

BOARD OF
BUILDING AND SAFETY
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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

July 2, 2024

Council District: # 9

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

JOB ADDRESS: 1145 EAST 55TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5104-016-020
Re: Invoice #868951-9

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: **1145 East 55th 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.

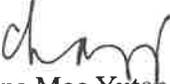
Pursuant to Section 98.0421, the property owner was issued an order on August 1, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<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

Lien confirmed by
City Council on:



ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T17906
Dated as of: 04/11/2024

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5104-016-020

Property Address: 1145 E 55TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED
Grantee: MATTHEW DOTSON TRUSTEE OF THE DOTSON LIVING TRUST
Grantor: MATTHEW DOTSON
Deed Date : 08/11/2003 Recorded : 08/25/2003
Instr No. : 03-2469202

MAILING ADDRESS: MATTHEW DOTSON, TRUSTEE OF THE DOTSON LIVING TRUST
1145 E 55TH ST, LOS ANGELES, CA 90011-4719

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 132 Subdivision Name: CENTRAL AVENUE HOMES TRACT Brief Description: CENTRAL AVENUE HOME TRACT LOT 132

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO

03 2469202

Name: MATTHEW DOTSON

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11:01AM AUG 25 2003

Mailing
Address 1145 G. 55TH STREET

City, State
Zip Code LOS ANGELES, CALIF 90011

TITLE(S) : DEED



FEE

FEE \$10 PP
2

D.T.T

6

CODE
20

CODE
19

CODE
24

CODE
9

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

5104-016-020

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY

And when recorded mail this deed and, unless
Otherwise shown below, mail tax statement to:

03 2469202

NAME: Matthew Dotson
ADDRESS: 1145 E. 55th Street
City, State: Los Angeles, California 90011

QUITCLAIM DEED

"Conveyance transferring interest
to a Living Trust" R&T 11930

DOCUMENTARY TRANSFER TAX \$ -0-

___ Computed on full value of property conveyed, or
___ Computed on full value less liens and
Encumbrances remaining at time of sale
"The undersigned grantor declares"
Matthew Dotson

Signature of Declarant

Matthew Dotson

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to **Matthew Dotson, Trustee of the Dotson Living Trust U.T.D. 08/01/2003** the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Lot 132, of Central Avenue Homes Tract, In the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4 page 17 of maps, in the Office of the County Recorder of said County. Assessor's parcel No. 5104-016-020

Executed on August 11, 2003, at Los Angeles, California

STATE OF California
COUNTY OF Los Angeles

Matthew Dotson

(Matthew Dotson)

On August 11, 2003 before me, Tomi Clarke
(notary public)

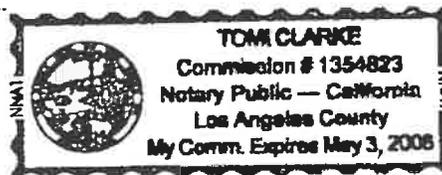
Personally appeared **Matthew Dotson** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Tomi Clarke

(signature of Notary) (Seal)



(Right Thumbprint)

MAIL TAX STATEMENTS TO: Matthew Dotson 1145 E. 55th Street Los Angeles, California 90011

Property Detail Report

For Property Located At :
1145 E 55TH ST, LOS ANGELES, CA 90011-4719

**Owner Information**

Owner Name: **DOTSON MATTHEW/DOTSON TRUST**
 Mailing Address: **1145 E 55TH ST, LOS ANGELES CA 90011-4719 C008**
 Vesting Codes: **// TR**

Location Information

Legal Description: **CENTRAL AVENUE HOME TRACT LOT 132**
 County: **LOS ANGELES, CA** APN: **5104-016-020**
 Census Tract / Block: **2291.00 / 1** Alternate APN:
 Township-Range-Sect: **4-17** Subdivision: **CENTRAL AVE HOME TR**
 Legal Book/Page: **132** Map Reference: **52-C3 /**
 Legal Lot: **132** Tract #: **LOS ANGELES**
 Legal Block: **C42** School District: **LOS ANGELES**
 Market Area: **LOS ANGELES** School District Name: **LOS ANGELES**
 Neighbor Code: **LOS ANGELES** Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **08/25/2003 / 08/11/2003** Deed Type: **QUIT CLAIM DEED**
 Sale Price: **2469202** 1st Mtg Document #:
 Document #: **2469202**

Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**
 Sale Price: **/** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **/** 1st Mtg Document #: **/**
 Document #: **/** 2nd Mtg Amount/Type: **/**
 Deed Type: **/** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **/** Price Per SqFt:
 New Construction: **/** Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: **/** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **/** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,072	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1905 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,115	Lot Width/Depth:	40 x 128	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$25,383	Assessed Year:	2023	Property Tax:	\$455.50
Land Value:	\$13,393	Improved %:	47%	Tax Area:	7
Improvement Value:	\$11,990	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$18,383				

Comparable Sales Report

For Property Located At



1145 E 55TH ST, LOS ANGELES, CA 90011-4719

5 Comparable(s) Selected.

Report Date: 04/22/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$540,000	\$1,350,000	\$759,000
Bldg/Living Area	1,072	996	1,128	1,089
Price/Sqft	\$0.00	\$478.72	\$1,355.42	\$710.74
Year Built	1905	1902	1912	1907
Lot Area	5,115	4,401	5,406	5,030
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$25,383	\$35,259	\$550,100	\$242,173
Distance From Subject	0.00	0.17	0.50	0.33

*= user supplied for search only

Comp #:1 Distance From Subject:0.17 (miles)

Address: **1260 E 53RD ST, LOS ANGELES, CA 90011-4708**

Owner Name: **ZARGARI PAYAM**

Seller Name: **OCEAN DEV INC**

APN: **5104-013-005** Map Reference: **52-D3 /** Living Area: **996**

County: **LOS ANGELES, CA** Census Tract: **2291.00** Total Rooms: **6**

Subdivision: **CENTRAL AVE HOME TR** Zoning: **LAR2** Bedrooms: **2**

Rec Date: **10/31/2023** Prior Rec Date: **10/18/2022** Bath(F/H): **1 /**

Sale Date: **09/08/2023** Prior Sale Date: **08/17/2022** Yr Built/Eff: **1907 / 1912**

Sale Price: **\$1,350,000** Prior Sale Price: **\$550,500** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style:

Document #: **744708** Acres: **0.12** Fireplace: **/**

1st Mtg Amt: **\$1,080,000** Lot Area: **5,125** Pool:

Total Value: **\$550,100** # of Stories: **1** Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #:2 Distance From Subject:0.30 (miles)

Address: **927 E 52ND ST, LOS ANGELES, CA 90011-4603**

Owner Name: **AZARADIBI ARVIN**

Seller Name: **RAMA FUND LLC**

APN: **5103-029-012** Map Reference: **52-C3 /** Living Area: **1,128**

County: **LOS ANGELES, CA** Census Tract: **2292.00** Total Rooms:

Subdivision:	WIESENDANGERS SOUTH- END TR	Zoning:	LAR2	Bedrooms:	3
Rec Date:	03/19/2024	Prior Rec Date:	04/01/1987	Bath(F/H):	1 /
Sale Date:	03/15/2024	Prior Sale Date:		Yr Built/Eff:	1910 / 1919
Sale Price:	\$540,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	178210	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:	\$405,000	Lot Area:	4,401	Pool:	
Total Value:	\$140,703	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject:	0.34 (miles)
Address:	1248 E 50TH ST, LOS ANGELES, CA 90011-4216		
Owner Name:	DE LA ROSA PATRICIA C S/ALVAREZ JUAN C		
Seller Name:	CONTRERAS JOSE F		
APN:	5107-028-009	Map Reference:	52-C3 /
County:	LOS ANGELES, CA	Census Tract:	2287.10
Subdivision:	STRONG & DICKINSONS CENTRAL A	Zoning:	LAR2
Living Area:	1,120	Total Rooms:	2
Rec Date:	04/02/2024	Prior Rec Date:	08/26/1997
Sale Date:	03/25/2024	Prior Sale Date:	
Sale Price:	\$660,000	Prior Sale Price:	\$65,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	211448	Acres:	0.12
1st Mtg Amt:	\$648,045	Lot Area:	5,212
Total Value:	\$209,002	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Bath(F/H):	1 /	Yr Built/Eff:	1902 / 1910
Air Cond:		Style:	
Fireplace:	Y / 1	Pool:	
Roof Mat:		Parking:	

