

Adam and Fuyuko Bray-Ali
PO Box 3371
South Pasadena, CA 91030

PROTEST

November 26, 2015

Mr. Charles Kalibbala
Department of Building and Safety
City of Los Angeles
201 N. Figueroa Street
Los Angeles, CA 90012

CF 15-0160 S-666

RECEIVED
CITY CLERK'S OFFICE
2015 DEC -4 PM 3:27
CITY CLERK
DEPUTY

RE: APN 5484-033-012 – Letter dated October 30, 2015

Dear Mr. Kalibbala,

I received the letter from your office regarding 6133-6135 East Piedmont Drive in the Highland Park area of Los Angeles. Included with the October 30th letter is an earlier notice from February 16, 2011. Unfortunately, that letter was never sent to me and this is the first time I am seeing it. As you can see, the letter was addressed to the neighboring property owner named William G Jung and sent to his address at 6131 E. Piedmont.

My wife and I purchased the property in 2005 and were not aware that there was an outstanding fine and fee related to an issue we had in 2010/2011 when an older concrete wall failed and we rebuilt the wall with code enforcement help.

At the time, I spent considerable time with the city Building and Safety department and built a wall to comply with the rules without soil engineering and grading requirements on a hillside location. We subsequently removed the top sections for fencing supports to be in compliance with the 3.5 feet height rules. From the LADBS online system I see that this was reported as closed in November 2011.

After doing some research I can confirm that:

- I did not receive a bill for these services/fines and was not aware of them
- We are the property owners now and in 2011
- We are able to pay the initial fine of \$336.00 immediately but request that any subsequent late fees be forgiven, as we were not notified

As you can see, this is a multi-unit property where we see regular city inspections from the LADBS, HCIDLA, and Fire Department for brush clearance and the County Health Department.

I look forward to your reply and plan to be in attendance at the December 15, 2015 hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Bray-Ali', with a stylized flourish at the end.

Adam Bray-Ali
(213) 399-1940

CC:

Office of the City Clerk – 200 North Spring Street, Room 395, Los Angeles, CA 90012
Attention: Clerk of the Council



The City of Los Angeles
Department of Building and Safety

6133 E PIEDMONT AVE

Date Received: 8/25/2010
Description: CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS
Inspector: LUIS ALVAREZ
Phone: (213)252-3032
Status: CLOSED

Order Information

Order Number	Order Type	Effective Date	Issued By	Phone
2716256	ORDER TO COMPLY	3/18/2011	LUIS ALVAREZ	(213)252-3032
2734727	ORDER TO COMPLY	4/27/2011	LUIS ALVAREZ	(213)252-3032

Code Violation Information

Violation

A permit is required for masonry or concrete fences over 3.5 ft. high.

Date in Compliance

11/15/2011

BOARD OF
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

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

FRANK BUSH
EXECUTIVE OFFICER

NOTICE OF HEARING
POSTING COPY

DATE: **October 30, 2015**
APN: **5484-033-012**
Council District :# **1**

Regarding the property known as:

6133 EAST PIEDMONT AVENUE, LOS ANGELES, CA

Under the Authority of the provisions of
Chapter IX, Articles 1 and 8, of the Los Angeles Municipal Code
and
Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 98.0411, Section 98.0402 and Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety filed a Notice of Pending Lien with the Los Angeles County Recorder's Office to recover a portion of the inspection and administrative costs incurred by the Department while identifying, investigating and securing compliance of code violations and/or performing annual inspections at the property located at: **6133 East Piedmont Avenue, Los Angeles, California**, (the "Property"). A copy of the title report containing a full legal description of the property is attached as Exhibit "A". A list of code violations is also attached as Exhibit "D".

The Department has advised the Los Angeles City Council (the "City Council") of the code enforcement costs incurred in identifying and investigating the code violations and/or performing the annual inspections referenced above. These costs include any relevant late charges or collection fees and interest at 1% per month after 60 days of nonpayment. The total amount due is **\$3,005.31**. It is the Department's recommendation that a lien in this amount be recorded against the property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The property owner and all interested parties referenced in the attached list (Exhibit "B") are hereby given notice that the City Council will consider the Department's report on the code enforcement costs referenced above and decide whether to approve the proposed lien. **The hearing will be held on Tuesday, December 15, 2015, at 10:00 a.m. in the Los Angeles City Council Chamber Hall located at 200 North Spring Street, Room 340, Los Angeles, California.** The property owner and all interested parties shall have 45 days from the date of this notice to pay the above referenced fee before the lien is recorded.

The owner and all interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this Direct Assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

**NOTICE OF HEARING
POSTING COPY**

DATE: **October 30, 2015**

APN #: **5484-033-012**

Regarding the property known as:

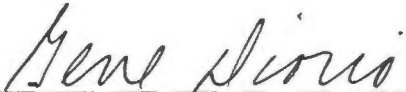
6133 EAST PIEDMONT AVENUE, LOS ANGELES, CA

.....
If you are planning to file a written protest, please provide 1 copy not later than ten (10) days in advance of the hearing date to the Office of the City Clerk, 200 North Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council.

For additional information, contact Charles Kalibbala at telephone number (213) 202-9829 or (213) 482-6890.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, Section 7.35.3 (f) of the Los Angeles Administrative Code.

