

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

June 20, 2025

Council District: # 12

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

JOB ADDRESS: **24355 WEST VANOWEN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2034-024-028**
Re: Invoice #871174-2, #878446-1

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **24355 West Vanowen Street, Los Angeles, CA** ("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 on August 23, 2022 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>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	256.62
Title Report fee	30.00
Grand Total	\$ 3,843.18

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,843.18** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,843.18** 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


Ana Mae Yutan

Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18137
Dated as of: 08/01/2024

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 2034-024-028

Property Address: 24355 W VANOWEN ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: ZABI NOWAID AS TRUSTEE OF THE NOWAID IRREVOCABLE GRANTOR TRUST

Grantor: HAYATULLAH NOWAID AND TAUHIDA NOWAID

Deed Date : 04/03/2015

Recorded : 05/15/2015

Instr No. : 15-0568516

MAILING ADDRESS: ZABI NOWAID AS TRUSTEE OF THE NOWAID IRREVOCABLE GRANTOR TRUST

24355 VANOWEN ST, CANOGA PARK, CA 91307-2848

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 378 Tract No: 21696 Brief Description: TRACT # 21696 LOT 378

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20150568516



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/15/15 AT 11:55AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201505153000011

00010485708



006790565

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO**
Sean D. Ethington, Esq.
25000 Avenue Stanford, Suite 254
Valencia, CA 91355

MAIL TAX STATEMENTS TO
Hayatullah Nowaid and Tauhida Nowaid
24355 Vanowen Street
West Hills, CA 91307

Temp Doc Number:10485708

Batch Number:6790565

APN: 2034-024-028

Space above line for Recorder's Use

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

Documentary Transfer Tax: None (This is a bonafide gift and the grantor received nothing in return, R & T 11911)

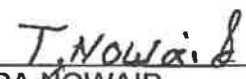
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HAYATULLAH NOWAID and TAUHIDA NOWAID, husband and wife, as Joint Tenants, **hereby REMISE, RELEASE AND FOREVER QUITCLAIM** to ZABI NOWAID, as Trustee of the Nowaid Irrevocable Grantor Trust, dated April 3, 2015, the real property located in the City of Los Angeles, County of Los Angeles, State of California, legally described as:

Lot 378 of Tract 21696 as per map recorded in Book 648, Pages 18 to 28 of Maps in the office of the County Recorder of Los Angeles.

(More commonly known as: 24355 Vanowen St., Los Angeles (West Hills Area), CA

Dated: April 03, 2015


HAYATULLAH NOWAID


TAUHIDA NOWAID

SEE ATTACHED ACKNOWLEDGMENT

Please mail tax statements to the address listed above

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Los Angeles)

On April 3, 2015, before me, CAROLYN J. KUNZ, a notary public, personally appeared HAYATULLAH NOWAID and TAUHIDA NOWAID, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the person, or the entity upon behalf of which the person 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.

Signature Carolyn J. Kunz



EXHIBIT B

ASSIGNED INSPECTOR: **ALFREDO FLORES**
JOB ADDRESS: **24355 WEST VANOWEN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2034-024-028**

Date: **June 20, 2025**

Last Full Title: **08/01/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ZABI NOWAID, TRUSTEE OF THE NOWAID TRUST
24355 VANOWEN STREET
CANOGA PARK, CA 91307
- CAPACITY: OWNER

Property Detail Report**For Property Located At :****24355 VANOWEN ST, WEST HILLS, CA 91307-2848**

RealQuest

Owner Information

Owner Name: **NOWAID ZABI/NOWAID TRUST**
 Mailing Address: **24355 VANOWEN ST, WEST HILLS CA 91307-2848 C074**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 21696 LOT 378	APN:	2034-024-028
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1352.04 / 1	Subdivision:	21696
Township-Range-Sect:		Map Reference:	5-D4 /
Legal Book/Page:	648-18	Tract #:	21696
Legal Lot:	378	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	WEH	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/15/2015 / 04/03/2015	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	568516		

