

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 20, 2017

Council District: # 12

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

JOB ADDRESS: **17828 WEST TRIBUNE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2712-021-009**
Re: Invoice #671409-7, #700216-2, #722610-4

On December 17, 2015, and April 13, 2017 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: **17828 West Tribune Street, 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.

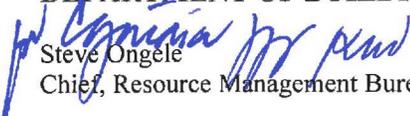
In addition, pursuant to Section 98.0421, the property owner was issued an order November 17, 2015, and March 14, 2017 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 1,320.00
Late Charge/Collection Fee (250%)	4,140.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	356.72
Title Report Fee	42.00
Grand Total	\$ 6,265.28

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 **\$6,265.28** 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 **\$6,265.28** 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 Ongéle
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15014
Dated as of: 12/07/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2712-021-009

Property Address: 17828 W TRIBUNE ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : MARIE F KLOSS; THE MARIE F KLOSS REVOCABLE TRUST

Grantor : MARIE F KLOSS

Deed Date : 05/21/1996

Recorded : 05/28/1996

Instr No. : 96-0826890

***MAILING ADDRESS: MARIE F KLOSS; THE MARIE F KLOSS REVOCABLE TRUST
17828 TRIBUNE ST GRANADA HILLS CA 91344***

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 116 Tract No: 9668 Abbreviated Description: LOT:116 TR#:9668 TRACT # 9668 E 40 FT OF LOT
116 AND W 10FT OF LOT 117***

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

LAW OFFICES OF SAVIN & BURSK

96- 826890

AND WHEN RECORDED MAIL THIS DEED AND
MAIL TAX STATEMENT TO:

MARIE F. KLOSS
17828 Tribune Street
Granada Hills, California 91344

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
9:21 AM MAY 28 1996

FEE
\$7
V

g:\BONNIE\WT-275.TD

Space above this line reserved for Recorders Use

TRUST TRANSFER DEED

Grant Deed (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13 A@ ET. SEQ)
THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT
DOCUMENTARY TRANSFER TAX IS -0-. THERE IS NO CONSIDERATION FOR THIS TRANSFER. EXEMPT PER REV. & TAX SEC 11911
THIS CONVEYANCE TRANSFERS THE GRANTOR'S INTEREST INTO GRANTOR'S REVOCABLE TRUST AND EXEMPT FROM REAPPRAISAL
UNDER PROPOSITION 13. THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911.

GRANTOR(S): MARIE F. KLOSS, a widow

hereby GRANT(S) to: MARIE F. KLOSS, Trustee of "THE MARIE F. KLOSS REVOCABLE TRUST"
dated May 21, 1996

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA:

The East 40 feet of Lot 116 and the West 10 feet of Lot 117 of Tract No. 9668, as per
map recorded in book 135, pages 1,2,3, and 4, of Maps, in the office of the County Recorder of
said County.

Assessor's Parcel Number: 2712-021-009
Commonly known as: 17828 Tribune Street
Granada Hills, California 91344

DATED: May 21, 1996

GRANTOR(S)-TRANSFEROR(S)

Marie F. Kloss
MARIE F. KLOSS

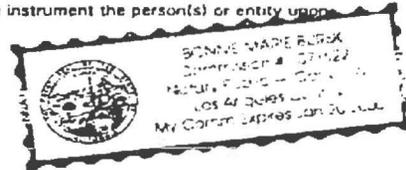
COUNTY OF LOS ANGELES

On this 21st day of May, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared
MARIE F. KLOSS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name is/are subscribed to be 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 entity upon
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[SEAL]

Bonnie Marie Bursk
(Signature of Notary Public)



Property Detail Report**EXHIBIT C**

For Property Located At :
17828 TRIBUNE ST, GRANADA HILLS, CA 91344-4526

**Owner Information**

Owner Name: **KLOSS MARIE F**
 Mailing Address: **17828 TRIBUNE ST, GRANADA HILLS CA 91344-4526 C009**
 Vesting Codes: **// TR**