DEPARTMENT OF BUILDING AND SAFETY



for Charles Kalibbala



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

Property Title Report

Work Order No. T11670
Dated as of: 06/05/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5484-033-012

Property Address: 6133 E PIEDMONT AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Individual Grant Deed

Grantee : Adam S. Bray-Ali and Fuyuko J. Bray-Ali, husband and wife as joint tenants with right of survivorship

Grantor : Thomas R. Huteson, Trustee of the Thomas R. Huteson Revocable Trust of 1999

Deed Date : 1/4/2005

Recorded : 1/28/2005

Instr No. : 05 0208632

MAILING ADDRESS: Adam S. Bray-Ali and Fuyuko J. Bray-Ali,
 P.O. Box 3371, South Pasadena, CA 91031.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

The real property in the City of Los Angeles, County of Los Angeles and State of California: The Easterly 60 feet of Lot 19 in Block S of Garvanza Land Company's Subdivision of portion of Garvanza Add. No. 1, as per Map recorded in Book 10, Page 90 of Miscellaneous Records, in the Office of the County Recorder of said county.

Assessor's Parcel No: 5484-033-012

MORTGAGES/LIENS

Type of Document: 1. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$420,000.00

Dated : 1/26/2005

Trustor : Adam S Bray-Ali and Fuyuko J Bray-Ali

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. T11670

SCHEDULE B (Continued)

Trustee : Verdugo Trustee Service Corporation

Beneficiary : CitiMortgage, Inc.

Recorded : 1/28/2005

Instr No. : 05 0208633

Maturity Date is: 2/1/2035

MAILING ADDRESS: Verdugo Trustee Service Corporation, None Shown.

MAILING ADDRESS: CitiMortgage, Inc., P.O. Box 790021, St. Louis, MO 63179-0021.

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

Amount : \$80,000.00

Dated : 8/15/2007

Trustor : Adam S. Bray-Ali and Fuyuko J. Bray-Ali

Trustee : California National Bank

Beneficiary : California National Bank

Recorded : 8/17/2007

Instr No. : 20071934240

MAILING ADDRESS: California National Bank, 221 South Figueroa Street, Los Angeles, CA 90012

MAILING ADDRESS: California National Bank, Retail Lending MC 825,
221 South Figueroa Street, Los Angeles, CA 90012.

Assignment of the above referenced security instrument is as follows:

Assignee : U.S. Bank National Association

Recorded : 8/20/2010

Instr No. : 20101165461

MAILING ADDRESS: U.S. Bank National Association, 1850 Osborn Avenue, Oshkosh, WI 54902

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 8/5/2011

Instr No. : 20111053929

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

MAILING ADDRESS: Adam S. Bray Ali and Fuyuko J. Bray Ali,
PO BOX 3371, South Pasadena, CA 91031

EXHIBIT B

ASSIGNED INSPECTOR: MEL KHACHATOURIAN

Date: October 30, 2015

JOB ADDRESS: 6133 EAST PIEDMONT AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5484-033-012

Last Full Title: 06/05/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ADAM S. BRAY-ALI AND FUYUKO J. BRAY-ALI
P.O. BOX 3371
SOUTH PASADENA, CA 91031
CAPACITY: OWNERS
- 2). CITIMORTGAGE, INC.
P.O. BOX 790021
ST. LOUIS, MO 63179-0021
CAPACITY: INTERESTED PARTY
- 3). CALIFORNIA NATIONAL BANK
221 S. FIGUEROA ST.
LOS ANGELES, CA 90012
CAPACITY: INTERESTED PARTY
- 4). CALIFORNIA NATIONAL BANK
RETAIL LENDING MC 825
221 S. FIGUEROA ST.
LOS ANGELES, CA 90012
CAPACITY: INTERESTED PARTY
- 5). U.S. BANK NATIONAL ASSN.
1850 OSBORN AVE.
OSHKOSH, WI 54902
CAPACITY: INTERESTED PARTY

EXHIBIT D

ASSIGNED INSPECTOR: MEL KHACHATOURIAN

Date: October 30, 2015

JOB ADDRESS: 6133 EAST PIEDMONT AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5484-033-012

CASE#: 406681

ORDER NO: A-2716256

EFFECTIVE DATE OF ORDER TO COMPLY: February 16, 2011

COMPLIANCE EXPECTED DATE: March 18, 2011

DATE COMPLIANCE OBTAINED: November 15, 2011

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2716256

1010520201135300

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GENERAL MANAGER

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EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JUNG, WILLIAM G
6131 PIEDMONT AVE
LOS ANGELES, CA 90042

CASE #: 406681
ORDER #: A-2716256
EFFECTIVE DATE: February 16, 2011
COMPLIANCE DATE: March 18, 2011

OWNER OF

SITE ADDRESS: 6133 E PIEDMONT AVE

ASSESSORS PARCEL NO.: 5484-033-042

ZONE: RD2; Min. Per Unit 2,000

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 \$ 336.00 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. A permit is required for masonry or concrete fences over 3.5 ft. high.

You are therefore ordered to: Obtain proper permit for the masonry or concrete fence over 3.5 feet high or lower the fence to not exceed 3.5 feet at any point of the fence.

Code Section(s) in Violation: 91.106.2#13, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: At rear yard.

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.

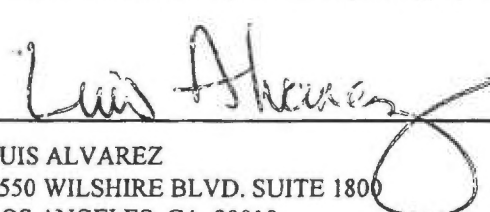
APPEAL PROCEDURES:

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 err 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)252-3386.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: March 01, 2011


LUIS ALVAREZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3386


REVIEWED BY