

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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MAYOR

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

JOHN WEIGHT
EXECUTIVE OFFICER

March 16, 2026

Council District: # 2

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

JOB ADDRESS: 13911 WEST COHASSET STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2215-005-014
Re: Invoice # 894115-8

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: 13911 West Cohasset 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 on May 29, 2023 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. The Department imposed non-compliance fee as follows:

| <u>Description</u> | <u>Amount</u> |
|-----------------------------------|--------------------|
| Non-Compliance fee | 660.00 |
| Late Charge/Collection fee (250%) | 1,650.00 |
| Accumulated Interest (1%/month) | 540.46 |
| Title Report fee | 30.00 |
| Grand Total | \$ 2,880.46 |

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 \$2,880.46 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$2,880.46 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, 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. T18662
Dated as of: 10/31/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2215-005-014

Property Address: 13911 W COHASSET ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : VAHE SARGSYAN AND LUSINE BUSHNAKYAN
Grantor : AURORA LOAN SERVICES, LLC
Deed Date : 03/30/2012 Recorded : 05/25/2012
Instr No. : 12-0782911

MAILING ADDRESS: VAHE SARGSYAN AND LUSINE BUSHNAKYAN
13911 COHASSET ST, VAN NUYS, CA 91405-2502

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 7 Tract No: 17300 Brief Description: TRACT # 17300 LOT 7

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST
Recording Date: 02/17/2022 Document #: 22-0194977
Loan Amount: \$494,000
Lender Name: FIRST NATIONAL BANK OF AMERICA
Borrowers Name: VAHE SARGSYAN AND LUSINE BUSHNAKYAN

MAILING ADDRESS: FIRST NATIONAL BANK OF AMERICA
241 E. SAGINAW PO BOX 980 EAST LANSING, MI 48826-9987

This page is part of your document - DO NOT DISCARD



20120782911



Pages:
0003

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

05/25/12 AT 08:00AM

| | |
|--------|----------|
| FEEs: | 28.00 |
| TAXES: | 1,792.00 |
| OTHER: | 0.00 |
| PAID: | 1,820.00 |



LEADSHEET



201205250130030

00005871366



004022960

SEQ:
24

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T35

05/25/2012



20120782911

2

RECORDING REQUESTED BY:
LSI Title Company, Inc.

Escrow No.: 12682VL
Title No.: 100258443

WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:
Vahe Sargsyan
13911 Cohasset Street
Van Nuys, CA 91405

Parcel No.: 2215-005-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

80

GRANT DEED -44

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$352.00 CITY TAX \$ 1,440-

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale,
- City of LOS ANGELES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Aurora Loan Services, LLC hereby GRANT(S) to Vahe Sargsyan and Lusine Bushnakyan, Husband and Wife as joint tenants.

the following described real property in the City of LOS ANGELES, County of Los Angeles, State of California:

LOT 7 OF TRACT NO 17300, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 418 PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATED: March 22, 2012
30-FU

Aurora Loan Services, LLC by LPS Asset Management Solutions, Inc as attorney in fact

BY: _____
Norma J. Dudgeon, AVP

24J

Mail Tax Statements to same address as above

GRANT DEED

State of ~~California~~ Colorado ^{EU}
County of Jefferson

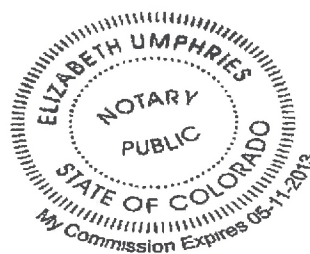
On 3/30/2012 before me, Elizabeth Umphries, Notary Public,
personally appeared Norma J. Dudgeon

_____ who 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 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~~ ^{Colorado} ^{EU} that the foregoing
paragraph is true and correct.

Witness my hand and official seal.

Signature Elizabeth Umphries (Seal)



This page is part of your document - DO NOT DISCARD



20220194977



Pages:
0004

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

02/17/22 AT 01:08PM

| | |
|---------|--------|
| FEEs : | 26.00 |
| TAXES : | 0.00 |
| OTHER : | 0.00 |
| SB2 : | 75.00 |
| PAID : | 101.00 |



LEADSHEET



202202173000004

00021953968



013159767

SEQ:
01

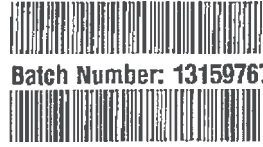
DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By
And when Recorded Mail to:
Carolyn J. Fischette
First National Bank of America
241 E. Saginaw, PO Box 980
East Lansing, MI 48826-9987
517-679-6477
Acct# 529322