Location Information

Legal Description: **TRACT # 9668 E 40 FT OF LOT 116 AND W 10 FT OF LOT 117**
 County: **LOS ANGELES, CA** APN: **2712-021-009**
 Census Tract / Block: **1112.02 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **9668**
 Legal Book/Page: **135-1** Map Reference: **7-D2 /**
 Legal Lot: **117** Tract #: **9668**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **GH** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **05/28/1996 /** Deed Type: **DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **826890**

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

Gross Area: Parking Type: **PARKING AVAIL** Construction:
 Living Area: **1,363** Garage Area: Heat Type: **CENTRAL**
 Tot Adj Area: Garage Capacity: **2** Exterior wall: **STUCCO**
 Above Grade: Parking Spaces: **2** Porch Type:
 Total Rooms: **6** Basement Area: Patio Type: **COVERED PATIO**
 Bedrooms: **3** Finish Bsmnt Area: Pool:
 Bath(F/H): **2 /** Basement Type: Air Cond: **EVAP COOLER**
 Year Built / Eff: **1955 / 1955** Roof Type: Style: **CONVENTIONAL**
 Fireplace: **Y / 1** Foundation: **RAISED** Quality:
 # of Stories: **1.00** Roof Material: **WOOD SHAKE** Condition:
 Other Improvements: **FENCE;FENCED YARD**

Site Information

Zoning: **LARE9** Acres: **0.22** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **9,500** Lot Width/Depth: **50 x 190** State Use:
 Land Use: **SFR** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$69,025** Assessed Year: **2017** Property Tax: **\$4,128.34**
 Land Value: **\$22,151** Improved %: **68%** Tax Area: **16**
 Improvement Value: **\$46,874** Tax Year: **2017** Tax Exemption: **HOMEOWNER**
 Total Taxable Value: **\$62,025**

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

17828 TRIBUNE ST, GRANADA HILLS, CA 91344-4526**7 Comparable(s) Selected.**

Report Date: 12/15/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$537,500	\$705,000	\$615,786
Bldg/Living Area	1,363	1,384	1,561	1,499
Price/Sqft	\$0.00	\$368.35	\$460.78	\$410.26
Year Built	1955	1952	1972	1957
Lot Area	9,500	5,730	11,398	9,159
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$69,025	\$231,548	\$631,000	\$393,955
Distance From Subject	0.00	0.24	0.48	0.38

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.24 (miles)	
Address:	17912 LUDLOW ST, GRANADA HILLS, CA 91344-4416		
Owner Name:	CEBALLOS CAROLINA & RAFAEL		
Seller Name:	PARK DANNY Y J & SERIAH J		
APN:	2715-021-107	Map Reference:	7-D1 /
County:	LOS ANGELES, CA	Census Tract:	1112.02
Subdivision:	25623	Zoning:	LAR1
Rec Date:	11/28/2017	Prior Rec Date:	09/19/1997
Sale Date:	11/06/2017	Prior Sale Date:	
Sale Price:	\$575,000	Prior Sale Price:	\$163,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1363233	Acres:	0.15
1st Mtg Amt:	\$564,585	Lot Area:	6,506
Total Value:	\$248,450	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,561
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1972 / 1972
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:	2	Distance From Subject: 0.28 (miles)	
Address:	17619 TULSA ST, GRANADA HILLS, CA 91344-4613		
Owner Name:	SNKHCHYAN MERI		
Seller Name:	ZUBIATE ARMANDO & STACIE		
APN:	2712-013-005	Map Reference:	7-D2 /
County:	LOS ANGELES, CA	Census Tract:	1112.02
Subdivision:	9816	Zoning:	LARE9
Rec Date:	11/09/2017	Prior Rec Date:	11/10/2004
Sale Date:	10/24/2017	Prior Sale Date:	10/20/2004
Sale Price:	\$649,000	Prior Sale Price:	\$575,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1291632	Acres:	0.26
1st Mtg Amt:	\$410,000	Lot Area:	11,398
Total Value:	\$631,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,555
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1956
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject: 0.38 (miles)	
Address:	10921 CHIMINEAS AVE, NORTHRIDGE, CA 91326-2817		
Owner Name:	HERRERA EDUARDO & MARIA J		
Seller Name:	STANFORD KARIN L		
APN:	2715-015-025	Map Reference:	7-C1 /
County:	LOS ANGELES, CA	Census Tract:	1112.06
Subdivision:	22422	Zoning:	LARE11
Rec Date:	09/08/2017	Prior Rec Date:	11/26/2013
Sale Date:	07/26/2017	Prior Sale Date:	10/30/2013
Sale Price:	\$705,000	Prior Sale Price:	\$512,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1023239	Acres:	0.26
1st Mtg Amt:	\$556,000	Lot Area:	11,126
		Living Area:	1,530
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1957 / 1958
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL

