

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

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VICE PRESIDENT

CORISSA HERNANDEZ
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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

July 6, 2026

Council District: # 4

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

JOB ADDRESS: 14520 WEST HESBY STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2263-032-013
Re: Invoice #919217-9

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: **14520 West Hesby 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 June 13, 2024 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	35.00
Grand Total	\$ 1,281.56

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 **\$1,281.56** 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 **\$1,281.56** 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: PATRICE LATTIMORE, 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. T18921
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2263-032-013

Property Address: 14520 W HESBY ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : VN PARTNERSHIP

Grantor : MAYO PARTNERSHIP

Deed Date : 12/21/2000 Recorded : 01/03/2001

Instr No. : 01-0010130

MAILING ADDRESS: VN PARTNERSHIP

6360 VAN NUYS BLVD, VAN NUYS, CA 91401-2638

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 404 Tract No: 1000 Brief Description: TRACT # 1000 LOT COM AT NW COR OF TRACT # 16271 TH W ON S LINE OF HESBY ST 150 FT WITH A UNIFORM DEPTH OF 170 FT S PART OF

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 11/24/2009

Document #: 09-1783715

Loan Amount: \$2,000,000

Lender Name: E N FINANCIAL SERVICES & DEVELOPMENT, INC.

Borrowers Name: VN PARTNERSHIP

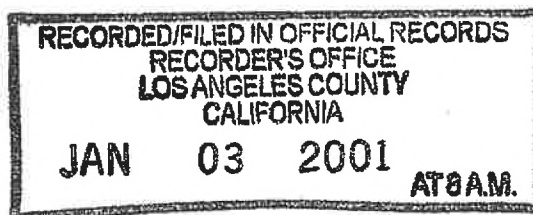
MAILING ADDRESS: E N FINANCIAL SERVICES & DEVELOPMENT, INC.

6360 VAN NUYS BLVD #204 VAN NUYS, CA 91401



LEAD SHEET

01-0010130



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

D.T.T.

FEE \$13	C
3	

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$400

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

2263

032

013

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

UTC

AND WHEN RECORDED MAIL THIS DEED AND,
UNLESS OTHERWISE SHOWN BELOW, MAIL TAX
STATEMENTS TO:

Name VN PARTNERSHIP

Street
Address 6356 VAN NUYS BLVD. #203

City &
State
Zip VAN NUYS, CA 91401

Title Order No. 1200076-7 Escrow No. _____

01-0010130

Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This form furnished by United Title Company

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 100

() computed on full value of property conveyed, or

(X) computed on full value less value of liens and encumbrances remaining at time of sale.

() unincorporated area: (X) city of LOS ANGELES

THE VALUE OF THE PROPERTY in this
conveyance, exclusive of LIEN and
encumbrance is \$100. or less and there is
no additional consideration
received by
the grantor and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MAYO PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP
hereby GRANT(S) to

VN PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP

The following described real property in the

County of LOS ANGELES

, State of California:

DESCRIBED AS:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF AS MORE PARTICULARLY
DESCRIBED EXHIBIT "A"

ALSO KNOWN AS: 14520 HESBY STREET, SHERMAN OAKS, CA
A.P.# 2263-32-13

X MAYO PARTNERSHIP, A CALIF. GEN. PARTN.

Dated DECEMBER 21, 2000

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

} SS.

On DECEMBER 21, 2000, before me, the
undersigned, a Notary Public in and for said State, personally appeared

MARK ROY ANDERSON, PARTNER

MARK ROY ANDERSON, PARTNER

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 instru-
ment the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

Name

Street Address

City and State

01-0010130

THE WEST 150 FEET OF THE EAST 300 FEET OF THE NORTH 200 FEET OF THE SOUTH 330 FEET OF LOT (S) 404 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 1 THROUGH 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

12020076-1
4

01-0010130

Acknowledgement - General

This form furnished by United Title Company

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

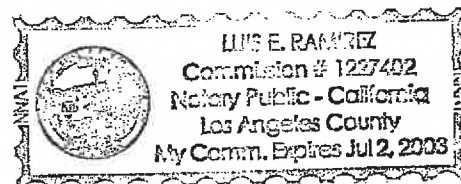
} SS.