Last Market Sale Information

Recording/Sale Date:	04/10/1998 / 04/07/1998	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	595037	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	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:	07/17/1986 / 07/1986	Prior Lender:	
Prior Sale Price:	\$138,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	897701	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,875	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1960 / 1960	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE;ADDITION;FENCED YARD

Site Information

Zoning:	LARS	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,991	Lot Width/Depth:	62 x 111	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$257,990	Assessed Year:	2023	Property Tax:	\$3,488.07
Land Value:	\$103,192	Improved %:	60%	Tax Area:	16
Improvement Value:	\$154,798	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$257,990				

Comparable Sales Report

For Property Located At

**24355 VANOWEN ST, WEST HILLS, CA 91307-2848****14 Comparable(s) Selected.**

Report Date: 08/12/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$850,000	\$1,290,000	\$1,085,679
Bldg/Living Area	1,875	1,600	2,136	1,747
Price/Sqft	\$0.00	\$497.98	\$750.00	\$627.32
Year Built	1960	1959	1985	1964
Lot Area	6,991	6,863	25,138	12,176
Bedrooms	4	3	5	4
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.15
Total Value	\$257,990	\$80,769	\$919,777	\$428,028
Distance From Subject	0.00	0.15	0.47	0.35

*= user supplied for search only

Comp #:1

Distance From Subject:0.15 (miles)

Address: **24262 HIGHLANDER RD, WEST HILLS, CA 91307-1244**Owner Name: **COHEN BENJAMIN B/ADATO ERIKA**Seller Name: **HIGHLANDER 1234 LLC**APN: **2028-036-004**Map Reference: **5-D4 /**Living Area: **1,600**County: **LOS ANGELES, CA**Census Tract: **1344.21**Total Rooms: **7**Subdivision: **26298**Zoning: **LARE11**Bedrooms: **4**Rec Date: **05/29/2024**Prior Rec Date: **04/21/2022**Bath(F/H): **2 /**Sale Date: **05/24/2024**Prior Sale Date: **03/22/2022**Yr Built/Eff: **1963 / 1963**Sale Price: **\$1,200,000**Prior Sale Price: **\$855,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **348169**Acres: **0.27**Fireplace: **Y / 1**1st Mtg Amt: **\$900,000**Lot Area: **11,707**

Pool:

Total Value: **\$872,100**# of Stories: **1**Roof Mat: **WOOD SHAKE**Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.16 (miles)

Address: 24250 HIGHLANDER RD, WEST HILLS, CA 91307-1244

Owner Name: ZAIGER DAVID/ZAIGER AVIVIT

Seller Name: BUECHE FAMILY TRUST

APN:	2028-036-001	Map Reference:	5-D4 /	Living Area:	1,600
County:	LOS ANGELES, CA	Census Tract:	1344.21	Total Rooms:	7
Subdivision:	26298	Zoning:	LARE11	Bedrooms:	4
Rec Date:	04/04/2024	Prior Rec Date:	12/18/1992	Bath(F/H):	2 /
Sale Date:	03/14/2024	Prior Sale Date:		Yr Built/Eff:	1963 / 1963
Sale Price:	\$979,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	220323	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$734,250	Lot Area:	8,437	Pool:	POOL
Total Value:	\$224,068	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE


Comp #:3 Distance From Subject:0.21 (miles)

Address: 24223 HIGHLANDER RD, WEST HILLS, CA 91307-1245

Owner Name: LEVEL UP CONTRACTOR INC

Seller Name: KIM-CHUNG FAMILY TRUST

APN:	2028-034-008	Map Reference:	5-D4 /	Living Area:	1,600
County:	LOS ANGELES, CA	Census Tract:	1344.21	Total Rooms:	7
Subdivision:	26298	Zoning:	LARE11	Bedrooms:	4
Rec Date:	05/07/2024	Prior Rec Date:	01/22/2004	Bath(F/H):	2 /
Sale Date:	04/22/2024	Prior Sale Date:	01/14/2004	Yr Built/Eff:	1962 / 1962
Sale Price:	\$850,000	Prior Sale Price:	\$550,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	299248	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$899,900	Lot Area:	7,583	Pool:	
Total Value:	\$751,605	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:4  For Sale Distance From Subject:0.26 (miles)

