

REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2013 BRUSH CLEARANCE

HEARING DATE: April 24, 2014 PACKAGE NO: 2013174022
COUNCIL DISTRICT: 5

NAME: 3100 BENEDICT CANYON RD LLC

MAILING ADDRESS: 1061 1/2 N SPAULDING AVE
WEST HOLLYWOOD CA 90046 0000

SITUS ADDRESS: 3100 BENEDICT CANYON DR

ASSESSOR'S ID NO: 4382001023 / INVOICE NO: BC14002513

ASSESSMENT: \$3,938.00

Date: 8/8/14
Submitted in: PS
Council File No: 14-1000
Committee
Item No: 5
Deputy: JAW

Cost of Clearance	Administrative Fee	Total Assessment
\$3,000.00	\$938.00	\$3,938.00

SUBSTANCE OF PROTEST

The Appellants appearing at the hearing on April 24, 2014 were Mr. Joeffrey Koepel; Mr. Francisco Chacon; and Ms. Pinky Clamoi.

Mr. Joeffrey Koepel stated that he and his company, and Mr. Chacon, cleared the hillside and did the brush clearance work prior to the City contractor's appearance. Mr. Koepel stated that he was paid on August 13, 2013, for the clearance work, and that there existed a "window" of time between his clearance work on August 13, 2013, and the eventual clearance work completed by the City contractor on August 14, 2013, one day later.

Ms. Clamoi stated that her company is the manager of the property, and that the property was purchased by grant deed on July 17, 2013, and her company hired Mr. Koepel's company to do the brush clearance work.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on May 22, 2013. There was no record of an F-1307 Cleared-By-Owner Inspection Report on file. Therefore, a Second Notice of Noncompliance was issued on July 18, 2013.

A work order was prepared and the property was posted subsequently contracted to a City Contractor, who completed clearance on the property on August 23, 2013.

PROPOSED DECISION AND RECOMMENDATION

According to the Department records, notice was sent to the Appellant's current address, as reflected on official records pertaining to the property owner's address. The Department records do not indicate that any mail was returned.

3100 BENEDICT CANYON RD LLC

APN: 4382001023

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The Department's records also indicate that the property was properly posted with signs. The Department has no documentation sufficient to show that the brush clearance and abatement work had not been fully completed by the property owner according to the necessary code requirements to negate the posed fire safety hazards prior to contractor cleanup.

While the LLC was as claimed not the property owner at the time of the first notice, they had also only purchased the property one day prior to the second notice. Appellants provided proof sufficient to show the purchase date was before the first notice and second notices. It is the recommendation of this Hearing Examiner that the Administrative fee be waived. Since a benefit was conferred on the property, it is recommended that Appellant be responsible only for the Cost of Clearance.

The Total assessment due is \$3,000.00.

07/17/2013



20131049428

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO

3100 BENEDICT CANYON DR, LLC
1061 1/2 N. SPAULDING
WEST LOS ANGELES, CA, 90046

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

DOCUMENTARY TRANSFER TAX COUNTY: \$ _____ CITY: \$ _____



- COMPUTED ON THE CONSIDERATION OR VALUE OF THE PROPERTY CONVEYED; OR
- COMPUTED ON THE CONSIDERATION OR VALUE LESS LIENS OR ENCUMBRANCES REMAINING AT THE TIME OF SALE.

PARCEL NO. 4382-001-023

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALOZOV, LLC, a California Limited Liability Company

hereby GRANT(S) to;

3100 BENEDICT CANYON RD, LLC., a California Limited Liability Company

The real property in the City of Beverly Hills, County of Los Angeles, State of California, described as follows:

PLEASE SEE COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

ALOZOV, LLC, a California Limited Liability Company



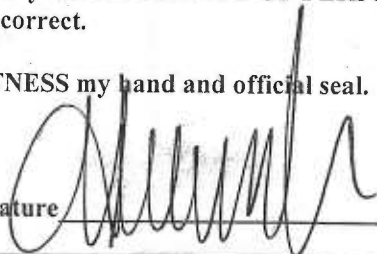
By: Yassine Amallal
Its: Managing Member

State of California } ss.
County of LOS ANGELES }

On JULY 11TH 2013 before me, Rodolfo Pincheira, A NOTARY PUBLIC, personally appeared YASSINE AMALLAL 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 law of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