On JANUARY 2, 2001, before me, the undersigned, a Notary Public in and
for said State, personally appeared MARK ROY ANDERSON, PARTNER

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.

FOR NOTARY SEAL OR STAMP



Signature

This page is part of your document - DO NOT DISCARD



20091783715



Pages:
0005

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

11/24/09 AT 03:24PM

FEES	36 00
TAXES	0 00
OTHER	0 00
PAID	36 00



LEADSHEET



200911240720058

00001549679



002415832

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

E N Financial Services &
Development, Inc
6360 Van Nuys Blvd #204
Van Nuys, CA 91401

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

This Document Provided by Fidelity National Title

This Deed of Trust, made this 23rd day of October, 2009

, between

VN Partnership

herein called **Trustor**, whose

address is 14520 Hesby St Sherman Oaks, CA 91403

and

E N Financial Services & Development, Inc

herein called **Beneficiary**, whose address is

6360 Van Nuys Blvd #204 Van Nuys, CA 91401

and **Fidelity National Title**, A

California corporation, herein called **Trustee**,

Witnesseth THAT TRUSTOR IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE that property in Los Angeles County, California described as

Legal Description is attached hereto and made a part of hereof as more particularly described Exhibit "A"

Commonly known as 14520 Hesby St Sherman Oaks, CA 91403
APN# 2263-032-013

TOGETHER WITH the rents issues and profits thereof SUBJECT HOWEVER to the right power and authority given to and conferred upon Beneficiary by paragraph (11) of the provisions set forth below to collect and apply such rents, issues and profits
For the Purpose of Securing 1 Performance of each agreement of Trustor incorporated by reference or contained herein 2 Payment of the indebtedness evidenced by one promissory note of even date herewith and any extension of renewal thereof in the principal sum of \$ 2,000,000.00 executed by Trustor in favor of Beneficiary or order 3 Payment of such further sums as the then record owner of such property hereafter may borrow from Beneficiary when evidenced by another note (or notes) reciting it is so secured

To Protect the Security of This Deed of Trust, Trustor Agrees.

(1) That Trustor will observe and perform said provisions and that the referenced to property obligations and parties in said provisions shall be construed to refer to the property obligations and parties set forth in this Deed of Trust

(2) To keep said property in good condition and repair not to remove or demolish any building thereon to complete or restore promptly and in good and workmanlike manner any building which may be constructed damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon not to commit or permit waste thereof not to commit suffer or permit any act upon said property in violation of law to cultivate irrigate fertilize fumigate prune and do all other acts which from the character or use of said property may be reasonably necessary the specific enumerations herein not excluding the general

(3) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured herein and in such order as beneficiary may determined or at option of Beneficiary the entire amount so collected or any part hereof may be released to Trustor Such application or release shall not cure or waive any default or notice of default hereinunder or invalidate any act done pursuant to such notice

(4) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Beneficiary or Trustee and to pay all costs and expenses including cost of evidence of title and attorney's fees in a reasonable sum in any such action or proceeding in which Beneficiary or Trustee may appear and in any suit brought by Beneficiary to record this Deed

(5) To pay at least ten days before delinquency all taxes and assessments affecting said property including assessments on appurtenant water stock when due all encumbrances charges and liens with interest on said property or a part thereof which appear to be prior to superior hereto all costs fees and expenses of this Trust

Should Trustor fail to make any payment or to do any act as herein provided then Beneficiary or Trustee but without obligation to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof may make or do the same in such manner and to such extent as either may be deemed necessary to protect the security herein Beneficiary or Trustee being authorized to enter upon said property for such purposes appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee pay purchase contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto and in exercising any such powers pay necessary expenses employ counsel and pay his reasonable fees

(6) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereon, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded

(7) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance

(8) That by accepting payment of any sum secured hereby after its due date Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay

(9) That at any time or from time to time without liability therefore and without notice upon written request of Beneficiary and presentation of this deed and said Note for endorsement and without affecting the personal liability of any person for payment of the indebtedness secured hereby Trustee may reconvey any part of said property consent to the making of any map or plat thereof join in granting any easement therein or join in any extension agreement or any agreement subordinating the lien or charge hereof