Address: 7015 SCARBOROUGH PEAK DR, WEST HILLS, CA 91307-1212

Owner Name: REVACH HAIM A/BENSADON SAPIR

Seller Name: CASTRO JOSEPH A & MARIA A

APN:	2028-010-027	Map Reference:	5-D3 /	Living Area:	1,613
County:	LOS ANGELES, CA	Census Tract:	1344.21	Total Rooms:	6
Subdivision:	26299	Zoning:	LARE11	Bedrooms:	3
Rec Date:	06/07/2024	Prior Rec Date:	07/02/2015	Bath(F/H):	2 /
Sale Date:	05/23/2024	Prior Sale Date:	05/30/2015	Yr Built/Eff:	1964 / 1964
Sale Price:	\$1,175,000	Prior Sale Price:	\$705,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	372948	Acres:	0.31	Fireplace:	Y / 1
1st Mtg Amt:	\$822,500	Lot Area:	13,342	Pool:	
Total Value:	\$802,162	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.30 (miles)

Address: 7101 RIVOL RD, WEST HILLS, CA 91307-1228

Owner Name: GOODARZI MOHAMMAD A

Seller Name: GRANTOR COLLEEN W TRUST

APN:	2028-037-020	Map Reference:	5-D3 /	Living Area:	1,600
County:	LOS ANGELES, CA	Census Tract:	1344.21	Total Rooms:	6
Subdivision:	26298	Zoning:	LARE11	Bedrooms:	3

Rec Date:	07/12/2024	Prior Rec Date:	05/01/2002	Bath(F/H):	2 /
Sale Date:	06/14/2024	Prior Sale Date:	04/19/2002	Yr Built/Eff:	1962 / 1962
Sale Price:	\$1,155,000	Prior Sale Price:	\$395,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	459862	Acres:	0.37	Fireplace:	Y / 1
1st Mtg Amt:	\$924,000	Lot Area:	16,077	Pool:	
Total Value:	\$873,936	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.35 (miles)

Address: 24042 HIGHLANDER RD, WEST HILLS, CA 91307-1829

Owner Name: TEDDYS CABIN LLC

Seller Name: BEAR FLAG HOMES LLC

APN:	2028-028-018	Map Reference:	5-E4 /	Living Area:	1,982
County:	LOS ANGELES, CA	Census Tract:	1344.21	Total Rooms:	7
Subdivision:	26298	Zoning:	LARE11	Bedrooms:	4
Rec Date:	07/30/2024	Prior Rec Date:	07/26/2024	Bath(F/H):	3 /
Sale Date:	07/08/2024	Prior Sale Date:	07/19/2024	Yr Built/Eff:	1964 / 1964
Sale Price:	\$987,000	Prior Sale Price:	\$925,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	504428	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$888,300	Lot Area:	8,127	Pool:	
Total Value:	\$102,447	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.37 (miles)

Address: 24022 VANOWEN ST, WEST HILLS, CA 91307-3035

Owner Name: BASHIR FAMILY TRUST

Seller Name: ZL ASSETS LLC

APN:	2034-002-004	Map Reference:	5-E4 /	Living Area:	2,136
County:	LOS ANGELES, CA	Census Tract:	1352.04	Total Rooms:	8
Subdivision:	21891	Zoning:	LARS	Bedrooms:	5
Rec Date:	02/23/2024	Prior Rec Date:	06/22/2023	Bath(F/H):	3 /
Sale Date:	01/25/2024	Prior Sale Date:	06/01/2023	Yr Built/Eff:	1959 / 1961
Sale Price:	\$1,100,000	Prior Sale Price:	\$705,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	119606	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$1,100,000	Lot Area:	6,863	Pool:	
Total Value:	\$97,008	# of Stories:	2	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.38 (miles)