Total Value:	\$540,794	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject: 0.4 (miles)			
Address:	10823 ENCINO AVE, GRANADA HILLS, CA 91344-4744				
Owner Name:	SALINAS CHRISTINA E				
Seller Name:	GRIGORIAN RUBEN & MADLEN				
APN:	2712-024-010	Map Reference:	7-D2 /	Living Area:	1,416
County:	LOS ANGELES, CA	Census Tract:	1112.02	Total Rooms:	7
Subdivision:	9668	Zoning:	LARE9	Bedrooms:	3
Rec Date:	04/14/2017	Prior Rec Date:	06/30/1988	Bath(F/H):	1 /
Sale Date:	03/22/2017	Prior Sale Date:	06/1988	Yr Built/Eff:	1952 / 1954
Sale Price:	\$539,000	Prior Sale Price:	\$171,500	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	416816	Acres:	0.16	Fireplace:	Y / 2
1st Mtg Amt:	\$404,250	Lot Area:	7,051	Pool:	
Total Value:	\$339,290	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:	5	Distance From Subject: 0.43 (miles)			
Address:	17457 LOS ALIMOS ST, GRANADA HILLS, CA 91344-4750				
Owner Name:	CORRALEJO NICOLE A				
Seller Name:	KWON STEVE O J				
APN:	2712-025-022	Map Reference:	7-E2 /	Living Area:	1,384
County:	LOS ANGELES, CA	Census Tract:	1112.02	Total Rooms:	6
Subdivision:	9668	Zoning:	LARE9	Bedrooms:	3
Rec Date:	07/11/2017	Prior Rec Date:	07/20/2010	Bath(F/H):	2 /
Sale Date:	06/16/2017	Prior Sale Date:	07/16/2010	Yr Built/Eff:	1953 / 1954
Sale Price:	\$537,500	Prior Sale Price:	\$390,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	772103	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$456,875	Lot Area:	5,730	Pool:	
Total Value:	\$430,519	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject: 0.48 (miles)			
Address:	10837 NESTLE AVE, PORTER RANCH, CA 91326-2846				
Owner Name:	VILLARUEL LUTHARIO L & IVY				
Seller Name:	DEHME SAEED S				
APN:	2715-017-043	Map Reference:	7-C1 /	Living Area:	1,518
County:	LOS ANGELES, CA	Census Tract:	1112.06	Total Rooms:	5
Subdivision:	22422	Zoning:	LARE11	Bedrooms:	3
Rec Date:	10/02/2017	Prior Rec Date:	07/20/1995	Bath(F/H):	2 /
Sale Date:	08/08/2017	Prior Sale Date:		Yr Built/Eff:	1957 / 1957
Sale Price:	\$650,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1122588	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$638,226	Lot Area:	11,163	Pool:	
Total Value:	\$231,548	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject: 0.48 (miles)			
Address:	10847 NESTLE AVE, PORTER RANCH, CA 91326-2846				
Owner Name:	NATERA MAURICIO				
Seller Name:	ROSENTHAL RICHARD E & SHARAN				
APN:	2715-017-042	Map Reference:	7-C1 /	Living Area:	1,530
County:	LOS ANGELES, CA	Census Tract:	1112.06	Total Rooms:	6
Subdivision:	22422	Zoning:	LARE11	Bedrooms:	3
Rec Date:	09/28/2017	Prior Rec Date:	10/30/1992	Bath(F/H):	2 /
Sale Date:	09/20/2017	Prior Sale Date:		Yr Built/Eff:	1957 / 1957
Sale Price:	\$655,000	Prior Sale Price:	\$225,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1110997	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$524,000	Lot Area:	11,142	Pool:	POOL
Total Value:	\$336,085	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: LINN MELVIN