(10) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees Trustee shall reconvey without warranty the property held hereunder The recitals in such RECONVEYANCE of any matters or facts shall be conclusive proof of the truthfulness thereof The grantee in such reconveyance may be described as "The person or persons legally entitled thereto" Five years after issuance of such full RECONVEYANCE Trustee may destroy said Note and this Deed (unless directed in such request to retain them)

(11) That as additional security Trustor hereby gives to and confers upon Beneficiary the right power and authority during the continuance of these Trusts to collect the rents issues and profits of said property, reserving until Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder to collect and retain such rents issues and profits as they become due and payable Upon any such default Beneficiary may at any time without notice either in person by agent or by a receiver to be appointed by a court and without regard to the adequacy of any security for the indebtedness hereby secured enter upon and take possession of said property or any part thereof in his own name sue for or otherwise collect such rents issues and profits including those past due and unpaid and apply the same less costs and expense of operation and collection including reasonably attorney's fees upon indebtedness secured hereby and in such order as Beneficiary may determine The entering upon and taking possession of said property the collection of such rents issues and profits and the application thereof as aforesaid shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice

(12) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property which notice Trustee shall cause to be filed for record Beneficiary also shall post it with Trustee this Deed said Note and all documents evidencing expenditures secured hereby

After the lapse of such time as may then be required by law following the recordation of said notice of default and notice of sale having been given as then required by law, Trustee without demand on Trustor shall sell said property at the time and place fixed by it in said notice of sale either as a whole or in separate parcels and in such order as it may determine a public auction to the highest bidder for cash in lawful money of the United States, payable at the time of sale Trustee may postpone sale of all or a portion of said property by public announcement of such time and place of sale, and from time to time thereafter may postpone sale by public announcement at the time fixed by the preceding postponement Trustee shall deliver to such purchaser its deed conveying the property so sold but without any covenant or warranty express or implied The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof Any person including Trustor Trustee or Beneficiary as hereinafter defined may purchase at such sale

(13) Beneficiary or any successor in ownership of any indebtedness secured hereby may from time to time, by instrument in writing substitute a successor or successors to any Trustee named herein or acting hereunder which instrument executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the County or Counties where said property is situated shall be conclusive proof of proper substitution of such successor Trustee or Trustees who shall without conveyance from the Trustee predecessor succeed to all its title estate, rights, powers and duties Said instrument must contain the name of the original Trustor Trustee and Beneficiary hereunder the book and page where this Deed is recorded and the name and address of the new Trustee

(14) That this Deed applies to insures to the benefit of and binds all parties hereto their heirs, legatees devisees administrators, executors successors and assigns The term Beneficiary shall mean the owner and holder including pledges of the note secured hereby whether or not named as Beneficiary herein In this Deed whenever the context so requires the masculine gender includes the feminine and/or neuter and the singular number includes the plural

(15) That Trustee accepts this Trust when this Deed, duly executed and acknowledged is made a public record as provided by law Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor Beneficiary or Trustee shall be a party unless brought by Trustee

4

The undersigned Trustor request that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

Dated


VN Partnership, General Partner

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 10/23/09

before me

ISS.

Greg Tannenbaum

(insert name) Notary Public,

personally appeared

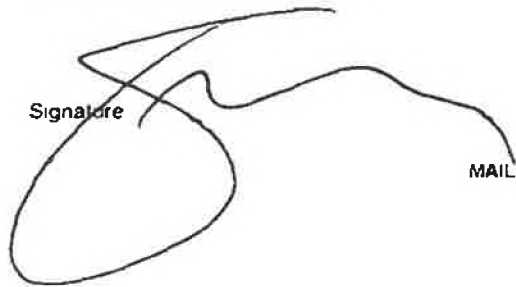
Amnon Zilberstein

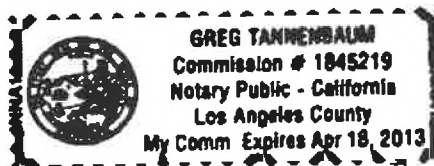
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her/their authorized capacity(ies) and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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





