

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

September 24, 2015

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

JOB ADDRESS: **15638 WEST SAN FERNANDO MISSION BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2662-014-007**

On August 11, 2014, 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: **15638 West San Fernando Mission 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on July 17, 2014 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>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	184.79
Title Report fee	42.00
Grand Total	\$ 3,398.35

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 **\$3,398.35** 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 **\$3,398.35** 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. T12313
Dated as of: 08/14/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2662-014-007

Property Address: 15638 W SAN FERNANDO MISSION BLVD **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : MICHAEL RAY VESTAL,

Grantor : PETER JAMES SANDRENE, THE ANGELINE SANDRENE LIVING TRUST

Deed Date : 06/18/2014

Recorded : 06/20/2014

Instr No. : 14-0641384

MAILING ADDRESS: MICHAEL RAY VESTAL,
15638 SAN FERNANDO MISSION BLVD GRANADA HILLS CA 91344

SCHEDULE B

LEGAL DESCRIPTION

Lot: 10 Tract No: 18781 Abbreviated Description: LOT:10 CITY:REGION/CLUSTER: 01/01156 TR#:18781

TRACT # 18781 LOT 10 City/Muni/Twp: REGION/CLUSTER: 01/01156

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

Recording Requested By:
Peter James Sandrene

When Recorded Return To
And Mail Tax Statement To:

Michael Ray Vestal
15638 San Fernando Mission Blvd.
Granada Hills, CA 91344

Space Above This Line Reserved for Recorder's Use

QUITCLAIM DEED

APN: 2662-014-007

No Documentary Transfer Tax Due:

"This conveyance transfers an interest out of a Living Trust to a beneficiary."

"This conveyance transfers an interest from parent to children and out of a deceased parent Living Trust"

Peter James Sandrene

/Peter James Sandrene/

Signature of Declarant or Agent Determining Tax. Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Peter James Sandrene, Successor Trustee of The Angeline Sandrene Living Trust, dated August 4, 1993, does hereby remise, release and forever quitclaim to Michael Ray Vestal, a Single Man, as His Sole and Separate Property, all right, title, and interest in the following described real property in the County of Los Angeles, State of California:

Lot 10 of Tract No. 18781, as per map recorded in Book 475, Pages 44 to 47 of Maps, in the Office of the Recorder of said County.

Reserving unto the Grantor herein all oil, minerals and other hydrocarbon substances in or under said land lying below a depth of 500 feet from surface of said land, but with no right of surface entry upon said land to remove the same. APN 2662-014-007.

Together with all appurtenances, and subject to any covenants, easements and restrictions of record.

Commonly known address: 15638 San Fernando Mission Blvd., Granada Hills, CA 91344.

Date: 06/18 2014

Peter James Sandrene
Peter James Sandrene, Successor Trustee
of The Angeline Sandrene Living Trust,
dated August 4, 1993.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }SS

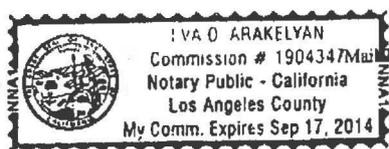
On June 18th, 2014, before me, Eva O. Arakelyan, a Notary Public, personally appeared Peter James Sandrene, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature: *Eva O. Arakelyan*
Signature of Notary Public



Mail Tax Statement as Shown Above

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **September 24, 2015**

JOB ADDRESS: **15638 WEST SAN FERNANDO MISSION BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2662-014-007**

Last Full Title: **08/14/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MICHAEL RAY VESTAL
15638 W. SAN FERNANDO MISSION BLVD.
GRANADA HILLS, CA 91344 CAPACITY: OWNER

Property Detail Report

For Property Located At :

15638 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344-4303



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **VESTAL MICHAEL R**
 Mailing Address: **15638 SAN FERNANDO MISSION BLVD, GRANADA HILLS CA 91344-4303 C037**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 18781 LOT 10	APN:	2662-014-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1093.00 / 2	Subdivision:	18781
Township-Range-Sect:		Map Reference:	8-B1 /
Legal Book/Page:	475-44	Tract #:	18781
Legal Lot:	10	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	GH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/20/2014 / 06/13/2014	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	641384		

