

TO: Office of the City Clerk 9/21/16
200 North Spring St
Rm. 395 C.F. 16-0160-5696
Los Angeles, Ca, 90012
Attn: Clerk of the Council

PROTEST

From: Solomon Fearman

5246 Leghorn Ave.

Sherman Oaks, Ca, 91401

RE: 7953 N. Lankershim Blvd
Los Angeles, Ca

CAKKA, 7947 N. Lankershim Blvd
Apex # 2310 024 047

Notice of Lies Hearing
For above address.

Dear Sirs;

I am in possession of the
above hearing notice, dated
9/9/16, regarding my property
at 7953 Lankershim Blvd, L.A., Ca
and am in strong disagreement
with it's content.

As the owner of the
property since its inception

(1) of 4

RECEIVED
CITY CLERK'S OFFICE

2016 SEP 27 AM 7:18

CITY CLERK

BY _____
DEPUTY

(1978) I have made it my concern to have my tenants pay any inspection fees or notices of non-compliance fees. I diligently go to all the tenants and make sure they are aware of any fees they must pay, as I receive a copy of those notices.

You are sending me claims for fees dating back to year 2005, 2007, ect, which I know nothing about, because no notices were ever sent to me. Either initially when due or when they were delinquent. I will sign an affidavit to this effect.

If you can substantiate that these fees notices were sent to me in the appropriate years, I will settle with you

(2) of (4)

Also, Gary's Transmission, was on a sublease to one of the other tenants, (LanKenshine Tire). I spoke with the owner of this company, and he remembers Gary's Transmission paying inspection fees. He will sign an affidavit to this effect.

I want to conclude this

protest letter by again referring my record for this property.

Ever since the annual auto facility inspection program began, I have made it my business to

make sure the fees are paid

(check the record) when I receive

a notice of payment or

diligent notice. I am diligent

about this. I am in effect

acting as your agent.

you are now asking me to pay
unpaid fees from year 2005,
2007 ect, that I know
nothing about, because I
never received those notices
in the appropriate years.

The demand by the city
for unpaid fees for as
far back as eleven years
ago is unreasonable, even
unconscionable and indefensible.

Again if you can prove these
notices were sent to me,
in the appropriate years,
I will settle with you.

Your attention to this matter
would be greatly appreciated.

Sincerely,
Solomon Pearlman

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

FRANK BUSH
GENERAL MANAGER

NOTICE OF HEARING

SOLOMON PEARLMAN AND SARA B. PEARLMAN,
TRUSTEES, THE COMMUNITY PROPERTY TRUST
UNDER THE PEARLMAN FAMILY TRUST
5246 LEGHORN AVE
SHERMAN OAKS, CA 91401

DATE: **September 9, 2016**
APN: **2310-024-047**
Council District: **# 6**

Regarding the property known as:

**7953 NORTH LANKERSHIM BLVD., LOS ANGELES, CA
(AKA: 7947 NORTH LANKERSHIM BLVD., 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: **7953 North Lankershim Blvd., (Aka: 7947 North Lankershim Blvd.), Los Angeles, California**, (the "Property"). A copy of the title report containing a full legal description of the property is attached as Exhibit "A".

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 **\$1,634.02**. 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, October 25, 2016, 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

SOLOMON PEARLMAN AND SARA B. PEARLMAN,
TRUSTEES, THE COMMUNITY PROPERTY TRUST
UNDER THE PEARLMAN FAMILY TRUST
5246 LEGHORN AVE
SHERMAN OAKS, CA 91401

DATE: **September 9, 2016**

APN #: **2310-024-047**

Regarding the property known as:

**7953 NORTH LANKERSHIM BLVD., LOS ANGELES, CA
(AKA: 7947 NORTH LANKERSHIM BLVD., 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 Financial Services at telephone number (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

Brad

FOR FURTHER QUESTIONS
PLEASE CONTACT:
DEPARTMENT OF
BUILDING AND SAFETY
201 N. FIGUEROA ST
ROOM 740
LOS ANGELES, CA 90012



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
P.O. BOX 514260
LOS ANGELES, CA 90051-4260
PHONE (213) 482-6890

