

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

November 08, 2016

Council District: # 3

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

JOB ADDRESS: **6115 NORTH MELVIN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2153-023-009**

On December 10, 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: **6115 North Melvin Avenue, 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 10, 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>
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)	169.76
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ <u>2,833.32</u></b>

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 **\$2,833.32** 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 **\$2,833.32** 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

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**Property Title Report**

Work Order No. T13594  
Dated as of: 08/24/2016

Prepared for: City of Los Angeles

**SCHEDULE A**

(Reported Property Information)

APN #: 2153-023-009

Property Address: 6115 N MELVIN AVE ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: TRUST TRANSFER DEED

Grantee : PATRICIA A. RUSSELL TRUSTEE RUSSELL REVOCABLE TRUST

Grantor : PATRICIA A. RUSSELL

Deed Date : 03/12/1991

Recorded : 01/02/1992

Instr No. : 92-0004464

MAILING ADDRESS: PATRICIA A. RUSSELL TRUSTEE RUSSELL REVOCABLE TRUST  
6115 MELVIN AVE TARZANA CA 91356

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 187 Tract No: 7884 Abbreviated Description: LOT:187 CITY:REGION/CLUSTER:  
02/02159 TR#:7884 TRACT NO 7884 S 73.5 FT OF LOT 187 City/Muni/Twp:  
REGION/CLUSTER: 02/02159

**MORTGAGES/LIENS**

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

RECORDING REQUESTED BY  
SHULMAN, SHULMAN & SIEGEL  
AND WHEN RECORDED MAIL TO

92- 4464

Name SHULMAN, SHULMAN & SIEGEL  
16055 Ventura Blvd.  
Suite 900  
City & State Encino, CA 91436

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1 MIN. 3 P.M. JAN 2 1992

FEE  
\$5  
D

MAIL TAX STATEMENTS TO  
Name Ms. Patricia Russell  
6115 Melvin Avenue  
City & State Tarzana, CA 91356

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Trust Transfer Deed

YTD 8791J

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

#### Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Cal. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct.  
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ NONE

Computed on full value of property conveyed, or  computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

There is no Documentary transfer tax due (state reason and give Code § or Ordinance number) This conveyance transfers the grantor's interest into her revocable living trust, R & T 11911

Unincorporated area:  City of \_\_\_\_\_ and \_\_\_\_\_  
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust:

- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged;
- Other: \_\_\_\_\_

**GRANTOR(S):** PATRICIA A. RUSSELL, an unmarried woman,  
hereby **GRANT(S)** to PATRICIA ANN RUSSELL, Trustee, RUSSELL 1991 REVOCABLE TRUST, or any Successor Trustee

the following described real property in the \_\_\_\_\_ State of California:  
County of Los Angeles

The Southeast 73.5 feet of Lot 187 of Tract 7884 as per map recorded in Book 104 Pages 51-52 of Maps in the office of the County Recorder of said County.

THIS CONVEYANCE TRANSFERS THE GRANTOR'S INTEREST INTO HER REVOCABLE LIVING TRUST, R & T 11911.

Dated March 12, 1991

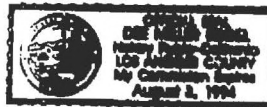
*Patricia A. Russell*  
PATRICIA A. RUSSELL

(Grantor - Transferor(s))

State of California  
County of Los Angeles  
On this the 12th day of March, 19 91  
before me, DEE MILLER SIEGEL  
the undersigned Notary Public, personally appeared  
PATRICIA A. RUSSELL

personally known to me  
 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it  
WITNESS my hand and official seal.

*Dee Miller Siegel*  
Notary's Signature



(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow, Loan or Attorney File No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE



Assessors Identification Number: 2153  
MAP BOOK  
PAGE 023  
PARCEL 009

# EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **December 22, 2014**

JOB ADDRESS: **6115 NORTH MELVIN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2153-023-009**

Last Full Title: **08/24/2016**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1). PATRICIA A. RUSSELL, TRUSTEE  
THE RUSSELL REVOCABLE TRUST  
6115 MELVIN AVE  
TARZANA, CA 91356

CAPACITY: OWNER

## Property Detail Report

For Property Located At :  
**6115 MELVIN AVE, TARZANA, CA 91356-1025**



## Owner Information

Owner Name: **RUSSELL PATRICIA A/RUSSELL TRUST**  
 Mailing Address: **6115 MELVIN AVE, TARZANA CA 91356-1025 C013**  
 Vesting Codes: **// TR**

