

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



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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

January 6, 2015

Council District: # 2

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

JOB ADDRESS: **12159 WEST VENTURA BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2367-016-005**

On December 13, 2011 and March 27, 2013, 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: **12159 West Ventura 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.

Pursuant to Section 98.0421, the property owner was issued an order on December 13, 2011, and March 27, 2013, 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	672.00
System Development Surcharge	40.32
System Development Surcharge late fee	100.80
Late Charge/Collection fee (250%)	1,323.84
Accumulated Interest (1%/month)	527.67
Title Report fee	42.00
Grand Total	\$ 2,706.63

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 **\$2,706.63** 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 **\$2,706.63** 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

Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10584
Dated as of: 07/21/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2367-016-005

Property Address: 12159 W VENTURA BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ANNE R. HANESSIAN

Grantee: ANNE REBECCA KONJOYAN HANESSIAN, TRUSTEE OF THE ANNE HANESSIAN
LIVING TRUST DATED OCTOBER 16, 2000.

Instrument: 01 / 1414477

Book/Page: N/A

Dated: 06/19/2001

Recorded: 08/06/2001

MAILING ADDRESS: MRS. ANNE REBECCA KONJOYAN HANESSIAN TRUSTEE OF THE ANNE HANESSIAN
6589 NORTH MAROA #113 FRESNO, CA 93704

SCHEDULE B

LEGAL DESCRIPTION

THE WEST SIXTY (60) FEET OF THE NORTH 190 FEET OF 200 FEET OF LOT ELEVEN (11) OF TRACT NO.4541, AS PER
MAP RECORDED IN BOOK 49, PAGE 33 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES
COUNTY.

MORTGAGES/LIENS

NO OPEN MORTGAGE / DEED OF TRUST FOUND

RECORDING REQUESTED BY
ROBERT KOLIGIAN, JR.
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME **MRS. ANNE HANESSIAN**
 STREET ADDRESS **6589 NORTH MAROA #113**
FRESNO, CA 93704

CITY,
 STATE
 ZIP

2
01-1414477

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. _____

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ -0- **PROPERTY NOT SOLD**

- () computed on full value of property conveyed, or
 () computed on full value less value of liens or encumbrances remaining at time of sale,
 () Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

ANNE R. HANESSIAN

hereby GRANTS to **ANNE REBECCA KONJOYAN HANESSIAN, Trustee of THE ANNE HANESSIAN LIVING TRUST DATED October 16, 2000**

the following described real property in the City of Los Angeles

County of Los Angeles, State of California

The West Sixty (60) feet of the North 190 feet of 200 feet of Lot Eleven (11) of Tract No. 4541, as per map recorded in Book 49, Page 33 of Maps in the office of the County Recorder of Los Angeles County.

APN: 2367-016-005

Commonly known as 12161 Ventura Boulevard, Studio City, California

THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION OF DOCUMENT NO. 00-2016481 RECORDED ON DECEMBER 27, 2000.

Date: JUNE 19, 2001

STATE OF CALIFORNIA
 COUNTY OF FRESNO

On 6-19-01 before me, CELESTE HERMAN
DATE NAME OF NOTARY PUBLIC

a Notary Public in and for said State, personally appeared
ANNE R. HANESSIAN

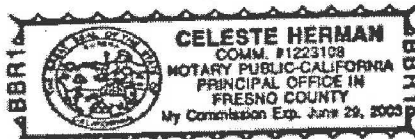
personally know to me (~~to be the person~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~) and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature

Celeste Herman

Anne R. Hanessian
 ANNE R. HANESSIAN



(This area for official notarial seal)

EXHIBIT B

ASSIGNED INSPECTOR: GARY LYNCH

Date: January 6, 2015

JOB ADDRESS: 12159 WEST VENTURA BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2367-016-005

Last Full Title: 07/21/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANNE REBECCA KONJOYAN HANESSIAN
TRUSTEE OF THE ANNE HANESSIAN LIVING TRUST
6589 NORTH MAROA AVENUE, #113
FRESNO, CA. 93704-1245

CAPACITY: OWNER

Property Detail Report

For Property Located At :
12161 VENTURA BLVD, STUDIO CITY, CA 91604-2515



CoreLogic

RealQuest Professional

Owner Information

Bldg Card: 000 of 002

Owner Name: **HANESSIAN ANNE R**
 Mailing Address: **6589 N MAROA AVE #113, FRESNO CA 93704-1245 C029**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 4541 W 60 FT OF N 190 FT OF S 200 FT OF LOT 11		
County:	LOS ANGELES, CA	APN:	2367-016-005
Census Tract / Block:	1439.01 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	4541
Legal Book/Page:	49-33	Map Reference:	23-C4 / 562-G5
Legal Lot:	11	Tract #:	4541
Legal Block:		School District:	LOS ANGELES
Market Area:	STUD	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	08/06/2001 / 06/19/2001	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1414477		