Comp #:	4	Distance From Subject:	0.34 (miles)
Address:	1350 E 58TH ST, LOS ANGELES, CA 90011-4837		
Owner Name:	CORTEZANO SEHOMARA R		
Seller Name:	BREWER PARENA B LIVING TRUST		
APN:	5104-030-009	Map Reference:	52-D4 /
County:	LOS ANGELES, CA	Census Tract:	2291.00
Subdivision:	FORRESTER & BALDWINS ASCOT AVE HOME TR	Zoning:	LAR2
Living Area:	1,082	Total Rooms:	5
Rec Date:	10/11/2023	Prior Rec Date:	12/09/1969
Sale Date:	09/06/2023	Prior Sale Date:	
Sale Price:	\$560,000	Prior Sale Price:	\$14,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	691517	Acres:	0.12
1st Mtg Amt:	\$504,000	Lot Area:	5,406
Total Value:	\$35,259	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Bath(F/H):	2 /	Yr Built/Eff:	1912 / 1922
Air Cond:		Style:	
Fireplace:	/	Pool:	
Roof Mat:		Parking:	

Comp #:	5	Distance From Subject:	0.50 (miles)
Address:	1380 E 48TH PL, LOS ANGELES, CA 90011-4210		
Owner Name:	ESCOBAR PAULA O R/GUIFARRO MELVIN E M		
Seller Name:	DOMINGUEZ MIRIAN C		
APN:	5107-024-005	Map Reference:	52-D3 /
County:	LOS ANGELES, CA	Census Tract:	2287.20
Subdivision:	GRIDER & HAMILTONS VERNON PARK	Zoning:	LAR2
Living Area:	1,118	Total Rooms:	4
Rec Date:	09/07/2023	Prior Rec Date:	11/09/1998
Sale Date:	08/10/2023	Prior Sale Date:	10/21/1998
Sale Price:	\$685,000	Prior Sale Price:	\$127,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	597196	Acres:	0.11
Bath(F/H):	2 /	Yr Built/Eff:	1906 / 1922
Air Cond:		Style:	
Fireplace:	/	Pool:	
Parking:			

1st Mtg Amt: **\$662,774**
Total Value: **\$275,803**
Land Use: **SFR**

Lot Area: **5,005**
of Stories: **1**
Park Area/Cap#: **/**

Pool:
Roof Mat:
Parking:

EXHIBIT D

ASSIGNED INSPECTOR: DANIEL GONZALEZ
JOB ADDRESS: 1145 EAST 55TH STREET, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 5104-016-020

Date: July 2, 2024

CASE NO.: 957290
ORDER NO.: A-5772255

EFFECTIVE DATE OF ORDER TO COMPLY: August 1, 2022
COMPLIANCE EXPECTED DATE: August 31, 2022
DATE COMPLIANCE OBTAINED: No Compliance to date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5772255

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

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

DOTSON, MATTHEW TR DOTSON TRUST
1145 E 55TH ST
LOS ANGELES, CA 90011

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

JUL 25 2022

CASE #: 957290
ORDER #: A-577255
EFFECTIVE DATE: August 01, 2022
COMPLIANCE DATE: August 31, 2022

OWNER OF

SITE ADDRESS: 1145 E 55TH ST
ASSESSORS PARCEL NO.: 5104-016-020
ZONE: R2; Two Family Zone

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

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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: REQUIRED FRONT YARD.

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

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.

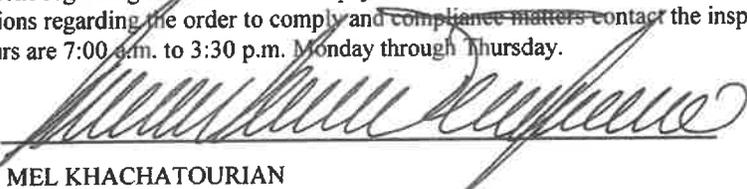
APPEAL PROCEDURES:

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 err 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.

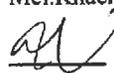
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4494.

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

Inspector:  Date: July 22, 2022

MEL KHACHATOURIAN
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4494

Mel.Khachatourian@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.



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