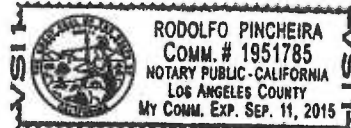


EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PORTION OF FRACTIONAL SECTION 34, TOWNSHIP 1 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 8, 1897, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF SAID FRACTIONAL SECTION 34, DISTANT THEREON SOUTH 86° 19' 39" EAST 480.00 FEET FROM THE INTERSECTION OF SAID NORTHERLY BOUNDARY WITH THE EASTERLY LINE OF BENEFIT CANYON DRIVE, 60 FEET WIDE, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED FEBRUARY 6, 1933 AS INSTRUMENT NO. 732, IN BOOK 12076 PAGE 35 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 1° 47' 02" WEST 724.93 FEET; THENCE SOUTH 73° 11' 21" EAST 50.00 FEET; THENCE SOUTH 69° 48' 53" WEST 254.74 FEET; THENCE NORTH 43° 12' 02" WEST 200.25 FEET; THENCE NORTH 11° 57' 02" WEST 6.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 12' 54" EAST 147.75 FEET; THENCE NORTH 0° 47' 06" EAST 76.32 FEET; THENCE NORTH 89° 12' 54" WEST 165.00 FEET; THENCE NORTH 11° 57' 02" WEST 40.56 FEET; THENCE NORTH 81° 02' 32" WEST 226.52 FEET TO A POINT DISTANT NORTHEASTERLY ALONG AS CURVE IN SAID EASTERLY LINE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 215.10 FEET, DISTANT OF 43.19 FEET FROM THE SOUTHWESTERLY END OF SAID CURVE, SAID CURVE BEING DESCRIBED IN SAID DEED AS HAVING A CENTER LINE RADIUS OF 245.10 FEET AND LENGTH OF 51.67 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE IN SAID EASTERLY LINE 43.19 FEET TO THE END THEREOF AND THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 312.32 FEET; THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE 155.75 FEET TO A POINT; THENCE LEAVING SAID EASTERLY LINE ALONG A RADIAL LINE OF LAST MENTIONED CURVE TO SAID POINT SOUTH 79° 13' 02" EAST 222.51 FEET; THENCE SOUTH 20° 15' 12" EAST 22.00 FEET; THENCE NORTH 55° 35' 38" EAST 143.04 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING:

THAT PORTION OF FRACTIONAL SECTION 34, TOWNSHIP 1 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 8, 1897, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF SAID FRACTIONAL SECTION 34, DISTANT THEREON SOUTH 86° 19' 39" EAST 480.00 FEET FROM THE INTERSECTION OF SAID NORTHERLY BOUNDARY WITH THE EASTERLY LINE OF BENEDICT CANYON DRIVE 80 FEET WIDE, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1933, AS INSTRUMENT NO. 732, IN BOOK 12076 PAGE 33, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 1° 47' 02" WEST 724.93 FEET; THENCE SOUTH 73° 11' 21" EAST 50.00 FEET; THENCE SOUTH 69° 48' 53" WEST 254.74 FEET; THENCE NORTH 43° 12' 02" WEST 200.25 FEET; THENCE NORTH 11° 57' 02" WEST 6.81 FEET; THENCE SOUTH 55° 35' 38" WEST 143.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 20° 15' 12" WEST 10.00 FEET; THENCE NORTH 74° 26' 59" EAST 30.00 FEET; THENCE SOUTH 55° 35' 38" WEST 30.84 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF FRACTIONAL SECTION 34, TOWNSHIP 1 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 8, 1897, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF SAID FRACTIONAL SECTION 34, DISTANT THEREON SOUTH 86° 19' 39" EAST 480.00 FEET FROM THE INTERSECTION OF SAID NORTHERLY BOUNDARY WITH THE EASTERLY LINE OF BENEDICT CANYON DRIVE, 60 FEET WIDE, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1933 AS INSTRUMENT NO. 732, IN BOOK 12076 PAGE 33, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 1° 47' 02" WEST 724.93 FEET; THENCE SOUTH 73° 11' 21" EAST 50.00 FEET; THENCE SOUTH 69° 48' 53" WEST 254.74 FEET; THENCE NORTH 43° 12' 02" WEST 200.25 FEET; THENCE NORTH 11° 57' 02" WEST 6.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 55° 35' 38" WEST 74.00 FEET; THENCE NORTH 34° 24' 22" WEST 9.00 FEET; THENCE NORTH 56° 53' 45" EAST 44.01 FEET; THENCE NORTH 53° 40' 56" EAST 30.02 FEET; THENCE SOUTH 34° 24' 22" EAST 9.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES TO BE USED IN COMMON, WITH OTHERS ENTITLED TO THE USE THEREOF, IN, OVER, UNDER AND ACROSS THOSE PORTIONS OF FRACTIONAL SECTION 34, TOWNSHIP 1, NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 8, 1897, DESCRIBED AS FOLLOWS:

