

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

July 27, 2015

Council District: # 7

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

JOB ADDRESS: **7360 WEST TRANQUIL DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2562-013-019**

On June 29, 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: **7360 West Tranquil Drive, 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 a non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	398.70
Title Report fee	42.00
Grand Total	\$ 2,365.70

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 **\$2,365.70** 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 **\$2,365.70** 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. T11500
 Dated as of: 05/15/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 2562-013-019

Property Address: 7360 W TRANQUIL DR ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Sonali Nunez, a single woman, and Thomas Ramirez and Martha Alicia Ramirez, husband and wife, as joint tenants, all as joint tenants

Grantor : Alfred Fehlau, a single man and Gregory E. De Lumeau, a single man as tenants in common

Deed Date : 6/24/2010

Recorded : 1/28/2011

Instr No. : 20110156949

MAILING ADDRESS : Sonali Nunez, Thomas Ramirez and Martha Alicia Ramirez
 7344 Tranquil Drive, Tujunga, CA 91042.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles and State of California:

Parcel 1: That Portion of Lot 294 of Hillhaven Tract in the City of Los Angeles, County of Los Angeles, State of California, as per map filed in Book No. 72 Pages 48 and 49 of Maps in the office of the County Recorder of Said Los Angeles County

Parcel 2: All of Lot 296 and that portion of Lot 295 of Hillhaven Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 72 Pages 48 and 49 of Maps, in the office of the County Recorder of said County

Assessor's Parcel No: 2562-013-019

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11500

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$30,000.00

Dated : 1/21/2011

Trustor : Sonali Nunez, Thomas Ramirez and Martha Alicia Ramirez

Trustee : Valley Financial Consultants, Inc. a California Corporation

Beneficiary : Fred Fehlau and Gregory E. de Lumeau

Recorded : 1/28/2011

Instr No. : 20110156950

MAILING ADDRESS : Valley Financial Consultants, Inc., None Shown.

MAILING ADDRESS : Fred Fehlau, 9360 Reverie Road, Tujunga, CA 91042.

MAILING ADDRESS : Gregory E. de Lumeau, 9360 Reverie Road, Tujunga, CA 91042.

Assignment of the above referenced security instrument is as follows:

Assignee : One West Bank, FSB

Recorded : 7/11/2012

Instr No. : 20121021518

MAILING ADDRESS : One West Bank, FSB, 2900 Esperanza Crossing, DM-01-08, Austin, TX 78758.

RECORDING REQUESTED BY:
Orange Coast Title Company

AND WHEN RECORDED MAIL TO:

Miss Sonali Nunez and
Mr. and Mrs. Thomas Ramirez
7344 Tranquill Drive
Tujunga, CA 91042



2

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 1171664-01

Escrow No.: 04-05858-038 2

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

3132⁰⁰ (80)

\$ 570⁰⁰ (41)

DOCUMENTARY TRANSFER TAX is \$248.60 CITY TRANSFER TAX \$1,017.00

- 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 Los Angeles AND

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

Alfred Fehlau, a Single Man and Gregory E. de Lumeau, a Single Man as Tenants in Common

hereby GRANT(s) to:

Sonali Nunez, a Single Woman, and Thomas Ramirez and Martha Alicia Ramirez, Husband and Wife, as Joint Tenants, all as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Portions of Lots 294 (only), 295 and 296 of Hillhaven Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 72, Pages 48 and 49 of Maps, in the Office of the County Recorder of said County, AS PER COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Also Known as: Vacant Land: APN 2562-013-018 and -019, Tujunga area, Los Angeles, CA 91042
AP#. 2562-013-018 and -019

DATED June 24, 2010

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On JUNE 24, 2010

before me, DAVE BERGHOFF

A Notary Public in and for said State personally appeared

Gregory E. de Lumeau AND ALFRED

FEHLAU

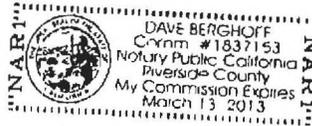
[Signature]
Alfred Fehlau

[Signature]
Gregory E. de Lumeau

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Notary's Signature *[Signature]*

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

10

RECORDING REQUESTED BY:
Orange Coast Title Company

AND WHEN RECORDED MAIL TO:

Alfred Fehlau and Gregory E de Lumeau,
9360 Revere Road
Tujunga, CA 91042



2

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 04-06868-038

Title Order No.: 1171864-01

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

4

THIS DEED OF TRUST, made January 21, 2011

A.P. #2562-013-018 and -019

Sonali Nunez, a Single Woman, and Thomas Ramirez and Martha Alicia Ramirez, Husband and Wife, as Joint Tenants, all as Joint Tenants herein called Trustor, whose address is 7344 Tranquill Drive, Tujunga CA 91042 and

Valley Financial Consultants, Inc. a California Corporation, herein called Trustee, and Fred Fehlau and Gregory E. de Lumeau, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE that Property in Los Angeles County, California, described as

Portions of Lots 294 (only), 295 and 296 of Hillhaven Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 72, Pages 48 and 49 of Maps, in the Office of the County Recorder of said County, AS PER COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Also Known as: Vacant Land: APN 2562-013-018 and -019, Tujunga area, Los Angeles, CA 91042

"Should the trustor or his successors in interest, without the consent in writing of the beneficiary, sell, transfer or convey or permit to be sold, transferred or conveyed, his interest in the property, or any part thereof, then the beneficiary may, at his option, declare all sums secured hereby immediately due and payable."

