

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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 30, 2025

Council District: # 3

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

JOB ADDRESS: **20753 WEST CLARENDON STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2151-032-054**
Re: Invoice #863274-4

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: **20753 West Clarendon 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.


Pursuant to Section 98.0421, the property owner was issued an order on May 6, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS 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
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 **\$1,276.56** 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 **\$1,276.56** 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 L. 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. T17974
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 2151-032-054

Property Address: 20753 W CLARENDON ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : ALTA ESTELLE ZARCO
Grantor : THE 1998 SOLOMON FAMILY TRUST
Deed Date : 03/17/1998 **Recorded :** 04/27/2004
Instr No. : 04-1031087

MAILING ADDRESS: ALTA ESTELLE ZARCO
5324 CANOGA AVE, WOODLAND HILLS, CA 91364-2002

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 28 **Tract No:** 22971 **Brief Description:** TRACT # 22971 LOT 28

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST
Recording Date: 03/14/2022 **Document #:** 22-0293778
Loan Amount: \$423,000
Lender Name: LOANCARE LLC
Borrowers Name: ALTA ESTELLE ZARCO

MAILING ADDRESS: LOANCARE LLC
2100 ALT. NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD

04 1031087



TITLE(S) :

DEED



FEE



D.T.T

1324.00

1320.00

NOTIFICATION SENT-\$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2151 - 032 - 054

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY
Kenneth Solomon
AND WHEN RECORDED MAIL TO

04 1031087

All Valley Escrow, Inc
3202 Los Angeles Ave, Suite 31
Simi Valley, Ca 93065
By Sherry Wuerzburger

A P N 2151-032-054

Order No

Space Above This Line for Recorder's Use Only

Escrow No 12598SW

GRANT DEED

L A COUNTY 80

L A CITY 14

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS COUNTY \$308 00 & CITY \$1,260 00
☒ computed on full value of property conveyed or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ unincorporated area, ☒ City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
The 1998 Solomon Family Trust, dated March 17, 1998

hereby GRANT(S) to Alta Estelle Zarco, A Single Woman

the following described property in the City of Los Angeles, County of Los Angeles State of California,

Lot 28 of Tract 22971, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in
Book 646, Pages 85 to 87, Inclusive of Maps in the Office of the County Recorder of said County

The 1998 Solomon Family Trust, dated March 17, 1998

By Kenneth A. Solomon
Kenneth A. Solomon, Trustee

Document Date December 29, 2000

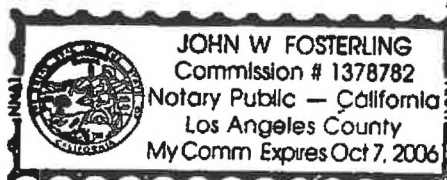
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 8-20-03 before me, John W. Fosterling, Notary Public
personally appeared Kenneth A. Solomon

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the 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 the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

John W. Fosterling



Mail Tax Statements to SAME AS ABOVE or Address Noted Below

This page is part of your document - DO NOT DISCARD



20220293778



Pages:
0002

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

03/14/22 AT 02:40PM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



202203142920051

00022066111



013230456

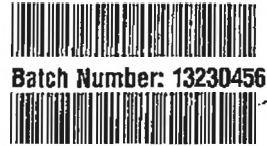
SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

22066111



Batch Number: 13230456

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, LLC

[AND WHEN RECORDED MAIL TO]
LoanCare, LLC
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

CORPORATE ASSIGNMENT OF DEED OF TRUST

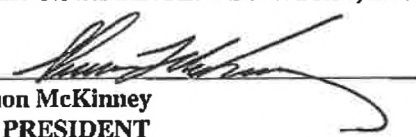
FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer, and set over all of its rights, title, and interest in the described Deed of Trust, representation or warranty, including all liens and any rights due or to become due thereon to LOANCARE, LLC, WHOSE ADDRESS IS 3637 SENTARA WAY, VIRGINIA BEACH, VA 23452, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by ALTA ESTELLE ZARCO and recorded on 10/25/2017 as Instrument # 20171221536 in the office of the LOS ANGELES County Recorder, CA.