Last Market Sale Information

Recording/Sale Date:	11/22/1993 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	2288539	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

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:	PARKING AVAIL	Construction:	
Living Area:	1,275	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1953 / 1953	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED COMPOSITION SHINGLE	Quality:	
# of Stories:	1.00	Roof Material:		Condition:	

Other Improvements: **FENCE**

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,439	Lot Width/Depth:	62 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$155,540	Assessed Year:	2015	Property Tax:	\$791.89
Land Value:	\$77,770	Improved %:	50%	Tax Area:	16
Improvement Value:	\$77,770	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$155,540				

Comparable Sales Report

For Property Located At

15638 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344-4303



CoreLogic

RealQuest Professional

15 Comparable(s) Selected.

Report Date: 09/22/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$380,000	\$555,000	\$449,000
Bldg/Living Area	1,275	1,200	1,383	1,292
Price/Sqft	\$0.00	\$301.91	\$419.82	\$347.86
Year Built	1953	1953	1961	1955
Lot Area	7,439	7,015	9,033	7,525
Bedrooms	3	3	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$155,540	\$59,513	\$425,000	\$261,349
Distance From Subject	0.00	0.07	0.48	0.32

*= user supplied for search only

Comp #:1 Distance From Subject:0.07 (miles)
 Address: **15718 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344-4305**
 Owner Name: **MENDOZA JOYLEEN A/POLUMBARIT LEA P**
 Seller Name: **GW SAN DIEGO PROPERTIES LLC**
 APN: **2662-013-003** Map Reference: **8-B1 /** Living Area: **1,383**
 County: **LOS ANGELES, CA** Census Tract: **1093.00** Total Rooms: **6**
 Subdivision: **20746** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **06/16/2015** Prior Rec Date: **09/21/2001** Bath(F/H): **2 /**
 Sale Date: **05/26/2015** Prior Sale Date: **08/01/2001** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$447,000** Prior Sale Price: **\$210,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **709288** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$438,903** Lot Area: **7,200** Pool:
 Total Value: **\$307,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.13 (miles)
 Address: **15709 HORACE ST, GRANADA HILLS, CA 91344-5433**
 Owner Name: **ZAMORA JOSE R/GUZMAN JOSE D Z**
 Seller Name: **CRONK A & J FAMILY TRUST**
 APN: **2662-013-024** Map Reference: **8-B1 /** Living Area: **1,358**
 County: **LOS ANGELES, CA** Census Tract: **1093.00** Total Rooms: **7**
 Subdivision: **24161** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **07/01/2015** Prior Rec Date: **12/03/1985** Bath(F/H): **2 /**
 Sale Date: **04/06/2015** Prior Sale Date: Yr Built/Eff: **1961 / 1961**
 Sale Price: **\$410,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **792099** Acres: **0.19** Fireplace: **Y / 1**
 1st Mtg Amt: **\$402,573** Lot Area: **8,154** Pool: **POOL**
 Total Value: **\$89,397** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
 Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.2 (miles)
 Address: **15622 MCKEEVER ST, GRANADA HILLS, CA 91344-4341**
 Owner Name: **RAMIRO GERMAINE C**
 Seller Name: **SALAZAR ESTEBAN S**
 APN: **2662-009-030** Map Reference: **8-B1 /** Living Area: **1,303**
 County: **LOS ANGELES, CA** Census Tract: **1092.00** Total Rooms: **6**
 Subdivision: **25064** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **03/13/2015** Prior Rec Date: **10/04/2012** Bath(F/H): **2 /**
 Sale Date: **03/11/2015** Prior Sale Date: **09/21/2012** Yr Built/Eff: **1960 / 1960**
 Sale Price: **\$467,000** Prior Sale Price: **\$220,500** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **274510** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$373,600** Lot Area: **7,499** Pool:
 Total Value: **\$311,858** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
 Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.2 (miles)