(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

THE WEST 150 FEET OF THE EAST 300 FEET OF THE NORTH 200 FEET
OF THE SOUTH 330 FEET OF LOT (S) 404 OF TRACT NO. 1000, IN
THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 1 THROUGH
34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT CHAVEZ**
JOB ADDRESS: **14520 WEST HESBY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2263-032-013**

Date: July 6, 2026

Last Full Title: **04/22/2026**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) VN PARTNERSHIP
6360 VAN NUYS BOULEVARD
VAN NUYS, CA 91401-2638

CAPACITY: OWNER
- 2) E N FINANCIAL SERVICES & DEVELOPMENT, INC.
6360 VAN NUYS BOULEVARD, SUITE 204
VAN NUYS, CA 91401-6647

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

14520 HESBY ST, SHERMAN OAKS, CA 91403-1711**Bldg Card: 000 of 002****Owner Information**

Owner Name: **VN PARTNERSHIP**
 Mailing Address: **6360 VAN NUYS BLVD, VAN NUYS CA 91401 C021**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT # 1000 LOT COM AT NW COR OF TRACT # 16271 TH W ON S LINE OF HESBY ST 150 FT WITH A UNIFORM DEPTH OF 170 FT S PART OF LOT 404**

County:	LOS ANGELES, CA	APN:	2263-032-013
Census Tract / Block:	1289.10 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	1000
Legal Book/Page:	19-1	Map Reference:	/
Legal Lot:	404	Tract #:	1000
Legal Block:		School District:	LOS ANGELES
Market Area:	SO	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	01/03/2001 / 12/21/2000	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	10130		

Last Market Sale Information

Recording/Sale Date:	12/10/1993 /	1st Mtg Amount/Type:	/
Sale Price:	\$331,220	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	2418684	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$52.93
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NAT'L TITLE INS CO/NY		
Lender:			
Seller Name:	TOUBOUL OFER		

Prior Sale Information

Prior Rec/Sale Date:	01/30/1990 / 01/1990	Prior Lender:	
Prior Sale Price:	\$294,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	159077	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	6,258	Parking Type:		Construction:	
Living Area:	6,258	Garage Area:		Heat Type:	FORCED AIR
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1920 / 1930	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.58	County Use:	HOMES FOR AGED (7500)
Lot Area:	25,381	Lot Width/Depth:	x	State Use:	
Land Use:	NURSING HOME	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,083,953	Assessed Year:	2025	Property Tax:	\$14,255.34
Land Value:	\$497,247	Improved %:	54%	Tax Area:	13
Improvement Value:	\$586,706	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$1,083,953				

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT CHAVEZ**
JOB ADDRESS: **14520 WEST HESBY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2263-032-013**

Date: July 6, 2026

CASE NO.: 935215
ORDER NO.: A-6262789

EFFECTIVE DATE OF ORDER TO COMPLY: **June 13, 2024**
COMPLIANCE EXPECTED DATE: **July 13, 2024**
DATE COMPLIANCE OBTAINED: **July 25, 2025**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6262789

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

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

ORDER TO COMPLY AND NOTICE OF FEE

VN PARTNERSHIP C/O AHRON ZILBERSTEIN
14520 HESBY ST
SHERMAN OAKS, CA 91403

CASE #: 935215
ORDER #: A-6262789
EFFECTIVE DATE: June 13, 2024
COMPLIANCE DATE: July 13, 2024

APPL OF

SITE ADDRESS: 14520 W HESBY ST
ASSESSORS PARCEL NO.: 2263-032-013
ZONE: R1; One-Family 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. A permit & inspection are required for the alterations and change of use.

You are therefore ordered to: Obtain change of use permit, inspection & certificate of occupancy for elementary school OR restore back to original use as a sanitarium.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire Property

Comments: The sanitarium has been changed to a elementary school without permits, inspections & certificate of occupancy.

is 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

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.

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 (213)482-6531.

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

Inspector: _____

Date: May 31, 2024

ARAM AVAKIAN
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)482-6531

Aram.Avakian@lacity.org

REVIEWED BY _____

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

JUN 05 2024

to the address as shown on the
last equalized assessment roll
Initialed by PC

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