21953968



Batch Number: 13159767

The space above is reserved for Recorder's use only

ASSIGNMENT OF DEED OF TRUST

This Instrument prepared by
and when recorded Return to:
Carolyn J. Fischette
First National Bank of America
241 E. Saginaw, PO Box 980
East Lansing, MI 48826-9987
517-679-6477
Acct 529322

ASSIGNMENT OF DEED OF TRUST

MIN: 1004247-4000057022-3

MERS Phone: 888-679-6377

FOR VALUE RECEIVED, Mortgage Electronic Registration Systems, Inc. ("MERS") (herein "Assignor"), whose mailing address is P.O. Box 2026, Flint, MI 48501

Does hereby assign, transfer and convey, unto First National Bank of America (herein "Assignee"), whose address is 241 E. Saginaw, East Lansing, MI 48823

All of its right, title and interest under a certain Deed of Trust dated July 6, 2021, made and executed by:

Vahe Sargsyan and Lusine Bushnakyan, husband and wife as joint tenants, Borrower, to and in favor of Paramount Residential Mortgage Group, Inc., the original Lender, whose address is 1265 Corona Pointe Court, Suite 301, Corona, CA 92879 with Lawyers Title Company, as the Trustee, with Mortgage Electronic Registration Systems, Inc. as Beneficiary, upon the following property situated in the County of Los Angeles, State of California, being commonly known as:

Property Address: 13911 Cohasset Street, Van Nuys, California 91405

APN: 2215-005-014

Such Deed of Trust having been given to secure payment of \$494,000.00 which Deed of Trust is of record as Document 20211079365 on July 13, 2021 of the Records of Los Angeles County, State of California, along with any obligation therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust.

TO HAVE and to hold the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Deed of Trust.

IN WITNESS whereof, the undersigned Assignor has executed this Assignment of Deed of Trust on the 8th day of February, 2022

Mortgage Electronic Registration Systems, Inc. ("MERS")

By *Carolyn J. Fischette*
Carolyn J. Fischette, Assistant Secretary

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 the document

STATE OF MICHIGAN
COUNTY OF INGHAM

On February 8, 2022, before me, Raedeane Cline, a Notary Public, personally appeared Carolyn J. Fischette, Assistant Secretary for Mortgage Electronic Registration Systems, Inc. ("MERS"), who provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her authorized capacity, and that by his/her signature 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

Raedeane Cline
Raedeane Cline, Notary Public
State of Michigan, County of Eaton
Acting in County of Ingham

My Commission Expires: 03/24/2027

(Seal)

RAEDEANE CLINE
NOTARY PUBLIC, STATE OF MI
COUNTY OF EATON
MY COMMISSION EXPIRES Mar 24, 2027
ACTING IN COUNTY OF

Ingham

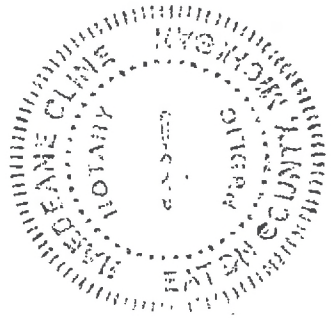


EXHIBIT B

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **13911 WEST COHASSET STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2215-005-014**

Date: **March 16, 2026**

Last Full Title: **10/31/2025**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) VAHE SARGSYAN AND LUSINE BUSHNAKYAN
13911 COHASSET STREET
VAN NUYS, CA 91405-2502

CAPACITY: OWNERS

2) FIRST NATIONAL BANK OF AMERICA
241 E. SAGINAW, P.O. BOX 980
EAST LANSING, MI 48826-9987

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
13911 COHASSET ST, VAN NUYS, CA 91405-2502



Bldg Card: 000 of 002

Owner Information

Owner Name: **SARGSYAN VAHE/LUSINE BUSHNAKYAN**
 Mailing Address: **13911 COHASSET ST, VAN NUYS CA 91405-2502 C007**
 Vesting Codes: **//**

Location Information

| | | | |
|-----------------------|----------------------------|-----------------------|--------------|
| Legal Description: | TRACT # 17300 LOT 7 | APN: | 2215-005-014 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 1271.04 / 1 | Subdivision: | 17300 |
| Township-Range-Sect: | | Map Reference: | / |
| Legal Book/Page: | 418-40 | Tract #: | 17300 |
| Legal Lot: | 7 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | LOS ANGELES |
| Market Area: | VN | Munic/Township: | LOS ANGELES |
| Neighbor Code: | | | |