Address: 11151 HASKELL AVE, GRANADA HILLS, CA 91344-3972			
Owner Name: MEDINA MANUEL			
Seller Name: RILEY LUCILLE M TRUST			
APN: 2666-029-004	Map Reference: 8-B1 /	Living Area: 1,241	
County: LOS ANGELES, CA	Census Tract: 1092.00	Total Rooms: 5	
Subdivision: 21580	Zoning: LARS	Bedrooms: 3	
Rec Date: 05/13/2015	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 03/27/2015	Prior Sale Date:	Yr Built/Eff: 1957 / 1957	
Sale Price: \$380,000	Prior Sale Price:	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 554516	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$304,000	Lot Area: 7,201	Pool: POOL	
Total Value: \$61,761	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 5				Distance From Subject: 0.26 (miles)
Address: 10923 HASKELL AVE, GRANADA HILLS, CA 91344-5427				
Owner Name: CASTILLO VICTOR/GALARZA ANA				
Seller Name: KRUZIC FRANK C & S A TRUST				
APN: 2667-015-014	Map Reference: 8-B2 /	Living Area: 1,275		
County: LOS ANGELES, CA	Census Tract: 1093.00	Total Rooms: 5		
Subdivision: 20381	Zoning: LARS	Bedrooms: 3		
Rec Date: 06/19/2015	Prior Rec Date:	Bath(F/H): 2 /		
Sale Date: 05/19/2015	Prior Sale Date:	Yr Built/Eff: 1955 / 1957		
Sale Price: \$450,000	Prior Sale Price:	Air Cond: CENTRAL		
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL		
Document #: 734162	Acres: 0.17	Fireplace: /		
1st Mtg Amt: \$417,000	Lot Area: 7,199	Pool:		
Total Value: \$59,513	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE		
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL		

Comp #: 6				Distance From Subject: 0.27 (miles)
Address: 15526 MCKEEVER ST, MISSION HILLS, CA 91345-1332				
Owner Name: GOLDBERG JOSHUA H				
Seller Name: CORNERSTONE TRUST				
APN: 2664-009-017	Map Reference: 8-C1 /	Living Area: 1,200		
County: LOS ANGELES, CA	Census Tract: 1091.00	Total Rooms: 6		
Subdivision: 18838	Zoning: LARS	Bedrooms: 4		
Rec Date: 08/18/2015	Prior Rec Date: 10/07/2014	Bath(F/H): 2 /		
Sale Date: 07/17/2015	Prior Sale Date: 10/01/2014	Yr Built/Eff: 1955 / 1955		
Sale Price: \$430,000	Prior Sale Price: \$285,000	Air Cond: CENTRAL		
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL		
Document #: 1011381	Acres: 0.18	Fireplace: Y / 1		
1st Mtg Amt: \$365,500	Lot Area: 7,944	Pool:		
Total Value: \$285,000	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK		
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE		

Comp #: 7				Distance From Subject: 0.33 (miles)
Address: 15925 LUDLOW ST, GRANADA HILLS, CA 91344-5442				
Owner Name: OROURKE IAN D & JESSICA T				
Seller Name: RUBIO REY C & ELIZABETH A				
APN: 2667-010-016	Map Reference: 8-B1 /	Living Area: 1,376		
County: LOS ANGELES, CA	Census Tract: 1093.00	Total Rooms: 6		
Subdivision: 18858	Zoning: LARS	Bedrooms: 3		
Rec Date: 03/06/2015	Prior Rec Date: 08/01/1979	Bath(F/H): 2 /		
Sale Date: 02/13/2015	Prior Sale Date:	Yr Built/Eff: 1954 / 1958		
Sale Price: \$469,000	Prior Sale Price: \$77,000	Air Cond: CENTRAL		
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL		
Document #: 241601	Acres: 0.16	Fireplace: /		
1st Mtg Amt: \$375,200	Lot Area: 7,015	Pool:		
Total Value: \$159,194	# of Stories: 1.00	Roof Mat: WOOD SHAKE		
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE		

Comp #: 8				Distance From Subject: 0.33 (miles)
Address: 15645 SIMONDS ST, GRANADA HILLS, CA 91344-4345				
Owner Name: BUSH MICHAEL & SUZANNE				
Seller Name: GONZALEZ GEORGE & VERALIZ				
APN: 2662-007-017	Map Reference: 2-B6 /	Living Area: 1,200		
County: LOS ANGELES, CA	Census Tract: 1092.00	Total Rooms: 6		
Subdivision: 18838	Zoning: LARS	Bedrooms: 4		
Rec Date: 07/24/2015	Prior Rec Date: 05/28/1999	Bath(F/H): 2 /		
Sale Date: 06/24/2015	Prior Sale Date: 05/20/1999	Yr Built/Eff: 1955 / 1955		
Sale Price: \$452,000	Prior Sale Price: \$155,000	Air Cond:		
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL		
Document #: 899596	Acres: 0.18	Fireplace: Y / 1		
1st Mtg Amt: \$443,813	Lot Area: 7,737	Pool:		
Total Value: \$202,172	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK		
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE		