## Location Information

Legal Description:	<b>TRACT NO 7884 S 73.5 FT OF LOT 187</b>	APN:	<b>2153-023-009</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1393.01 / 2</b>	Subdivision:	<b>7884</b>
Township-Range-Sect:		Map Reference:	<b>14-A6 /</b>
Legal Book/Page:	<b>104-51</b>	Tract #:	<b>7884</b>
Legal Lot:	<b>187</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>TAR</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>04/11/2001 / 04/05/2001</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$399,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>/</b>
Document #:	<b>608186</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$319.97</b>
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name:

**BENAMI DORY**

## Prior Sale Information

Prior Rec/Sale Date:	<b>07/02/1985 /</b>	Prior Lender:	<b>\$148,000 / PRIVATE PARTY</b>
Prior Sale Price:	<b>\$207,270</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>770061</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>DETACHED GARAGE</b>	Construction:	<b>FRAME</b>
Living Area:	<b>1,247</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1953 / 1956</b>	Roof Type:	<b>RAISED</b>	Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 2</b>	Foundation:	<b>COMPOSITION</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>SHINGLE</b>	Condition:	<b>AVERAGE</b>

Other Improvements: **FENCE;ADDITION**

## Site Information

Zoning:	<b>LARA</b>	Acre:	<b>0.50</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>21,841</b>	Lot Width/Depth:	<b>73 x 296</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$349,879</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$4,323.47</b>
Land Value:	<b>\$139,612</b>	Improved %:	<b>60%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$210,267</b>	Tax Year:	<b>2015</b>	Tax Exemption:	
Total Taxable Value:	<b>\$349,879</b>				

## Comparable Summary

For Property Located At



**6115 MELVIN AVE, TARZANA, CA 91356-1025**

**7 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: 7

	Subject Property	Low	High	Average
Sale Price	\$399,000	\$481,000	\$745,000	\$609,286
Bldg/Living Area	1,247	1,134	1,392	1,288
Price/Sqft	\$319.97	\$373.16	\$656.97	\$477.95
Year Built	1953	1939	1954	1950
Lot Area	21,841	7,200	25,672	12,091
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$349,879	\$78,648	\$585,000	\$306,998
Distance From Subject	0.00	0.18	0.49	0.41

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		6115 MELVIN AVE	\$399,000	1953	3	1	04/11/2001	1,247	21,841	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	6134 SHIRLEY AVE	\$740,000	1944	3	2	06/14/2016	1,268	25,672	0.18
<input checked="" type="checkbox"/>	2	19739 VICTORY BLVD	\$580,000	1954	4	3	09/02/2016	1,392	7,200	0.41
<input checked="" type="checkbox"/>	3	6140 TAMPA AVE	\$534,000	1953	3	2	08/29/2016	1,151	8,107	0.43
<input checked="" type="checkbox"/>	4	5850 CALVIN AVE	\$745,000	1939	2	1	06/27/2016	1,134	21,757	0.43
<input checked="" type="checkbox"/>	5	6429 CORBIN AVE	\$600,000	1954	4	3	08/09/2016	1,392	7,200	0.43
<input checked="" type="checkbox"/>	6	19801 GILMORE ST	\$585,000	1954	4	2	09/15/2015	1,392	7,500	0.48
<input checked="" type="checkbox"/>	7	6306 TAMPA AVE	\$481,000	1953	3	2	02/23/2016	1,289	7,202	0.49

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**6115 MELVIN AVE, TARZANA, CA 91356-1025****7 Comparable(s) Selected.**

Report Date: 11/07/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$399,000	\$481,000	\$745,000	\$609,286
Bldg/Living Area	1,247	1,134	1,392	1,288
Price/Sqft	\$319.97	\$373.16	\$656.97	\$477.95
Year Built	1953	1939	1954	1950
Lot Area	21,841	7,200	25,672	12,091
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$349,879	\$78,648	\$585,000	\$306,998
Distance From Subject	0.00	0.18	0.49	0.41