Invoiced to: GARY'S TRANSMISSION
YSAF HOVASAPIAN
7953 LANKERSHIM BLVD
NORTH HOLLYWOOD, CA 91605

INVOICE #: 415149.6

DATE: 10/14/05

DUE UPON RECEIPT

CUSTOMER ACCOUNT # 70108042-6	AUTHORITY L.A.M.C. Section 98.0402.(e)	DEPARTMENT CONTROL NUMBER
ANNUAL INSPECTION AND MONITORING PROGRAM WORK DATE: 9/20/05 JOB ADDRESS: 7953 N LANKERSHIM BLVD CASE NO: 75803 INSP NO: 214969 In accordance with L.A.M.C. Sec. 12.26F.3 or 12.26I.5 invoice for annual inspection of 100 08 3801 08 0000 AUTO REPAIR YARDS VEIP \$355.00 48R 08 460A 08 0000 COLLECTION FEE \$88.40 48R 08 460A 08 0000 COLLECTION FEE \$88.40 TOTAL DUE \$355.00 FEE WILL BE DELINQUENT IF NOT PAID WITHIN 30 DAYS FROM THE DATE OF THIS INVOICE (SECTION 12.26F L.A.M.C.). If this Invoice is NOT PAID within 30 DAYS, assignment to a collection agency may be made.		
PAY YOUR BILL ONLINE - Go to www.ladbs.org , Online Services, Pay/View Invoice Online RETAIN THIS PORTION FOR YOUR RECORDS		Page 1 of 1

CUSTOMER NAME: GARY'S TRANSMISSION

TOTAL DUE \$355.00

INVOICE # 415149.6

ACCOUNT # 70108042-6

☐ PLEASE CHANGE MY ADDRESS AS INDICATED:

PLEASE MAKE

NAME

PAYABLE

NEW ADDRESS

AND REMIT TO: CITY OF LA - BUILDING & SAFETY
P.O. BOX 514260
LOS ANGELES, CA 90051-4260

CITY, STATE, ZIP

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

F4151496

F4151496

FOR FURTHER QUESTIONS
PLEASE CONTACT:
DEPARTMENT OF
BUILDING AND SAFETY
201 N. FIGUEROA ST
ROOM 740
LOS ANGELES, CA 90012



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
P.O. BOX 514260
LOS ANGELES, CA 90051-4260
PHONE (213) 482-6880

Invoiced to: GARY'S TRANSMISSION
YSAF HOVASAPIAN
7953 N LANKERSHIM BLVD
NORTH HOLLYWOOD, CA 91605

INVOICE #: 438186 0

DATE: 10/10/07

DUE UPON RECEIPT

CUSTOMER ACCOUNT #	70108042-8	AUTHORITY L.A.M.C. Section 98.0402.(e)	DEPARTMENT CONTROL NUMBER
ANNUAL INSPECTION AND MONITORING PROGRAM			
WORK DATE: 9/17/07 JOB ADDRESS: 7953 N LANKERSHIM BLVD CASE NO: 75803 INSP NO: 381128 FISCAL YEAR: 07-08			
In accordance with L.A.M.C. Sec. 12.26F.3 or 12.26I.5 Invoice for annual inspection of AUTO REPAIR GARAGE			
100	08	3801 08 0000 ANNUAL INSPECTION FEE	\$355.00
48R	08	3800 08 0000 Sys Dev Surhg	\$21.30
48R	08	460A 08 0000 COLLECTION FEE	\$67.36
48R	08	460A 08 0000 COLLECTION FEE	\$169.07
48R	08	460A 08 0000 COLLECTION FEE	\$-67.36
48R	08	460A 08 0000 COLLECTION FEE	\$-169.07
TOTAL DUE			\$376.30
For further information, please call inspector at (818) 374-9838 or (818) 374-9837.			
FEE WILL BE DELINQUENT IF NOT PAID WITHIN 30 DAYS FROM THE DATE OF THIS INVOICE (SECTION 12.26F L.A.M.C.). If this Invoice is NOT PAID within 30 DAYS, assignment to a collection agency may be made.			
PAY YOUR BILL ONLINE - Go to www.ladbs.org , Online Services, Pay/View Invoice Online			
RETAIN THIS PORTION FOR YOUR RECORDS			Page 1 of 1

CUSTOMER NAME: GARY'S TRANSMISSION

TOTAL DUE \$376.30

INVOICE # 438186 0

ACCOUNT # 70108042-8

☐ PLEASE CHANGE MY ADDRESS AS INDICATED:

PLEASE MAKE

NAME

PAYABLE

NEW ADDRESS

AND REMIT TO: CITY OF LA - BUILDING & SAFETY

P.O. BOX 514260

LOS ANGELES, CA 90051-4260

CITY, STATE, ZIP

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

F4381860

F4381860

FOR FURTHER QUESTIONS
PLEASE CONTACT:
DEPARTMENT OF
BUILDING AND SAFETY
201 N. FIGUEROA ST
ROOM 740
LOS ANGELES, CA 90012



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
P.O. BOX 514260
LOS ANGELES, CA 90051-4260
PHONE (213) 482-6880

