

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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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

December 2, 2025

Council District: # 12

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

JOB ADDRESS: **17400 WEST RAYMER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2787-023-011**
Re: Invoice #870196-9

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: **17400 West Raymer 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 August 17, 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: 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. T18400
Dated as of: 05/30/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2787-023-011

Property Address: 17400 W RAYMER ST City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: PETER T. BROWN

Grantor: PAULA NAHMOULIS BROWN

Deed Date : 10/05/2007 Recorded : 10/18/2007

Instr No. : 07-2377852

MAILING ADDRESS: PETER T. BROWN

645 CALLE ARAGON, OAK PARK, CA 91377-3723

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 36 Tract No: 11980 Brief Description: TRACT # 11980 LOT 36

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

20072377852

Pages
0002



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

Fees	\$11 00
Taxes	\$0 00
Other	\$6 00
Paid	\$17 00

10/18/07 AT 03 43PM

0001292500

200710180730098

Counter

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

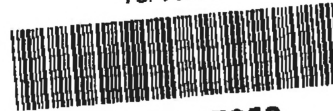
To be completed by Examiner OR Title Company in black ink

Number of AIN's Shown

Recording Requested By
Peter T. Brown
9420 Reseda Blvd., No. 308
Northridge, CA 91324

When Recorded, Mail To
Peter T. Brown
9420 Reseda Blvd., No. 308
Northridge, CA 91324

10/18/07



20072377852

APN 2787-23-11

Space above this line for Recorder's Use

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0

This conveyance establishes sole and separate property of a spouse R+T 11911
[] 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 of City of Los Angeles

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

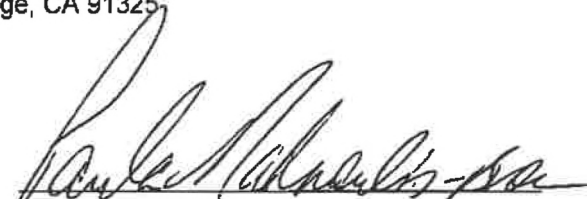
PAULA NAHMOULIS BROWN, a married woman

hereby GRANT(S) to PETER T. BROWN, a married man as his sole and separate property the following described real property in the City of Los Angeles County of Los Angeles, State of California

Lot 36 of Tract 11980 in the City of Los Angeles, County of Los Angeles, State of California, as shown on map filed in Book 223, Page 531-B1 of Maps in the office of the County Record of said County

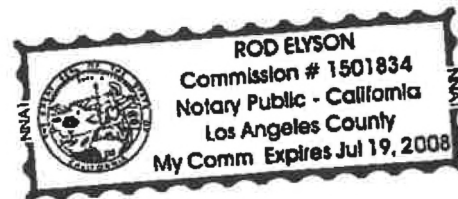
PROPERTY ADDRESS 17400 Raymer Street, Northridge, CA 91325

DATED October 5, 2007


PAULA NAHMOULIS BROWN, Grantor

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On October 10, 2007, before me,
Rod Elyson, Notary Public,
the undersigned, a Notary Public for said State,
personally appeared **PAULA NAHMOULIS BROWN**,
~~personally known to me~~ (or proved 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 she executed the same in
her authorized capacity, and that by her signature on
the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument



WITNESS my hand and official seal

Signature of Notary 

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: MARK DOVICO

Date: December 2, 2025

JOB ADDRESS: 17400 WEST RAYMER STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2787-023-011

Last Full Title: 05/30/2025

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) DECEASED ESTATE OF PETER BROWN
C/O NICHOLAS D. BROWN, ADMO.
645 CALLE ARAGON
OAK PARK, CA 91377-3723

CAPACITY: OWNER

Property Detail Report**For Property Located At :****17400 RAYMER ST, SHERWOOD FOREST, CA 91325-3450**

RealQuest

Owner Information

Owner Name: **BROWN PETER T**
 Mailing Address: **645 CALLE ARAGON, OAK PARK CA 91377-3723 C/O NICHOLAS D BROWN ADMO**
 Vesting Codes: **DC // ES**

Location Information

Legal Description:	TRACT # 11980 LOT 36	APN:	2787-023-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1154.01 / 4	Subdivision:	11980
Township-Range-Sect:		Map Reference:	14-E1 /
Legal Book/Page:	223-19	Tract #:	11980
Legal Lot:	36	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NR	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/18/2007 / 10/05/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2377852		

Last Market Sale Information

Recording/Sale Date:	01/24/2002 / 01/08/2002	1st Mtg Amount/Type:	\$100,000 / PRIVATE PARTY
Sale Price:	\$535,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	183249
Document #:	183248	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$135.96
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:			
Seller Name:	DELCAMPO JUAN M		

Prior Sale Information

Prior Rec/Sale Date:	11/09/1995 /	Prior Lender:	AMERICAN SVGS BK
Prior Sale Price:	\$300,000	Prior 1st Mtg Amt/Type:	\$155,000 / CONV
Prior Doc Number:	1811123	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	3,935	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 2	Foundation:	SLAB	Quality:	
# of Stories:	2	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION;FENCED YARD;SHED				