Address: 7034 POMELO DR, WEST HILLS, CA 91307-1217

Owner Name: FARDIFAR SEYEDRAS/BEIGI NARGES Y

Seller Name: SMITH TRUST

APN:	2028-031-005	Map Reference:	5-E4 /	Living Area:	1,618
County:	LOS ANGELES, CA	Census Tract:	1344.21	Total Rooms:	7
Subdivision:	26298	Zoning:	LARE11	Bedrooms:	4
Rec Date:	07/12/2024	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	06/21/2024	Prior Sale Date:		Yr Built/Eff:	1963 / 1963
Sale Price:	\$1,100,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	459832	Acres:	0.20	Fireplace:	Y / 1
1st Mtg Amt:	\$880,000	Lot Area:	8,671	Pool:	POOL
Total Value:	\$133,248	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:0.41 (miles)

Address: 24013 HIGHLANDER RD, WEST HILLS, CA 91307-1830

Owner Name: OHAYON ODED

Seller Name: COCHRAN PATRICIA M

APN: 2028-030-019	Map Reference: 5-E4 /	Living Area: 1,618
County: LOS ANGELES, CA	Census Tract: 1344.21	Total Rooms: 7
Subdivision: 26298	Zoning: LARE11	Bedrooms: 4
Rec Date: 03/22/2024	Prior Rec Date: 08/23/1968	Bath(F/H): 2 /
Sale Date: 03/19/2024	Prior Sale Date:	Yr Built/Eff: 1963 / 1963
Sale Price: \$949,000	Prior Sale Price: \$7,500	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 188345	Acres: 0.21	Fireplace: Y / 1
1st Mtg Amt: \$759,200	Lot Area: 9,166	Pool:
Total Value: \$96,084	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.42 (miles)

Address: 7015 NEWGATE RD, WEST HILLS, CA 91307-1818

Owner Name: YAO BENJAMIN S/CHEN JIAHUI

Seller Name: REDWOOD HOLDINGS LLC

APN: 2028-043-004	Map Reference: 5-E4 /	Living Area: 1,686
County: LOS ANGELES, CA	Census Tract: 1344.21	Total Rooms: 7
Subdivision: 26299	Zoning: LARE11	Bedrooms: 4
Rec Date: 05/30/2024	Prior Rec Date: 12/06/2023	Bath(F/H): 3 /
Sale Date: 05/13/2024	Prior Sale Date: 11/07/2023	Yr Built/Eff: 1964 / 1964
Sale Price: \$1,217,500	Prior Sale Price: \$875,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 351124	Acres: 0.58	Fireplace: Y / 1
1st Mtg Amt: \$1,095,625	Lot Area: 25,138	Pool: SPA
Total Value: \$474,631	# of Stories: 2	Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.45 (miles)

Address: 6564 CLEOMOORE AVE, WEST HILLS, CA 91307-2917

Owner Name: GANJEH MOHSEN M

Seller Name: SPENCER PATRICIA

APN: 2034-020-029	Map Reference: 5-E5 /	Living Area: 1,623
County: LOS ANGELES, CA	Census Tract: 1352.04	Total Rooms: 6
Subdivision: 21893	Zoning: LARS	Bedrooms: 3
Rec Date: 05/13/2024	Prior Rec Date: 10/15/1998	Bath(F/H): 2 /
Sale Date: 04/19/2024	Prior Sale Date: 09/01/1998	Yr Built/Eff: 1960 / 1962
Sale Price: \$992,000	Prior Sale Price:	Air Cond: EVAP COOLER
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL
Document #: 312364	Acres: 0.18	Fireplace: /
1st Mtg Amt: \$248,000	Lot Area: 7,765	Pool:
Total Value: \$80,769	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.46 (miles)