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

Year Built / Eff:	1947 /	Total Rooms/Offices		Garage Area:	
Gross Area:	5,198	Total Restrooms:		Garage Capacity:	
Building Area:	5,198	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.26	County Use:	RESTAURANT/TAVERN (2100)
Lot Area:	11,401	Lot Width/Depth:	x	State Use:	
Land Use:	RESTAURANT BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$241,593	Assessed Year:	2014	Property Tax:	\$5,144.56
Land Value:	\$145,983	Improved %:	40%	Tax Area:	13
Improvement Value:	\$95,610	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$241,593				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

12161 VENTURA BLVD, STUDIO CITY, CA 91604-2515**11 Comparable(s) Selected.**

Report Date: 12/30/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$650,000	\$3,250,000	\$1,548,562
Bldg/Living Area	5,198	4,473	5,864	5,106
Price/Sqft	\$0.00	\$141.48	\$589.84	\$288.60
Year Built	1947	1921	1990	1964
Lot Area	11,401	4,653	107,301	28,231
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$241,593	\$271,139	\$2,340,000	\$834,321
Distance From Subject	0.00	4.48	23.10	13.47

*= user supplied for search only

Comp #:	1	Distance From Subject:	4.48 (miles)
Address:	15627 VENTURA BLVD, ENCINO, CA 91436-3128		
Owner Name:	LOPEZ LEONARDO M & IRIS A		
Seller Name:	ADELMAN FAMILY TRUST		
APN:	2261-029-006	Map Reference:	22-B3 / 561-G4
County:	LOS ANGELES, CA	Census Tract:	1414.00
Subdivision:	2955	Zoning:	LAC4
Rec Date:	10/08/2014	Prior Rec Date:	01/26/1967
Sale Date:	09/02/2014	Prior Sale Date:	
Sale Price:	\$1,650,000	Prior Sale Price:	\$59,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1062650	Acres:	0.27
1st Mtg Amt:	\$1,150,000	Lot Area:	11,596
Total Value:	\$483,410	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	2	Distance From Subject:	7.15 (miles)
Address:	4430 FOUNTAIN AVE, LOS ANGELES, CA 90029-2005		
Owner Name:	4430 FOUNTAIN LLC		
Seller Name:	DIEP CUONG T		
APN:	5542-022-038	Map Reference:	35-A3 / 594-B5
County:	LOS ANGELES, CA	Census Tract:	1913.02
Subdivision:	CITY BOUNDARY TR	Zoning:	LAC4
Rec Date:	05/21/2014	Prior Rec Date:	12/20/2013
Sale Date:	04/03/2014	Prior Sale Date:	07/12/2013
Sale Price:	\$860,000	Prior Sale Price:	\$560,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	528015	Acres:	0.16
1st Mtg Amt:	\$774,000	Lot Area:	6,825
Total Value:	\$560,000	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	3	Distance From Subject:	10.04 (miles)
Address:	2516 COLORADO BLVD, LOS ANGELES, CA 90041-1005		
Owner Name:	COLORADO EQUITIES LLC		
Seller Name:	SAWIN SHERMAN H & GLORIA L		
APN:	5682-026-033	Map Reference:	25-F4 / 564-J5
County:	LOS ANGELES, CA	Census Tract:	1813.00
Subdivision:	5488	Zoning:	LAC4
Rec Date:	12/05/2014	Prior Rec Date:	05/17/2005
Sale Date:	11/20/2014	Prior Sale Date:	05/11/2005
Sale Price:		Prior Sale Price:	\$2,658,020
Sale Type:	N	Prior Sale Type:	
Document #:	1311709	Acres:	0.45
1st Mtg Amt:		Lot Area:	19,562
Total Value:	\$2,340,000	# of Stories:	1.00
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	4	Distance From Subject:	10.65 (miles)
Address:	2912 S FIGUEROA ST, LOS ANGELES, CA 90007-3709		
Owner Name:	TROJAN FIG PARTNERS LLC		
Seller Name:	FIGUEROA RETAIL LLC		
APN:	5123-019-023	Map Reference:	44-A6 / 634-C7
County:	LOS ANGELES, CA	Census Tract:	2247.00
Subdivision:	JUDSON TR	Zoning:	LAC2
Rec Date:	12/16/2014	Prior Rec Date:	12/30/1986
Sale Date:	12/01/2014	Prior Sale Date:	12/1986
Sale Price:		Prior Sale Price:	
Sale Type:	N	Prior Sale Type:	
Document #:	1364603	Acres:	0.77
1st Mtg Amt:		Lot Area:	33,630
Total Value:	\$1,037,911	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	5	Distance From Subject:	12.64 (miles)
Address:	170 N LA BREA AVE, INGLEWOOD, CA 90301-1708		
Owner Name:	170 NORTH LA BREA LLC		
Seller Name:	H-M ASSOCIATES		
APN:	4021-008-008	Map Reference:	57-A1 / 703-C2
County:	LOS ANGELES, CA	Census Tract:	6010.01
Subdivision:	11520	Zoning:	INC1*
Rec Date:	10/31/2014	Prior Rec Date:	08/10/1979