Invoiced to: GARY'S TRANSMISSION
YSAF HOVASAPIAN
7953 N LANKERSHIM BLVD
NORTH HOLLYWOOD, CA 91605

INVOICE #: 4528412

DATE: 10/08/08

DUE UPON RECEIPT

CUSTOMER ACCOUNT #	AUTHORITY	DEPARTMENT CONTROL NUMBER
70108042-6	L.A.M.C. Section 98.0402.(e)	
ANNUAL INSPECTION AND MONITORING PROGRAM		
WORK DATE: 9/26/08 JOB ADDRESS: 7953 N LANKERSHIM BLVD CASE NO: 75803 INSP NO: 476390 FISCAL YEAR: 08-09		
In accordance with L.A.M.C. Sec. 12.26F.3 or 12.26I.5 Invoice for annual inspection of AUTO REPAIR GARAGE		
100 08 3801 08 0000 ANNUAL INSPECTION FEE		\$355.00
48R 08 3800 08 0000 Sys Dev Surhg		\$21.30
48R 08 460A 08 0000 COLLECTION FEE		\$82.03
48R 08 460A 08 0000 COLLECTION FEE		\$169.07
48R 08 460A 08 0000 COLLECTION FEE		\$-82.03
48R 08 460A 08 0000 COLLECTION FEE		\$-169.07
TOTAL DUE		\$376.30
For further information, please call inspector at (818) 374-9838 or (818) 374-9837.		
FEE WILL BE DELINQUENT IF NOT PAID WITHIN 30 DAYS FROM THE DATE OF THIS INVOICE (SECTION 12.26F L.A.M.C.). If this invoice is NOT PAID within 30 DAYS, assignment to a collection agency may be made.		
PAY YOUR BILL ONLINE - Go to www.ladbs.org , Online Services, Pay/View Invoice Online		
RETAIN THIS PORTION FOR YOUR RECORDS		Page 1 of 1

CUSTOMER NAME: GARY'S TRANSMISSION

TOTAL DUE \$376.30

INVOICE # 4528412

ACCOUNT # 70108042-6

☐ PLEASE CHANGE MY ADDRESS AS INDICATED:

PLEASE MAKE
PAYABLE

AND REMIT TO: CITY OF LA - BUILDING & SAFETY
P.O. BOX 514260
LOS ANGELES, CA 90051-4260

NAME

NEW ADDRESS

CITY, STATE, ZIP

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

'F4528412'

F4528412

FOR FURTHER QUESTIONS
PLEASE CONTACT:
DEPARTMENT OF
BUILDING AND SAFETY
201 N. FIGUEROA ST
ROOM 740
LOS ANGELES, CA 90012



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
P.O. BOX 514260
LOS ANGELES, CA 90051-4260
PHONE (213) 482-6880

Invoiced to: GARY'S TRANSMISSION
GARY'S TRANSMISSION C/O YSAF HOVASAPIAN
7953 N LANKERSHIM BLVD
NORTH HOLLYWOOD, CA 91605

INVOICE #: 498430 4

DATE: 11/10/10

DUE UPON RECEIPT

CUSTOMER ACCOUNT #	AUTHORITY	DEPARTMENT CONTROL NUMBER
70108042-6	L.A.M.C. Section 98.0402.(e)	
ANNUAL INSPECTION AND MONITORING PROGRAM		
WORK DATE: 11/2/10 JOB ADDRESS: 7953 N LANKERSHIM BLVD CASE NO: 75803 INSP NO: 754192 FISCAL YEAR: 10-11		
In accordance with L.A.M.C. Sec. 12.26F.3 or 12.26I.5 Invoice for annual inspection of AUTO REPAIR GARAGE		
100 08 3801 08 0000 ANNUAL INSPECTION FEE		\$457.00
48R 08 3800 08 0000 Sys Dev Surhg		\$27.42
48R 08 460A 08 0000 COLLECTION FEE		\$105.60
48R 08 460A 08 0000 COLLECTION FEE		\$217.65
48R 08 460A 08 0000 COLLECTION FEE		\$-105.60
48R 08 460A 08 0000 COLLECTION FEE		\$-217.65
TOTAL DUE		\$484.42
For further information, please call inspector at (818) 374-9838 or (818) 374-9837.		
FEE WILL BE DELINQUENT IF NOT PAID WITHIN 30 DAYS FROM THE DATE OF THIS INVOICE (SECTION 12.26F L.A.M.C.). If this invoice is NOT PAID within 30 DAYS, assignment to a collection agency may be made.		
PAY YOUR BILL ONLINE - Go to www.ladbs.org , Online Services, Pay/View Invoice Online		
RETAIN THIS PORTION FOR YOUR RECORDS		Page 1 of 1

CUSTOMER NAME: GARY'S TRANSMISSION

TOTAL DUE \$484.42

INVOICE # 498430 4

ACCOUNT # 70108042-6

☐ PLEASE CHANGE MY ADDRESS AS INDICATED:

PLEASE MAKE
PAYABLE

AND REMIT TO: CITY OF LA - BUILDING & SAFETY
P.O. BOX 514260
LOS ANGELES, CA 90051-4260

NAME

NEW ADDRESS

CITY, STATE, ZIP

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

F4984304

F4984304