, in the Office of the County recorder of said County.

Assessor's Parcel No: 5523-014-019

MORTGAGES/LIENS

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

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 7/24/2009

Instr No. : 20091126199

MAILING ADDRESS: Coria Myriam L TR Myriam L Cori, 533 N Arden Blvd. Los Angeles CA, 90004

MAILING ADDRESS: Department of Building and Safety Financial Services Division,
201 N Figueroa St., 9th Floor, Los Angeles, CA 90012

WHEN RECORDED MAIL TO

Name MYRIAM LEWIN CORIA
 Street 533 N. ARDEN BLVD.
 Address LOS ANGELES, CA 90004

City & State

MAIL TAX STATEMENTS TO

Name
 Street Address SAME AS ABOVE
 City & State

01-1512243

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ 0
 () computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area: (S X) City of LOS ANGELES, and

TRANSFER TO GRANTORS
 REVOCABLE LIVING TRUST
 EXEMPT UNDER R & T 11911

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MYRIAM LEWIN CORIA
 hereby REMISES, RELEASES AND QUITCLAIMS to MYRIAM LEWIN CORIA, TRUSTEE OF THE MYRIAM LEWIN
 CORIA LIVING TRUST DATED 8/9/01.

the following described real property in the City of LOS ANGELES
 County of LOS ANGELES, State of California:

LOT 7 OF LARCHMONT HEIGHTS, AS PERM MAP RECORDED IN BOOK 15 PAGES 83 OF MAPS, IN THE
 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUBJECT TO RIGHTS & RESERVATIONS OF RECORD, IF ANY.

AIN #	5523-	014-	019	COMMON ADDRESS	533 N. ARDEN BLVD
	Map Book	Page	Parcel		LOS ANGELES, CA

Dated: 8/9/01

Myriam Lewin Coria
 MYRIAM LEWIN CORIA

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 On 8/9/01 before me, S. P. OLIVER
 personally appeared MYRIAM LEWIN CORIA

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 [Signature]

(This area for official notarial seal)

MAILED TO ABOVE ADDRESS

RECORDING REQUESTED BY

DON D. BERCU

2021

AND WHEN RECORDED MAIL TO

Name: Don D. Bercu
Street Address: P. O. Box 589
City & State: Alhambra, Calif. 91802

RECORDED IN THE COUNTY CLERK'S OFFICE OF LOS ANGELES COUNTY, CALIF.
35 Min. Post 10 AM OCT 21 1968
RAY E. LEE, County Recorder

MAIL TAX STATEMENTS TO

Name: Myriam Lewin Coria
Street Address: 533 North Arden Blvd.
City & State: Los Angeles, Calif. 90004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MENTARY TRANSFER TAX \$ No tax due

Don D. Bercu
SIGNED - PARTY OR AGENT

FIRM NAME

FEE \$2 M

TO 402 CA (9-66)

Quitclaim Deed

APR 68 L. R. STAMPS ABOVE

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MANUEL CORIA, a married man,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
MYRIAM LEWIN CORIA, a married woman, who acquired title in the name of
Myriam Lewin, a single woman, as her sole and separate property

the following described real property in the City of Los Angeles county of Los Angeles
state of California:

Lot 7 of Larchmont Heights, as per map recorded in Book 15,
Page 83 of Maps, in the office of the county recorder of Los
Angeles County.

Dated Oct. 5, 1968

Manuel Coria
Manuel Coria

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) ss.
On Oct. 5, 1968 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Manuel Coria

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature *Don D. Bercu*

DON D. BERCU
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

Name (Typed or Printed)
If executed by a Corporation the Corporation Form
of Acknowledgment must be used.

Title Order No. _____ Factor or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

OCT 21 68

2021

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4637934)

Telephone Number: (213) 482-6890 Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LARCHMONT HEIGHTS 7 M B 15-83

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5523-014-019
AKA 533 N ARDEN BLVD
LOS ANGELES

Owner:
CORIA MYRIAM L TR MYRIAM L CORI
533 N ARDEN BLVD
LOS ANGELES CA,90004

DATED: This 15th Day of July, 2009

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By *Karen Penner*
for Karen Penner, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ED DECKERT**

Date: June 08, 2015

JOB ADDRESS: **533 NORTH ARDEN BLVD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5523-014-019**

Last Full Title: **05/02/2015**

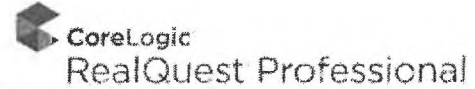
Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MYRIAM LEWIN CORIA
TRUSTEE OF THE MYRIAM LEWIN CORIA LIVING TRUST
553 N. ARDEN BLVD
LOS ANGELES, CA 90004 CAPACITY: OWNER

Property Detail Report

For Property Located At :
533 N ARDEN BLVD, LOS ANGELES, CA 90004-1208



Bldg Card: 000 of 002

Owner Information

Owner Name: **CORIA MYRIAM L**
 Mailing Address: **533 N ARDEN BLVD, LOS ANGELES CA 90004-1208 C027**
 Vesting Codes: **// TR**