Sale Date:	10/17/2014	Prior Sale Date:	
Sale Price:	\$653,500	Prior Sale Price:	\$90,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1157677	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,653
Total Value:	\$434,737	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	6	Distance From Subject:	12.67 (miles)
Address:	621 W MANCHESTER BLVD, INGLEWOOD, CA 90301-1629		
Owner Name:	WAFFLE PLAZA PROPERTIES INC		
Seller Name:	5G LLC		
APN:	4018-012-013	Map Reference:	56-E1 / 703-B2
County:	LOS ANGELES, CA	Census Tract:	6014.01
Subdivision:	7120	Zoning:	INC2YY
Rec Date:	08/14/2014	Prior Rec Date:	05/07/2008
Sale Date:	07/09/2014	Prior Sale Date:	04/15/2008
Sale Price:	\$1,100,000	Prior Sale Price:	\$5,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	848862	Acres:	0.22
1st Mtg Amt:		Lot Area:	9,592
Total Value:	\$530,391	# of Stories:	1.00
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	7	Distance From Subject:	15.02 (miles)
Address:	24454 CALABASAS RD, CALABASAS, CA 91302-1517		
Owner Name:	CAT AUTOMOTIVE GROUP LLC		
Seller Name:	HOFFMAN DEBBIE L		
APN:	2069-009-021	Map Reference:	100-C3 / 559-D5
County:	LOS ANGELES, CA	Census Tract:	8002.04
Subdivision:		Zoning:	CSCL-SC*
Rec Date:	10/10/2014	Prior Rec Date:	09/14/1989
Sale Date:	09/09/2014	Prior Sale Date:	
Sale Price:	\$3,250,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1074525	Acres:	2.46
1st Mtg Amt:	\$2,600,000	Lot Area:	107,301
Total Value:	\$285,680	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	8	Distance From Subject:	16.09 (miles)
Address:	650 S ATLANTIC BLVD, EAST LOS ANGELES, CA 90022-3212		
Owner Name:	KIPP LA SCHOOLS		
Seller Name:	OZOHANYAN SILVIA		
APN:	6341-024-012	Map Reference:	45-F6 / 635-H7
County:	LOS ANGELES, CA	Census Tract:	5317.01
Subdivision:	7192	Zoning:	LCC3*
Rec Date:	10/29/2014	Prior Rec Date:	11/18/1997
Sale Date:	09/11/2014	Prior Sale Date:	09/19/1997
Sale Price:	\$650,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1144182	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,993
Total Value:	\$271,139	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	9	Distance From Subject:	16.69 (miles)
Address:	4570 GAGE AVE, BELL, CA 90201		
Owner Name:	PATEL BALUBHAI/MADRAZO HOLDINGS LP		
Seller Name:	MADRAZO HOLDINGS LP		
APN:	6326-004-022	Map Reference:	53-D5 / 675-D7
County:	LOS ANGELES, CA	Census Tract:	5338.03
Subdivision:	CLUTTER & LONG TR	Zoning:	BLC3R-R3*
Rec Date:	08/29/2014	Prior Rec Date:	11/19/2010
Sale Date:	06/10/2014	Prior Sale Date:	09/17/2010
Sale Price:	\$975,000	Prior Sale Price:	\$800,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	916153	Acres:	0.81
1st Mtg Amt:	\$660,551	Lot Area:	35,288
Total Value:	\$956,287	# of Stories:	1.00
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	10	Distance From Subject:	19.66 (miles)
Address:	18705 HAWTHORNE BLVD, TORRANCE, CA 90504-5505		
Owner Name:	18705 HAWTHORNE BLVD OWNER LLC		
Seller Name:	NORMS RESTAURANTS		
APN:	4083-009-008	Map Reference:	68-A1 / 763-D2
County:	LOS ANGELES, CA	Census Tract:	6503.00
Subdivision:	MCDONALD TR	Zoning:	TOHC-GEN
Rec Date:	12/22/2014	Prior Rec Date:	07/15/1965
Sale Date:	12/12/2014	Prior Sale Date:	
Sale Price:		Prior Sale Price:	\$115,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	1390185	Acres:	0.89
1st Mtg Amt:		Lot Area:	38,851
Total Value:	\$723,963	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	11	Distance From Subject:	23.1 (miles)
Address:	23609 HAWTHORNE BLVD, TORRANCE, CA 90505-5903		
Owner Name:	BRATAN MANAGEMENT LLC		
Seller Name:	VINCES PROPERTIES LLC		
APN:	7378-007-067	Map Reference:	/ 793-D2
County:	LOS ANGELES, CA	Census Tract:	6512.22
Subdivision:	MEADOW PARK TR	Zoning:	TOHC-GEN
Rec Date:	10/17/2014	Prior Rec Date:	05/01/1986
Sale Date:	07/23/2014	Prior Sale Date:	
Sale Price:	\$3,250,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1099126	Acres:	0.86
1st Mtg Amt:	\$3,364,800	Lot Area:	37,253
Total Value:	\$1,554,018	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