Date: December 20, 2017

JOB ADDRESS: 17828 WEST TRIBUNE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2712-021-009

CASE#: 701427

ORDER NO: A-4317693

EFFECTIVE DATE OF ORDER TO COMPLY: March 14, 2017

COMPLIANCE EXPECTED DATE: April 13, 2017

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4317693

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY-SUPPLEMENTAL AND NOTICE OF FEE

MARIE F. KLOSS REVOCABLE TRUST C/O LINDA MARIE ROMNEY
PO BOX 33351
GRANADA HILLS, CA 91394

CASE #: 701427

ORDER #: A-4317693

EFFECTIVE DATE: March 14, 2017
COMPLIANCE DATE: April 13, 2017

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

MAR 08 2017

To the address as shown on the
last equalized assessment roll.
Initialed by *COB*

TRUSTEE OF

SITE ADDRESS: 17323 W TRIBUNE ST

ASSESSORS PARCEL NO.: 2712-021-009

ZONE: RE9; Min. Lot 9,000 Sq. Ft.

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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. A permit is required for the work performed.

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.

Location: Entire roof

Comments: New roof installed without permits and approvals.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



INSPECTOR COPY
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 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 **\$660.00** 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 **\$2,310.00.**

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:

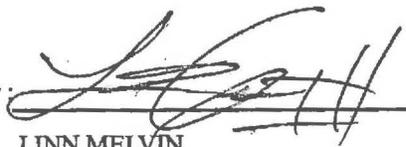
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work 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 (818)374-9840.

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

Inspector:  _____

Date: March 07, 2017

LINN MELVIN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9840
Trey.Melvin@lacity.org


REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

www.ladbs.org

EXHIBIT D

ASSIGNED INSPECTOR: LINN MELVIN

Date: December 20, 2017

JOB ADDRESS: 17828 WEST TRIBUNE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2712-021-009

CASE#: 701427

ORDER NO: A-3915195

EFFECTIVE DATE OF ORDER TO COMPLY: November 15, 2015

COMPLIANCE EXPECTED DATE: December 17, 2015

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3915195

1060714201612546

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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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

ORDER TO COMPLY AND NOTICE OF FEE

KLOSS, MARIE F TR MARIE F KLOSS TRUST
17828 TRIBUNE ST
GRANADA HILLS, CA 91344

CASE #: 701427
ORDER #: A-3915195
EFFECTIVE DATE: November 17, 2015
COMPLIANCE DATE: December 17, 2015

NOV 1 / 2015

OWNER OF
SITE ADDRESS: 17828 W TRIBUNE ST

ASSESSORS PARCEL NO.: 2712-021-009
ZONE: R1; One-Family Zone

LF

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:

VIOLATION(S):

1. A permit is required for the work performed.

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.

Location: Entire roof

Comments: New roof installed without permits and approvals



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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 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 \$660.00 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 \$2,310.00.

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:

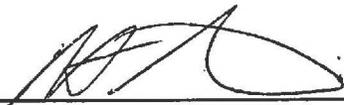
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Inspector :



Date: November 03, 2015

ROBERT SUNSERI
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9840

Robert.Sunseri@lacity.org



REVIEWED BY