Location Information

Legal Description:	LARCHMONT HEIGHTS LOT 7	APN:	5523-014-019
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1923.00 / 3	Subdivision:	LARCHMONT HEIGHTS
Township-Range-Sect:		Map Reference:	34-C5 /
Legal Book/Page:	21-69	Tract #:	
Legal Lot:	7	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C18	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/16/2001 / 08/09/2001	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1512243		

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:		Construction:	
Living Area:	3,029	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1921 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	DUPLEX (0201)
Lot Area:	7,167	Lot Width/Depth:	50 x 143	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$105,951	Assessed Year:	2014	Property Tax:	\$1,512.38
Land Value:	\$56,376	Improved %:	47%	Tax Area:	67
Improvement Value:	\$49,575	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$98,951				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

533 N ARDEN BLVD, LOS ANGELES, CA 90004-1208

1 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: 1

	Subject Property	Low	High	Average
Sale Price	\$0	\$1,050,000	\$1,050,000	\$1,050,000
Bldg/Living Area	3,029	2,792	2,792	2,792
Price/Sqft	\$0.00	\$376.07	\$376.07	\$376.07
Year Built	1921	1924	1924	1924
Lot Area	7,167	4,562	4,562	4,562
Bedrooms	5	4	4	4
Bathrooms/Restrooms	3	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$105,951	\$958,719	\$958,719	\$958,719
Distance From Subject	0.00	0.45	0.45	0.45

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		533 N ARDEN BLVD		1921	5	3		3,029	7,167	0.0
Comparables										
<input checked="" type="checkbox"/>	1	637 N IRVING BLVD	\$1,050,000	1924	4	2	10/24/2014	2,792	4,562	0.45

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

533 N ARDEN BLVD, LOS ANGELES, CA 90004-1208**1 Comparable(s) Selected.**

Report Date: 06/06/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,050,000	\$1,050,000	\$1,050,000
Bldg/Living Area	3,029	2,792	2,792	2,792
Price/Sqft	\$0.00	\$376.07	\$376.07	\$376.07
Year Built	1921	1924	1924	1924
Lot Area	7,167	4,562	4,562	4,562
Bedrooms	5	4	4	4
Bathrooms/Restrooms	3	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$105,951	\$958,719	\$958,719	\$958,719
Distance From Subject	0.00	0.45	0.45	0.45

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.45 (miles)		
Address:	637 N IRVING BLVD, LOS ANGELES, CA 90004-1459				
Owner Name:	JEONG EUNJEONG				
Seller Name:	MORAIS MANUEL A & ELIZABETH S				
APN:	5523-025-015	Map Reference:	34-D5 /	Living Area:	2,792
County:	LOS ANGELES, CA	Census Tract:	1924.10	Total Rooms:	
Subdivision:	5693	Zoning:	LAR3	Bedrooms:	4
Rec Date:	10/24/2014	Prior Rec Date:	02/08/2006	Bath(F/H):	2 /
Sale Date:	10/20/2014	Prior Sale Date:	01/05/2006	Yr Built/Eff:	1924 / 1924
Sale Price:	\$1,050,000	Prior Sale Price:	\$860,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1125717	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$650,000	Lot Area:	4,562	Pool:	
Total Value:	\$958,719	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **ED DECKERT**

Date: **June 08, 2015**

JOB ADDRESS: **533 NORTH ARDEN BLVD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5523-014-019**

CASE#: **237869**

ORDER NO: **A-1945196**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 28, 2008**

COMPLIANCE EXPECTED DATE: **November 22, 2008**

DATE COMPLIANCE OBTAINED: **January 09, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1945196

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
VAN AMBATIOLOS
VICE-PRESIDENT
VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

CORIA, MYRIAM L TR MYRIAM L CORIA TRUST
533 N ARDEN BLVD
LOS ANGELES, CA 90004

OCT 23 2008

CASE #: 237869
ORDER #: A-1945196

On PC the EFFECTIVE DATE: October 28, 2008
Date COMPLIANCE DATE: November 22, 2008
undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

OWNER OF
SITE ADDRESS: 533 N ARDEN BLVD
ASSESSORS PARCEL NO.: 5523-014-019
ZONE: R1; One-Family Zone

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.) as follows:

VIOLATION(S):

- 1. Unapproved use of the accessory living quarters as habitable space in the R1 zone.

You are therefore ordered to: 1) Discontinue the unapproved use of the accessory living quarters as habitable space.

Code Section(s) in Violation: 12.26E, and 12.21A.1.(a) of the L.A.M.C.

Comments: The space above the garage is approved for accessory living quarters, cannot have kitchen facilities, cannot be rented out.

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.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org
10201002000031977

NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$100.00 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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

If you have any questions or require any additional information please feel free to contact me at (213)252-3033.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *Joe Paradiso*

Date: October 23, 2008

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

[Signature]
REVIEWED BY