Comp #:9 Distance From Subject:0.35 (miles)
 Address: 15931 LUDLOW ST, GRANADA HILLS, CA 91344-5442
 Owner Name: FORTUNE BRIAN & ADRIANA
 Seller Name: FORTUNE THOMAS A & LORI A
 APN: 2667-010-015 Map Reference: 8-B1 / Living Area: 1,264
 County: LOS ANGELES, CA Census Tract: 1093.00 Total Rooms: 5
 Subdivision: 18858 Zoning: LARS Bedrooms: 3
 Rec Date: 12/31/2014 Prior Rec Date: 04/14/1995 Bath(F/H): 2 /
 Sale Date: 12/22/2014 Prior Sale Date: Yr Built/Eff: 1954 / 1954
 Sale Price: \$400,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1424465 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$380,000 Lot Area: 7,017 Pool:
 Total Value: \$400,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:0.37 (miles)
 Address: 15852 INDEX ST, GRANADA HILLS, CA 91344-3970
 Owner Name: GONZALEZ TRINIDAD
 Seller Name: POSTED PROPERTIES COM INC
 APN: 2666-026-014 Map Reference: 8-B1 / Living Area: 1,291
 County: LOS ANGELES, CA Census Tract: 1092.00 Total Rooms: 5
 Subdivision: 21580 Zoning: LARS Bedrooms: 3
 Rec Date: 07/28/2015 Prior Rec Date: 03/02/2015 Bath(F/H): 2 /
 Sale Date: 06/08/2015 Prior Sale Date: 02/20/2015 Yr Built/Eff: 1956 / 1956
 Sale Price: \$520,000 Prior Sale Price: \$340,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 915113 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$510,581 Lot Area: 7,528 Pool:
 Total Value: \$193,771 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:11 Distance From Subject:0.43 (miles)
 Address: 16001 HORACE ST, GRANADA HILLS, CA 91344-5322
 Owner Name: AGUILAR MANUEL/MARTINEZ MARIA
 Seller Name: COLETTE ROBIN L S
 APN: 2667-005-008 Map Reference: 8-B1 / Living Area: 1,275
 County: LOS ANGELES, CA Census Tract: 1093.00 Total Rooms: 5
 Subdivision: 14452 Zoning: LARS Bedrooms: 3
 Rec Date: 06/19/2015 Prior Rec Date: 08/15/2008 Bath(F/H): 2 /
 Sale Date: 05/26/2015 Prior Sale Date: 07/24/2008 Yr Built/Eff: 1954 / 1954
 Sale Price: \$450,000 Prior Sale Price: \$375,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 734582 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$441,849 Lot Area: 7,450 Pool:
 Total Value: \$401,803 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:12 Distance From Subject:0.47 (miles)
 Address: 16031 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344-3830
 Owner Name: WEERAMAN KUSHAN
 Seller Name: COHEN JORGE E
 APN: 2666-020-016 Map Reference: 8-B1 / Living Area: 1,322
 County: LOS ANGELES, CA Census Tract: 1093.00 Total Rooms: 6
 Subdivision: 18290 Zoning: LARS Bedrooms: 4
 Rec Date: 12/22/2014 Prior Rec Date: 04/24/2012 Bath(F/H): 2 /
 Sale Date: 12/01/2014 Prior Sale Date: 04/18/2012 Yr Built/Eff: 1953 / 1953
 Sale Price: \$425,000 Prior Sale Price: \$352,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1391919 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$382,500 Lot Area: 7,198 Pool: POOL
 Total Value: \$425,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:13 Distance From Subject:0.48 (miles)
 Address: 15959 INDEX ST, GRANADA HILLS, CA 91344-3920
 Owner Name: COTTO JOHN M & MINERVA E
 Seller Name: KIM BETTY
 APN: 2666-014-010 Map Reference: 8-B1 / Living Area: 1,305
 County: LOS ANGELES, CA Census Tract: 1092.00 Total Rooms: 6
 Subdivision: 15922 Zoning: LARS Bedrooms: 4
 Rec Date: 12/24/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 11/25/2014 Prior Sale Date: Yr Built/Eff: 1955 / 1955
 Sale Price: \$415,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1404117 Acres: 0.21 Fireplace: Y / 1
 1st Mtg Amt: \$394,250 Lot Area: 9,033 Pool:
 Total Value: \$415,000 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:14 Distance From Subject:0.48 (miles)
 Address: **10832 GAYNOR AVE, GRANADA HILLS, CA 91344-5501**
 Owner Name: **CRABTREE JONATHAN/CRUZ NICOLE**
 Seller Name: **AGUILAR ANTHONY & ELAINE L**
 APN: **2667-021-014** Map Reference: **8-B2 /** Living Area: **1,264**
 County: **LOS ANGELES, CA** Census Tract: **1093.00** Total Rooms: **6**
 Subdivision: **18858** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **07/15/2015** Prior Rec Date: **10/02/1998** Bath(F/H): **2 /**
 Sale Date: **06/08/2015** Prior Sale Date: **09/02/1998** Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$465,000** Prior Sale Price: **\$174,500** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **855428** Acres: **0.17** Fireplace: **Y / 1**
 1st Mtg Amt: **\$372,000** Lot Area: **7,503** Pool:
 Total Value: **\$227,609** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:15 Distance From Subject:0.48 (miles)
 Address: **16043 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344-3830**
 Owner Name: **CABRA ANTONI G/TAKIGAMI ASA**
 Seller Name: **OLAYA MARCO A**
 APN: **2666-020-014** Map Reference: **8-B1 /** Living Area: **1,322**
 County: **LOS ANGELES, CA** Census Tract: **1093.00** Total Rooms: **6**
 Subdivision: **18290** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **03/13/2015** Prior Rec Date: **04/04/2013** Bath(F/H): **2 /**
 Sale Date: **02/20/2015** Prior Sale Date: **02/22/2013** Yr Built/Eff: **1953 / 1953**
 Sale Price: **\$555,000** Prior Sale Price: **\$372,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **274922** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$444,000** Lot Area: **7,200** Pool:
 Total Value: **\$381,153** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**
PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT SUNSERI**