Owner Transfer Information

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

Last Market Sale Information

| | | | |
|----------------------|-------------------------|-------------------------|-----------------|
| Recording/Sale Date: | 05/25/2012 / 03/30/2012 | 1st Mtg Amount/Type: | \$311,888 / FHA |
| Sale Price: | \$320,000 | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | FULL | 1st Mtg Document #: | 782912 |
| Document #: | 782911 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$149.11 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | LSI TITLE CO | | |
| Lender: | SKYLINE FIN'L | | |
| Seller Name: | AURORA LOAN SVCS LLC | | |

Prior Sale Information

| | | | |
|----------------------|----------------------|--------------------------|----------------------------|
| Prior Rec/Sale Date: | 06/07/1989 / 04/1989 | Prior Lender: | GUARDIAN S&L |
| Prior Sale Price: | \$190,000 | Prior 1st Mtg Amt/Type: | \$1,000 / CONV |
| Prior Doc Number: | 966128 | Prior 1st Mtg Rate/Type: | / ADJUSTABLE INT RATE LOAN |
| Prior Deed Type: | GRANT DEED | | |

Property Characteristics

| | | | | | |
|---------------------|-------------|--------------------|--|----------------|---------|
| Gross Area: | | Parking Type: | | Construction: | |
| Living Area: | 2,146 | Garage Area: | | Heat Type: | CENTRAL |
| Tot Adj Area: | | Garage Capacity: | | Exterior wall: | |
| Above Grade: | | Parking Spaces: | | Porch Type: | |
| Total Rooms: | | Basement Area: | | Patio Type: | |
| Bedrooms: | 4 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 3 / | Basement Type: | | Air Cond: | CENTRAL |
| Year Built / Eff: | 1952 / 1952 | Roof Type: | | Style: | |
| Fireplace: | / | Foundation: | | Quality: | |
| # of Stories: | | Roof Material: | | Condition: | |
| Other Improvements: | | | | | |

Site Information

| | | | | | |
|-----------------|-------|------------------|----------|-------------|-------------------------------------|
| Zoning: | LAR1 | Acres: | 0.16 | County Use: | SINGLE FAMILY RESID W/ADU (01A6) |
| Lot Area: | 7,174 | Lot Width/Depth: | 53 x 135 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | 1 / | Water Type: | PUBLIC |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value: | \$610,915 | Assessed Year: | 2025 | Property Tax: | \$7,539.73 |
| Land Value: | \$251,206 | Improved %: | 59% | Tax Area: | 13 |
| Improvement Value: | \$359,709 | Tax Year: | 2024 | Tax Exemption: | |
| Total Taxable Value: | \$610,915 | | | | |

EXHIBIT D

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **13911 WEST COHASSET STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2215-005-014**

Date: **March 16, 2026**

CASE NO.: **984703**
ORDER NO.: **A-5974739**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 29, 2023**
COMPLIANCE EXPECTED DATE: **June 28, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5974739

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

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

JOSELYN GEAGA-ROSENTHAL
MOISES ROSALES
JACOB STEVENS
NANCY YAP

ORDER TO COMPLY AND NOTICE OF FEE

SARGSYAN, VAHE AND BUSHNAKYAN, LUSINE
13911 COHASSET ST
VAN NUYS, CA 91405

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

CASE #: 984703
ORDER #: A-5974739
EFFECTIVE DATE: May 29, 2023
COMPLIANCE DATE: June 28, 2023

OWNER OF
SITE ADDRESS: 13911 W COHASSET ST
ASSESSORS PARCEL NO.: 2215-005-014
ZONE: R1; One-Family Zone

MAY 24 2023

To the address as shown on the
last equalized assessment roll.
Initiated by *[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. Over height fence(s) in the required front and side yard(s).

You are therefore ordered to: Reduce the height of the fence in the required front and side yard(s) to the maximum allowable height of 42" above grade.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

Comments: Over hight fencing in front and side yard.

2. Parking in the required front yard in a residential zone.

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R1 zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

3. More than 50 percent of the required front yard has been designed, improved or used for an access driveway.

You are therefore ordered to: Discontinue using more than 50 percent of the required front yard for an access

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

driveway.

Code Section(s) in Violation: 12.21C.1.(g), 12.21A.5.(i)(2), 12.21A.6(c), and 12.21A.1(a) of the L.A.M.C.

Comments: Paving of more than 50% of front yard.

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.

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 (818)374-9851.

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

Inspector: _____



BRYAN MEYER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9851

Bryan.Meyer@lacity.org


REVIEWED BY

Date: May 22, 2023

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