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits For the Purpose of Securing: 1 Performance of each agreement of Trustor incorporated by reference or contained herein. 2 Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions or renewal thereof, in the principal sum of \$30,000.00 executed by Trustor in favor of Beneficiary or order. 3 Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

DATED January 21, 2011

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On January 26, 2011

before me, Karen S. Dier

A Notary Public in and for said State personally appeared

Sonali Nunez, Thomas Ramirez

and Martha Alicia Ramirez

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.

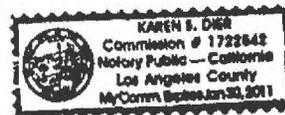
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Sonali Nunez
Sonali Nunez

Thomas Ramirez
Thomas Ramirez

Martha A. Ramirez
Martha Alicia Ramirez



Signature Karen S. Dier

(Seal)

11/3

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**
JOB ADDRESS: **7360 WEST TRANQUIL DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2562-013-019**

Date: **July 27, 2015**

Last Full Title: **05/15/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SONALI NUNEZ, THOMAS RAMIREZ AND MARTHA ALICIA RAMIREZ
7344 TRANQUIL DRIVE
TUJUNGA, CA 91042
CAPACITY: OWNERS

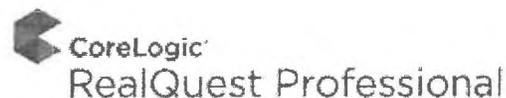
- 2). FRED FEHLAU
9360 REVERIE RD.
TUJUNGA, CA 91042
CAPACITY: INTERESTED PARTIES

- 3). GREGORY E. DE LUMEAU
9360 REVERIE RD.
TUJUNGA, CA 91042
CAPACITY: INTERESTED PARTIES

- 4). ONE WEST BANK, F.S.B.
2900 ESPERANZA CROSSING, DM-01-08
AUSTIN, TX 78758
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
,, CA



Owner Information

Owner Name: **NUNEZ SONALI/RAMIREZ THOMAS & MARTIN A**
Mailing Address: **7344 TRANQUIL DR, TUJUNGA CA 91042-3054 C002**
Vesting Codes: **SW // JT**

Location Information

Legal Description: **HAVENHILL TRACT POR LOTS 297, W 100 FT OF LOT 295 AND ALL OF LOT 296**
County: **LOS ANGELES, CA** APN: **2562-013-019**
Census Tract / Block: **1014.00 / 2** Alternate APN:
Township-Range-Sect: Subdivision: **HILLHAVEN TR**
Legal Book/Page: Map Reference: **10-F5 /**
Legal Lot: **295** Tract #: **LOS ANGELES**
Legal Block: School District:
Market Area: **659** School District Name:
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: **01/28/2011 / 06/24/2010** 1st Mtg Amount/Type: **\$30,000 / PRIVATE PARTY**
Sale Price: **\$120,000** 1st Mtg Int. Rate/Type: **/**
Sale Type: **FULL** 1st Mtg Document #: **156950**
Document #: **156949** 2nd Mtg Amount/Type: **/**
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale: **MULTI**
Title Company: **ORANGE COAST TITLE CO.**
Lender:
Seller Name: **FEHLAU ALFRED**

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

Site Information

Zoning: LAA1	Acres: 0.28	County Use: VACANT RESIDENTIAL (010V)
Lot Area: 11,982	Lot Width/Depth: x	State Use:
Land Use: RESIDENTIAL LOT	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$104,512	Assessed Year: 2014	Property Tax: \$1,303.58
Land Value: \$104,512	Improved %:	Tax Area: 13
Improvement Value:	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$104,512		

Comparable Summary

For Property Located At



CoreLogic
RealQuest Professional

„ CA

0 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: 0

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property								
	\$120,000				01/28/2011		11,982	N/A

The subject property is not geo-coded to utilize the distance criteria. Please refine your comps criteria by using a different geographic option.

EXHIBIT D

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: July 27, 2015

JOB ADDRESS: 7360 WEST TRANQUIL DRIVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2562-013-019

CASE#:500649

ORDER NO: A-3261185

EFFECTIVE DATE OF ORDER TO COMPLY: May 30, 2013

COMPLIANCE EXPECTED DATE: June 29, 2013

DATE COMPLIANCE OBTAINED: No Compliance To Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3261185

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BOARD OF
BUILDING AND SAFETY
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HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

NUNEZ, SONALI AND
7344 TRANQUIL DR
TUJUNGA, CA 91042

On _____ the _____
Date **MAY 28 2013**
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 500649
ORDER #: A-3261185
EFFECTIVE DATE: May 30, 2013
COMPLIANCE DATE: June 29, 2013

OWNER OF

SITE ADDRESS: 7360 W TRANQUIL DR

ASSESSORS PARCEL NO.: 2562-013-019

ZONE: A1; Agricultural 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.) 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. Unapproved occupancy or use of the A1 zone for landscaping business.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the A1 zone for landscaping business.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

- 2. Storage of commercial vehicle(s) in the A1 zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

Code Section(s) in Violation: 12.21A.1.(a), and 12.03 of the L.A.M.C.

Comments: truck used for landscaping business

- 3. A permit is required for the work performed on retaining wall over 4ft in height from footing.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.



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

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:

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 (818)374-9854. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: May 23, 2013

ROBERT GOLD
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854
Robert.Gold@lacity.org


REVIEWED BY