\* = user supplied for search only

Comp #:**1** Distance From Subject:**0.18 (miles)**  
 Address: **6134 SHIRLEY AVE, TARZANA, CA 91356-1042**  
 Owner Name: **GIBSON JEFFREY S**  
 Seller Name: **GIBSON J P LIVING TRUST**  
 APN: **2153-029-008** Map Reference: **14-A5 /** Living Area: **1,268**  
 County: **LOS ANGELES, CA** Census Tract: **1393.01** Total Rooms: **5**  
 Subdivision: **7884** Zoning: **LARA** Bedrooms: **3**  
 Rec Date: **06/14/2016** Prior Rec Date: Bath(F/H): **2 /**  
 Sale Date: **05/17/2016** Prior Sale Date: Yr Built/Eff: **1944 / 1950**  
 Sale Price: **\$740,000** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**  
 Document #: **684461** Acres: **0.59** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$625,500** Lot Area: **25,672** Pool:  
 Total Value: **\$87,969** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**

Comp #:**2** Distance From Subject:**0.41 (miles)**  
 Address: **19739 VICTORY BLVD, WOODLAND HILLS, CA 91367-2829**  
 Owner Name: **NAVARRO ELOY & VERONICA V**  
 Seller Name: **MURRAY MARLANA**  
 APN: **2134-029-031** Map Reference: **12-F5 /** Living Area: **1,392**  
 County: **LOS ANGELES, CA** Census Tract: **1349.01** Total Rooms: **6**  
 Subdivision: **18024** Zoning: **LARS** Bedrooms: **4**  
 Rec Date: **09/02/2016** Prior Rec Date: **07/14/2000** Bath(F/H): **3 /**  
 Sale Date: **08/04/2016** Prior Sale Date: **06/12/2000** Yr Built/Eff: **1954 / 1954**  
 Sale Price: **\$580,000** Prior Sale Price: **\$190,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**  
 Document #: **1058180** Acres: **0.17** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$569,494** Lot Area: **7,200** Pool: **POOL**  
 Total Value: **\$241,835** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**3** Distance From Subject:**0.43 (miles)**  
 Address: **6140 TAMPA AVE, TARZANA, CA 91335-6639**  
 Owner Name: **MOALEM TOMER**  
 Seller Name: **HRF PROPERTIES LLC SERIES D**  
 APN: **2128-018-007** Map Reference: **14-A5 /** Living Area: **1,151**  
 County: **LOS ANGELES, CA** Census Tract: **1331.00** Total Rooms: **5**  
 Subdivision: **15107** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **08/29/2016** Prior Rec Date: **11/21/2005** Bath(F/H): **2 /**  
 Sale Date: **07/29/2016** Prior Sale Date: **10/13/2005** Yr Built/Eff: **1953 / 1953**  
 Sale Price: **\$534,000** Prior Sale Price: **\$580,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1029226** Acres: **0.19** Fireplace: **/**  
 1st Mtg Amt: **\$507,300** Lot Area: **8,107** Pool: **POOL**  
 Total Value: **\$513,000** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE**  
**DETACHED GARAGE**