Dated on 2 / 25 / 2022 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS


By:


Shannon McKinney
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 2 / 25 / 2022 (MM/DD/YYYY), by Shannon McKinney as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


Aaron Burdick HH 066179
Notary Public - STATE OF FLORIDA
Commission expires: 11/22/2024



AARON BURDICK
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH 066179
EXPIRES: 11/22/2024

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

LC004 431019210 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) LC MERS MIN
100288202001853889 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR
T252202-08:16:17 [C-1] FRMCAL1



D0091331577

EXHIBIT B

ASSIGNED INSPECTOR: LEONARD ROSS

JOB ADDRESS: 20753 WEST CLARENDON STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2151-032-054

Date: June 30, 2025

Last Full Title: 04/23/2024

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ALTA ESTELLE ZARCO

5324 CANOGA AVENUE

WOODLAND HILLS, CA 91364-2002

CAPACITY: OWNER
- 2) LOANCARE, LLC

C/O NATIONWIDE TITLE CLEARING, LLC

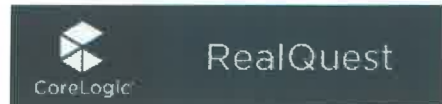
2100 ALT. 19 NORTH

PALM HARBOR, FL 34683

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

**20753 CLARENDON ST, WOODLAND HILLS, CA
91367-6817****Owner Information**

Owner Name: **ZARCO ALTA E**
 Mailing Address: **5324 CANOGA AVE, WOODLAND HILLS CA 91364-2002 C016**
 Vesting Codes: **SW / /**

Location Information

Legal Description:	TRACT # 22971 LOT 28	APN:	2151-032-054
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1371.04 / 1	Subdivision:	22971
Township-Range-Sect:		Map Reference:	13-D1 /
Legal Book/Page:	646-85	Tract #:	22971
Legal Lot:	28	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	WHLL	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	04/27/2004 / 12/29/2000	1st Mtg Amount/Type:	\$240,000 / PRIVATE PARTY
Sale Price:	\$280,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1031088
Document #:	1031087	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$158.73
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	SOLOMON FAMILY 1998 TRUST		

Prior Sale Information

Prior Rec/Sale Date:	08/19/1997 /	Prior Lender:	GN MTG CORP
Prior Sale Price:	\$213,500	Prior 1st Mtg Amt/Type:	\$113,000 / CONV
Prior Doc Number:	1290360	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,764	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1959 / 1959	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LARS	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	8,511	Lot Width/Depth:	75 x 113	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$724,275	Assessed Year:	2023	Property Tax:	\$9,153.13
Land Value:	\$286,975	Improved %:	60%	Tax Area:	16
Improvement Value:	\$437,300	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$724,275				

Comparable Sales Report

For Property Located At



RealQuest

20753 CLARENDON ST, WOODLAND HILLS, CA 91367-6817**8 Comparable(s) Selected.**

Report Date: 05/20/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$280,000	\$950,000	\$1,500,000	\$1,206,062
Bldg/Living Area	1,764	1,600	2,016	1,793
Price/Sqft	\$158.73	\$530.75	\$833.33	\$674.11
Year Built	1959	1954	1961	1959
Lot Area	8,511	6,216	15,785	9,624
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	5	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$724,275	\$130,260	\$1,044,869	\$507,672
Distance From Subject	0.00	0.05	0.48	0.32

* = user supplied for search only

Comp #1

Distance From Subject: 0.05 (miles)

Address:	20736 CLARENDON ST, WOODLAND HILLS, CA 91367-6816		
Owner Name:	CAMPBELL T A SEPARATE PR TRUST		
Seller Name:	AJIGOL ELHAM		
APN:	2151-031-042	Map Reference:	13-E1 /
County:	LOS ANGELES, CA	Census Tract:	1371.04
Subdivision:	22971	Zoning:	LARS
Rec Date:	02/16/2024	Prior Rec Date:	03/16/2015
Sale Date:	01/26/2024	Prior Sale Date:	01/28/2015
Sale Price:	\$1,177,000	Prior Sale Price:	\$565,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	105467	Acres:	0.21
1st Mtg Amt:		Lot Area:	9,112
Total Value:	\$790,243	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,852
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1960 / 1970
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #2

Distance From Subject: 0.14 (miles)

Address:	5548 IRONDALE AVE, WOODLAND HILLS, CA 91367-6840		
Owner Name:	INFUSION & WELLNESS CENTER LLC		
Seller Name:	LUNARDON ALEX LIVING TRUST		
APN:	2151-033-084	Map Reference:	13-D1 /
County:	LOS ANGELES, CA	Census Tract:	1371.04
Subdivision:	23938	Zoning:	LAR1
		Living Area:	1,600
		Total Rooms:	7
		Bedrooms:	4