Address: 24400 FIELDMONT PL, WEST HILLS, CA 91307-3825

Owner Name: DECKER TODD P

Seller Name: PLIMPTON MARK A

APN: 2031-003-059	Map Reference: 5-D3 /	Living Area: 2,130
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County:	LOS ANGELES, CA	Census Tract:	1352.05	Total Rooms:	
Subdivision:	40875	Zoning:	LARS	Bedrooms:	3
Rec Date:	03/20/2024	Prior Rec Date:	11/19/2019	Bath(F/H):	3 /
Sale Date:	02/27/2024	Prior Sale Date:	10/10/2019	Yr Built/Eff:	1985 / 1988
Sale Price:	\$1,290,000	Prior Sale Price:	\$875,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	181066	Acres:	0.26	Fireplace:	/
1st Mtg Amt:	\$1,032,000	Lot Area:	11,452	Pool:	POOL
Total Value:	\$919,777	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13 Distance From Subject:0.46 (miles)

Address: **7136 SALISBURY RD, WEST HILLS, CA 91307-1234**

Owner Name: **BROWN AMY E/BROWN MEGHAN E**

Seller Name: **BARTEL DONALD**

APN:	2028-039-026	Map Reference:	5-D3 /	Living Area:	1,600
County:	LOS ANGELES, CA	Census Tract:	1344.21	Total Rooms:	5
Subdivision:	26299	Zoning:	LARE11	Bedrooms:	3
Rec Date:	04/26/2024	Prior Rec Date:	04/25/2000	Bath(F/H):	2 /
Sale Date:	03/06/2024	Prior Sale Date:	03/14/2000	Yr Built/Eff:	1964 / 1964
Sale Price:	\$1,050,000	Prior Sale Price:	\$300,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	274684	Acres:	0.58	Fireplace:	Y / 1
1st Mtg Amt:	\$840,000	Lot Area:	25,054	Pool:	
Total Value:	\$443,022	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.47 (miles)

Address: **7110 POMELO DR, WEST HILLS, CA 91307-1219**

Owner Name: **MEDEIROS HEATHER/MITCHELL TYJUAN**

Seller Name: **BAUGHMAN TRUST**

APN:	2028-042-019	Map Reference:	5-E3 /	Living Area:	2,046
County:	LOS ANGELES, CA	Census Tract:	1344.21	Total Rooms:	7
Subdivision:	26299	Zoning:	LARE11	Bedrooms:	4
Rec Date:	05/17/2024	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	04/26/2024	Prior Sale Date:		Yr Built/Eff:	1964 / 1964
Sale Price:	\$1,155,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	324939	Acres:	0.25	Fireplace:	Y / 1
1st Mtg Amt:	\$1,134,080	Lot Area:	11,079	Pool:	POOL
Total Value:	\$121,535	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ALFREDO FLORES**
JOB ADDRESS: **24355 WEST VANOWEN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2034-024-028**

Date: **June 20, 2025**

CASE NO.: **967571**
ORDER NO.: **A-5787967**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 23, 2022**
COMPLIANCE EXPECTED DATE: **September 22, 2022**
DATE COMPLIANCE OBTAINED: **August 7, 2023**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5787967

1010523202327884267

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

NOWAID,ZABI TR NOWAID TRUST
24355 VANOWEN ST
CANOGA PARK, CA 91307

*This document mailed this notice
by regular mail, postage prepaid,
to the addressee on this day*

AUG 16 2022

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

CASE #: 967571

ORDER #: A-5787967

EFFECTIVE DATE: August 23, 2022

COMPLIANCE DATE: September 22, 2022

OWNER OF
SITE ADDRESS: 24355 W VANOWEN ST
ASSESSORS PARCEL NO.: 2034-024-028
ZONE: RS; Suburban Zone

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 Single Family Dwelling as an Indoor Nursery.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the Single Family Dwelling as an Indoor Nursery.

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 remodel of the Single Family dwelling and Garage was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(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: Unapproved construction of partition walls, electrical, plumbing and HVAC were all done without the required permits or 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.



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

3. Electrical permit required.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

AND

Obtain the required electrical permit, expose concealed work and call for required inspections.

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

Comments: The electrical service panel was modified from its approved condition and shall be replaced.

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 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.


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www.ladbs.org

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Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9827.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: August 15, 2022

ALFREDO FLORES
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9827
Alfredo.Flores@lacity.org


REVIEWED BY

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