Date: **September 24, 2015**

JOB ADDRESS: **15638 WEST SAN FERNANDO MISSION BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2662-014-007**

CASE#: **634279**

ORDER NO: **A-3560110**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 17, 2014**

COMPLIANCE EXPECTED DATE: **August 11, 2014**

DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3560110

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

On JUL 14 2014 the
Date

MICHAEL RAY VESTAL
15638 SAN FERNANDO MISSION BLVD
GRANADA HILLS, CA 91344

undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 634279
ORDER #: A-3560110
EFFECTIVE DATE: July 17, 2014
COMPLIANCE DATE: August 11, 2014

OWNER OF
SITE ADDRESS: 15638 W SAN FERNANDO MISSION BLVD
ASSESSORS PARCEL NO.: 2662-014-007
ZONE: RS; Suburban 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Unapproved construction.

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear of the house.

Comments: The stucco and windows have been removed from the rear of the house. Obtain all required permits and approvals for the work being conducted.

2. Unapproved construction.

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Detached garage.

Comments: Remove the approximate 10x18 foot addition to the garage.

3. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of various 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.

Location: Entire property.

Comments: Remove all open storage from all required yards

4. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Detached garage.

Comments: Restore the garage to its approved condition as a 2 car garage.

5. 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.

Location: Entire property.

Comments: Remove all trash and debris

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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 \$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 98.041 L.A.M.C.

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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.

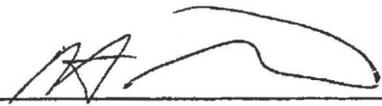
APPEAL PROCEDURES:

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9840. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: July 10, 2014

ROBERT SUNSERI
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9840
Robert.Sunseri@lacity.org


REVIEWED BY