Rec Date:	02/09/2024	Prior Rec Date:	04/10/1998	Bath(F/H):	2 /
Sale Date:	02/06/2024	Prior Sale Date:		Yr Built/Eff:	1959 / 1959
Sale Price:	\$950,000	Prior Sale Price:		Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	90526	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,446	Pool:	POOL
Total Value:	\$204,845	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #3 Distance From Subject:0.25 (miles)

Address: **5621 MASON AVE, WOODLAND HILLS, CA 91367-6844**

Owner Name: **FLORES GEHOVANNI A/DEL CARMEN FLORES YESENIA**

Seller Name: **TRAFFICANDA 1995 F/TR**

APN:	2151-030-044	Map Reference:	13-E1 /	Living Area:	1,800
County:	LOS ANGELES, CA	Census Tract:	1371.04	Total Rooms:	5
Subdivision:	22975	Zoning:	LARS	Bedrooms:	3
Rec Date:	12/28/2023	Prior Rec Date:	06/11/1997	Bath(F/H):	2 /
Sale Date:	12/15/2023	Prior Sale Date:		Yr Built/Eff:	1960 / 1960
Sale Price:	\$1,246,500	Prior Sale Price:	\$62,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	913334	Acres:	0.36	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	15,785	Pool:	POOL & JACUZZI
Total Value:	\$138,973	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #4 Distance From Subject:0.36 (miles)

Address: **5728 WALLIS LN, WOODLAND HILLS, CA 91367-5325**

Owner Name: **BUDHRANI R SEPARATE PROP TRUST**

Seller Name: **KROPP FAMILY TRUST**

APN:	2151-018-033	Map Reference:	12-E6 /	Living Area:	1,739
County:	LOS ANGELES, CA	Census Tract:	1371.04	Total Rooms:	6
Subdivision:	25326	Zoning:	LARS	Bedrooms:	3
Rec Date:	04/04/2024	Prior Rec Date:	07/01/1977	Bath(F/H):	2 /
Sale Date:	03/07/2024	Prior Sale Date:		Yr Built/Eff:	1961 / 1964
Sale Price:	\$1,200,000	Prior Sale Price:	\$92,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	219768	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$700,000	Lot Area:	8,058	Pool:	POOL
Total Value:	\$232,214	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #5 Distance From Subject:0.39 (miles)

Address: **20361 CLARK ST, WOODLAND HILLS, CA 91367-5508**

Owner Name: **MECHALY TAL**

Seller Name: **SABAG ITSICK**

APN:	2151-028-027	Map Reference:	13-E1 /	Living Area:	1,739
County:	LOS ANGELES, CA	Census Tract:	1371.04	Total Rooms:	5
Subdivision:	22969	Zoning:	LARS	Bedrooms:	4
Rec Date:	04/12/2024	Prior Rec Date:	01/10/2017	Bath(F/H):	3 /
Sale Date:	02/09/2024	Prior Sale Date:	11/29/2016	Yr Built/Eff:	1959 /
Sale Price:	\$1,300,000	Prior Sale Price:	\$624,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	240802	Acres:	0.21	Fireplace:	/
1st Mtg Amt:	\$1,040,000	Lot Area:	9,312	Pool:	POOL

Total Value:	\$727,493	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:6 Distance From Subject:0.46 (miles)

Address: **20556 CALIFA ST, WOODLAND HILLS, CA 91367-5310**

Owner Name: **BARENESS SHALOM**

Seller Name: **HURST DONNA D**

APN:	2151-016-046	Map Reference:	12-E6 /	Living Area:	1,800
County:	LOS ANGELES, CA	Census Tract:	1371.04	Total Rooms:	5
Subdivision:	25020	Zoning:	LARS	Bedrooms:	3
Rec Date:	05/13/2024	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	04/10/2024	Prior Sale Date:		Yr Built/Eff:	1960 / 1960
Sale Price:	\$1,205,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	312532	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$1,459,200	Lot Area:	11,327	Pool:	
Total Value:	\$130,260	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.46 (miles)