Site Information

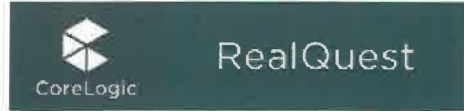
Zoning:	LARA	Acres:	0.69	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	29,953	Lot Width/Depth:	102 x 290	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$774,845	Assessed Year:	2024	Property Tax:	\$9,928.88
Land Value:	\$467,517	Improved %:	40%	Tax Area:	16
Improvement Value:	\$307,328	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$774,845				

Comparable Sales Report

For Property Located At

**17400 RAYMER ST, SHERWOOD FOREST, CA 91325-3450****2 Comparable(s) Selected.**

Report Date: 06/05/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$535,000	\$2,000,000	\$2,500,000	\$2,250,000
Bldg/Living Area	3,935	3,811	3,826	3,818
Price/Sqft	\$135.96	\$522.74	\$656.00	\$589.37
Year Built	1949	1941	2000	1970
Lot Area	29,953	30,208	71,940	51,074
Bedrooms	5	4	5	4
Bathrooms/Restrooms	3	4	5	4
Stories	2.00	1.00	1.00	1.00
Total Value	\$774,845	\$1,715,519	\$1,950,000	\$1,832,760
Distance From Subject	0.00	0.24	0.29	0.27

*= user supplied for search only

Comp #1

Distance From Subject:0.24 (miles)

Address:	17430 PARTHENIA ST, SHERWOOD FOREST, CA 91325-3241		
Owner Name:	BALLARD C & K TRUST		
Seller Name:	BALLARD C A & K J TRUST		
APN:	2787-026-021	Map Reference:	7-E6 /
County:	LOS ANGELES, CA	Census Tract:	1154.01
Subdivision:	11980	Zoning:	LARA
Rec Date:	01/21/2025	Prior Rec Date:	02/15/2008
Sale Date:	12/12/2024	Prior Sale Date:	07/17/2007
Sale Price:	\$2,000,000	Prior Sale Price:	\$1,725,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	39486	Acres:	1.65
1st Mtg Amt:		Lot Area:	71,940
Total Value:	\$1,950,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,826
		Total Rooms:	9
		Bedrooms:	5
		Bath(F/H):	5 /
		Yr Built/Eff:	1941 / 1956
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #2

Distance From Subject:0.29 (miles)

Address:	17351 PARTHENIA ST, SHERWOOD FOREST, CA 91325-3238		
Owner Name:	SHUSHANYAN ARTHUR		
Seller Name:	LE JENNY T		
APN:	2768-016-007	Map Reference:	7-E6 /
County:	LOS ANGELES, CA	Census Tract:	1151.01
		Living Area:	3,811
		Total Rooms:	6

Subdivision:	13675	Zoning:	LARA	Bedrooms:	4
Rec Date:	04/25/2025	Prior Rec Date:	10/31/2019	Bath(F/H):	4 /
Sale Date:	03/03/2025	Prior Sale Date:	10/22/2019	Yr Built/Eff:	2000 / 2000
Sale Price:	\$2,500,000	Prior Sale Price:	\$1,600,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	UNKNOWN
Document #:	273189	Acres:	0.69	Fireplace:	Y / 1
1st Mtg Amt:	\$2,125,000	Lot Area:	30,208	Pool:	POOL
Total Value:	\$1,715,519	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **MARK DOVICO**

Date: **December 2, 2025**

JOB ADDRESS: **17400 WEST RAYMER STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2787-023-011**

CASE NO.: **928937**

ORDER NO.: **A-5784478**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 17, 2022**

COMPLIANCE EXPECTED DATE: **September 16, 2022**

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

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5784478

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

SUBSTANDARD ORDER AND NOTICE OF FEE

BROWN, PETER T
6320 VAN NUYS BLVD STE 208
VAN NUYS, CA 91401

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

AUG 11 2022

OWNER OF
SITE ADDRESS: 17400 W RAYMER ST
ASSESSORS PARCEL NO.: 2787-023-011
ZONE: RA; Suburban Zone

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

CASE #: 928937
ORDER #: A-5784478
EFFECTIVE DATE: August 17, 2022
COMPLIANCE DATE: September 16, 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy of the unapproved detached 2 story structure in the rear yard.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 93.0201, 94.103.1.1, 95.112.1, 12.21A.1(a) of the 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

Location: Rear yard.

Comments: Remove the unapproved structure or obtain all required permits and approvals, including but not limited to electrical, plumbing, mechanical, and building for all alterations or additions to the property.

2. The approximate 20' x 35' two story construction of a detached structure to the rear yard was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), AND 2) restore the existing approved /permitted structure to its original condition if it was altered in any way, OR 3) submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard.

Comments: Remove the unapproved structure or obtain all required permits and approvals, including but not limited to electrical, plumbing, mechanical, and building for all alterations or additions to the property.

3. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard.

Comments: Repair or replace the purification/recirculation system to maintain pool clarity.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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CODE ENFORCEMENT BUREAU

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

www.ladbs.org

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.

NOTE:

California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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)374-9842.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: August 10, 2022

MARK DOVICO
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9842
mark.dovico@lacity.org


REVIEWED BY

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