Comp #:**4** Distance From Subject:**0.43 (miles)**  
 Address: **5850 CALVIN AVE, TARZANA, CA 91356-1111**  
 Owner Name: **CALVIN LAND TRUST**  
 Seller Name: **FERREIRA L JR & R TRUST**  
 APN: **2153-034-024** Map Reference: **14-A6 /** Living Area: **1,134**  
 County: **LOS ANGELES, CA** Census Tract: **1393.01** Total Rooms: **5**  
 Subdivision: **7884** Zoning: **LARA** Bedrooms: **2**  
 Rec Date: **06/27/2016** Prior Rec Date: Bath(F/H): **1 /**  
 Sale Date: **05/25/2016** Prior Sale Date: Yr Built/Eff: **1939 / 1939**  
 Sale Price: **\$745,000** Prior Sale Price: Air Cond:  
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**  
 Document #: **738831** Acres: **0.50** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$78,648** Lot Area: **21,757** Pool:  
 Total Value: **\$78,648** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**5** Distance From Subject:**0.43 (miles)**  
 Address: **6429 CORBIN AVE, WOODLAND HILLS, CA 91367-2802**  
 Owner Name: **BOUCHER THOMAS E/WILLIAMS LAURA E**  
 Seller Name: **BARRON BARBARA TRUST**  
 APN: **2134-029-020** Map Reference: **12-F5 /** Living Area: **1,392**  
 County: **LOS ANGELES, CA** Census Tract: **1349.01** Total Rooms: **6**  
 Subdivision: **18024** Zoning: **LARS** Bedrooms: **4**  
 Rec Date: **08/09/2016** Prior Rec Date: **09/16/1993** Bath(F/H): **3 /**  
 Sale Date: **06/28/2016** Prior Sale Date: Yr Built/Eff: **1954 / 1954**  
 Sale Price: **\$600,000** Prior Sale Price: **\$150,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**  
 Document #: **937818** Acres: **0.17** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$480,000** Lot Area: **7,200** Pool: **POOL**  
 Total Value: **\$215,356** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.48 (miles)**  
 Address: **19801 GILMORE ST, WOODLAND HILLS, CA 91367-2811**  
 Owner Name: **MOBASSERI GEORGE**  
 Seller Name: **RIEHL NORMA R 2015 TRUST**  
 APN: **2134-027-001** Map Reference: **12-F5 /** Living Area: **1,392**  
 County: **LOS ANGELES, CA** Census Tract: **1349.01** Total Rooms: **6**  
 Subdivision: **19813** Zoning: **LARS** Bedrooms: **4**  
 Rec Date: **09/15/2015** Prior Rec Date: **12/01/1975** Bath(F/H): **2 /**  
 Sale Date: **08/18/2015** Prior Sale Date: Yr Built/Eff: **1954 / 1955**  
 Sale Price: **\$585,000** Prior Sale Price: **\$49,000** Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **MODERN**  
 Document #: **1139666** Acres: **0.17** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$409,000** Lot Area: **7,500** Pool: **POOL**  
 Total Value: **\$585,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.49 (miles)**  
 Address: **6306 TAMPA AVE, TARZANA, CA 91335-6645**  
 Owner Name: **PEREZ JOSE G**  
 Seller Name: **SCOTT KEVIN J & DEANNA D**  
 APN: **2128-029-011** Map Reference: **14-A5 /** Living Area: **1,289**  
 County: **LOS ANGELES, CA** Census Tract: **1331.00** Total Rooms: **5**  
 Subdivision: **14062** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **02/23/2016** Prior Rec Date: **06/06/2008** Bath(F/H): **2 /**  
 Sale Date: **01/06/2016** Prior Sale Date: Yr Built/Eff: **1953 / 1953**  
 Sale Price: **\$481,000** Prior Sale Price: **\$385,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **190883** Acres: **0.17** Fireplace: **/**  
 1st Mtg Amt: **\$336,700** Lot Area: **7,202** Pool:  
 Total Value: **\$427,181** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

# EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

**Date: December 22, 2014**

JOB ADDRESS: **6115 NORTH MELVIN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2153-023-009**

**CASE#: 660036**

**ORDER NO: A-3643879**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 10, 2014**

COMPLIANCE EXPECTED DATE: **December 10, 2014**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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**LIST OF IDENTIFIED CODE VIOLATIONS**  
**(ORDER TO COMPLY)**

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3643879

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

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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

ORDER TO COMPLY AND NOTICE OF FEE

RUSSELL, PATRICIA A TR RUSSELL TRUST  
6115 MELVIN AVE  
TARZANA, CA 91356

On \_\_\_\_\_ the

CASE #: 660036

ORDER #: A-3643879

EFFECTIVE DATE: November 10, 2014

COMPLIANCE DATE: December 10, 2014

Date NOV 03 2014  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

OWNER OF  
SITE ADDRESS: 6115 N MELVIN AVE

ASSESSORS PARCEL NO.: 2153-023-009  
ZONE: RA; Suburban 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. 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. Unapproved occupancy or use of the accessory living quarters as a dwelling (rental) unit

You are therefore ordered to: Discontinue the unapproved occupancy or use of the accessory living quarters as a dwelling.

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. The approximate 12'x15' construction of a bedroom at east side of dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permi(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: No addition to the Accessory Living Quarters as noted on 1983 building permit.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

**3. The remodel of the legal accessory living quarters to a rental unit with a full kitchen was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permi(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove kitchen from accessory living quarters

**4. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

**5. Plumbing work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required plumbing permits and approvals

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**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 98.0411 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)374-9863.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:     *BR*    

Date:     November 03, 2014    

ROBERT REESE  
14410 SYLVAN STREET SUITE 105  
LOS ANGELES, CA 91401  
(818)374-9863  
Robert.Reese@lacity.org

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REVIEWED BY