Address: **5752 WALLIS LN, WOODLAND HILLS, CA 91367-5325**

Owner Name: **MITRANI ADVA**

Seller Name: **KURTZ ZACHARY**

APN:	2151-018-040	Map Reference:	12-E6 /	Living Area:	1,800
County:	LOS ANGELES, CA	Census Tract:	1371.04	Total Rooms:	6
Subdivision:	25326	Zoning:	LARS	Bedrooms:	3
Rec Date:	05/07/2024	Prior Rec Date:	08/06/2019	Bath(F/H):	3 /
Sale Date:	04/29/2024	Prior Sale Date:	07/12/2019	Yr Built/Eff:	1961 / 1975
Sale Price:	\$1,500,000	Prior Sale Price:	\$994,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	297641	Acres:	0.20	Fireplace:	Y / 1
1st Mtg Amt:	\$1,242,800	Lot Area:	8,733	Pool:	POOL
Total Value:	\$1,044,869	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.48 (miles)

Address: **21008 COSTANSO ST, WOODLAND HILLS, CA 91364-2204**

Owner Name: **GRAND INV PROP GRP LLC**

Seller Name: **JAVADI FARZANEH TRUST**

APN:	2167-023-002	Map Reference:	13-D2 /	Living Area:	2,016
County:	LOS ANGELES, CA	Census Tract:	1375.02	Total Rooms:	6
Subdivision:	6170	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/27/2023	Prior Rec Date:	01/27/2016	Bath(F/H):	5 /
Sale Date:	09/11/2023	Prior Sale Date:	12/15/2015	Yr Built/Eff:	1954 / 1954
Sale Price:	\$1,070,000	Prior Sale Price:	\$595,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	815679	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$953,250	Lot Area:	6,216	Pool:	
Total Value:	\$792,477	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **LEONARD ROSS**

Date: **June 30, 2025**

JOB ADDRESS: **20753 WEST CLARENDON STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2151-032-054**

CASE NO.: **950849**

ORDER NO.: **A-5718956**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 6, 2022**

COMPLIANCE EXPECTED DATE: **June 5, 2022**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5718956

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

ZARCO, ALTA E
5324 CANOGA AVE
WOODLAND HILLS, CA 91364

OWNER OF
SITE ADDRESS: 20753 W CLARENDON ST
ASSESSORS PARCEL NO.: 2151-032-054
ZONE: RS; Suburban Zone

This unsigned mailed this notice
by regular mail, postage prepaid,
to the address on this day

MAY 02 2022
To the address as shown on the
last equalized assessment roll
initialed by

CASE #: 950849
ORDER #: A-5718956
EFFECTIVE DATE: May 06, 2022
COMPLIANCE DATE: June 05, 2022

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 construction to completely remodel the entire single family dwelling.

You are therefore ordered to: Demolish and remove all construction work performed without the required permits, restore the existing approved/permitted structure to its original condition, if it was altered in any way, or submit plans, obtain the required permits, and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a), 93.0104, 94.103.1.1, 95.112.1. of the L.A.M.C.

Location: Entire dwelling.

Comments: Obtain permits for the complete scope of work, including, but not limited to: building, electrical, plumbing, and HVAC without the benefit of permits or approvals.

2. The illegal alteration, addition or remodel to or use or occupancy of an existing building.

You are therefore ordered to: Stop the alteration or use which is not in accordance with the Code.

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

Code Section(s) in Violation: 91.8102.1, 91.103.1, 91.5R103.1, 12.21A.1(a), 93.0104, 94.103.1.1, 95.112.1. of the L.A.M.C.

Location: Entire dwelling.

Comments: Obtain permits for the complete scope of work, including, but not limited to: building, electrical, plumbing, and HVAC without the benefit of permits or approvals.

3. Fence height in required front yard is 3'6" (42") maximum.

You are therefore ordered to: 1) Reduce front yard fence height to maximum allowable height of 3'6" above grade.

Code Section(s) in Violation: 12.22C20.(f)(2), 12.21A.1(a) of the L.A.M.C.

Location: Front yard property line.

4. A permit is required for the work performed to remodel the entire dwelling.

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), 93.0104, 94.103.1.1, 95.112.1. of the L.A.M.C.

Location: Entire dwelling.

Comments: Obtain permits for the complete scope of work, including, but not limited to: building, electrical, plumbing, and HVAC without the benefit of permits or approvals.

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.

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.

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

10106202353274464


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)374-9864.
Office hours are 7:00 a.m. to 5:30 p.m. Monday through Thursday.

Inspector:

Date: April 28, 2022

RICHARD SIMONS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864

Richard.Simons@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