EXHIBIT D

ASSIGNED INSPECTOR: **GARY LYNCH**

Date: January 6, 2015

JOB ADDRESS: **12159 WEST VENTURA BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2367-016-005**

CASE#: 432839

ORDER NO: A-2900771

EFFECTIVE DATE OF ORDER TO COMPLY: **December 13, 2011**

COMPLIANCE EXPECTED DATE: **January 7, 2012**

DATE COMPLIANCE OBTAINED: **November 7, 2012**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2900771

1010228201245080

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

HANESSIAN, ANNE R TR ANNE R HANESSIAN TRUST
6589 N MAROA AVE 113
FRESNO, CA 93704

CASE #: 432839
ORDER #: A-2900771
EFFECTIVE DATE: December 13, 2011
COMPLIANCE DATE: January 07, 2012

OWNER OF
SITE ADDRESS: 12159 W VENTURA BLVD
ASSESSORS PARCEL NO.: 2367-016-005
ZONE: C2; Commercial 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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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 wall sign installed without permits and approvals is a condition which violates the Ventura Cahuenga Specific Plan.

You are therefore ordered to: Remove the wall sign condition which violates the Specific Plan.

Code Section(s) in Violation: 12.04.01, 12.21A.1.(a) of the L.A.M.C.

Location: Front exterior wall of the building facing Ventura Blvd.

Comments: Remove the wall sign or obtain all required permits and approvals.

2. The wall sign requires a permit.

You are therefore ordered to: Obtain all required permits for the wall sign.

Code Section(s) in Violation: 91.6201.2, 91.106.1.1, 91.103.3, 12.21A.1.(a) of the L.A.M.C.

Location: Front exterior wall.

Comments: Remove the wall sign or obtain all required permits and approvals

11-7-12



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.

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 (213)252-3089.

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

Inspector: _____

Date: December 06, 2011

ROBERT SUNSERI
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3089


REVIEWED BY

NP

DEC 06 2011

EXHIBIT D

ASSIGNED INSPECTOR: GARY LYNCH

Date: January 6, 2015

JOB ADDRESS: 12159 WEST VENTURA BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2367-016-005

CASE#: 494420

ORDER NO: A-3223443

EFFECTIVE DATE OF ORDER TO COMPLY: March 27, 2013

COMPLIANCE EXPECTED DATE: April 1, 2013

DATE COMPLIANCE OBTAINED: November 13, 2013

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3223443

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATTILOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

HANESSIAN, ANNE R TR ANNE R HANESSIAN TRUST
6589 N MAROA AVE 113
FRESNO, CA 93704

CASE #: 494420
ORDER #: A-3223443
EFFECTIVE DATE: March 27, 2013
COMPLIANCE DATE: April 01, 2013

OWNER OF
SITE ADDRESS: 12159 W VENTURA BLVD
ASSESSORS PARCEL NO.: 2367-016-005
ZONE: C2; Commercial 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 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 banner sign is a condition which violates the Ventura Cahuenga Specific Plan.

You are therefore ordered to: Remove the 2'6"x 14'4" banner sign which violates the Specific Plan.

Code Section(s) in Violation: 12.04.01, 12.21A.1.(a) of the L.A.M.C.

Location: Attached to the front of the building facing Ventura Blvd.

Comments: Remove the Umami Burger banner sign

2. The banner sign requires a permit.

You are therefore ordered to: Obtain all required permits for the banner sign.

Code Section(s) in Violation: 91.6201.2, 91.106.1.1, 91.103.3, 12.21A.1.(a) of the L.A.M.C.

Location: Attached to the front of the building facing Ventura Blvd

Comments: Obtain all required permits and approvals or remove the banner sign.

PDJ

MAR 21 2013

11-13-13

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 day 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 \$550.00 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 **\$1,925.00**.

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:

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If you have any questions or require any additional information please feel free to contact me at (213)252-3089.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: March 20, 2013

ROBERT SUNSERI
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3089
Robert.Sunseri@lacity.org

RS

REVIEWED BY