(A) A STRIP OF LAND 20.00 FEET WIDE, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF SAID FRACTIONAL SECTION 34, WITH THE EASTERLY LINE OF BENEDICT CANYON DRIVE, 60 FEET WIDE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1933, AS INSTRUMENT NO. 732, IN BOOK 12076, PAGE 33, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE AS FOLLOWS:

SOUTHERLY ALONG A CURVE THEREIN, CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 64.31 FEET TO THE END THEREOF, AND TANGENT TO SAID CURVE SOUTH 2° 47' 58" EAST 68.24 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID EASTERLY LINE SOUTH 80° 16' 26" EAST 15.73 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 59.96 FEET; THENCE TANGENT TO SAID CURVE SOUTH 23° 00' 44" EAST 52.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 49.37 FEET; THENCE TANGENT TO SAID CURVE SOUTH 8° 52' 12" EAST 75.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 56.69 FEET; THENCE TANGENT TO SAID CURVE SOUTH 7° 22' 10" WEST 150.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 67.44 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 90.78 FEET; THENCE TANGENT TO SAID CURVE SOUTH 43° 12' 02" EAST 137.12 FEET TO A POINT TO BE KNOWN AS POINT "A" FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY SIDE LINE OF SAID STRIP OF LAND AT ITS NORTHERLY END, TO BE EXTENDED WESTERLY, SO AS TO TERMINATE IN SAID EASTERLY LINE OF BENEDICT CANYON DRIVE.

(B) BEGINNING AT A POINT "A" ABOVE DESCRIBED; THENCE NORTH 46° 47' 58" EAST 10.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET (A RADIAL LINE TO CURVE AT SAID BEGINNING OF CURVE BEARS SOUTH 46° 47' 58" WEST); THENCE SOUTHEASTERLY ALONG SAID CURVE 8.79 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG SAID CURVE 64.69 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 8.79 FEET TO A POINT DISTANT SOUTH 46° 47' 58" WEST 10.00 FEET FROM SAID POINT "A"; THENCE NORTH 46° 47' 58" EAST 10.00 FEET TO SAID POINT "A".

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

07/17/13 AT 10:20AM

FEES:	35.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR



LEADSHEET



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005003554

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

BRUSH CLEARANCE

Fire Regulation

35 Years Experience
Free Estimate

Jeff Koeppel
(310) 701-5665

Business Fundamentals Chk - 3760: Account Activity Transaction Details

Check number: 00000001430

Post date: 07/31/2013

Amount: -900.00

Type: Check

Description: Check Image

ATIA GROUP LLC
1061 1/2 N SPALDING AVE
WEST HOLLYWOOD, CA 90046
323-822-1750

BANK OF AMERICA
8025 SANTA MONICA BLVD
LOS ANGELES, CA 90046
310-247-2080

1430

DATE 7/31/2013

PAY TO THE ORDER OF JEFF KOEPEL \$ 900.00

Nine Hundred and 00/100 DOLLARS

JEFF KOEPEL

MEMO
STUD BENEDICT CYN BRUSH CLEARANCE-50%

VALIDATED DNA MICR CHECK
Verify at www.bankofamerica.com

⑆1430⑆ ⑆122000661⑆ 20077⑆ 33760⑆

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Seq: 28
Batch: 369721
Date: 07/31/13

DO NOT WRITE START OR SIGN BELOW THIS LINE

WARNING: THE BACK OF THIS DOCUMENT CONTAINS A SIMULATED WATERMARK. HOLD AT 45° ANGLE TO VIEW.

JEFF KOEPEL (signature)

