

CITY OF LOS ANGELES

CALIFORNIA

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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PRESIDENT

JACOB STEVENS
VICE PRESIDENT

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MOISES ROSALES
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KAREN BASS
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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

June 24, 2024

Council District: # 15

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

JOB ADDRESS: 10839 SOUTH WEIGAND AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6068-011-049

Re: Invoice #874597-8

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: **10839 South Weigand Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

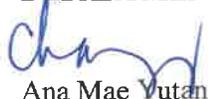
Pursuant to Section 98.0421, the property owner was issued an order on September 29, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan

Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T17898
Dated as of: 04/11/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6068-011-049

Property Address: 10839 S WEIGAND AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CINDY MAGANA SANCHEZ AND CHRISTIAN ALEXIS BONILLA

Grantor : LAWRENCE ROBBINS

Deed Date : 03/23/2021

Recorded : 06/15/2021

Instr No. : 21-0943221

**MAILING ADDRESS: CINDY MAGANA SANCHEZ AND CHRISTIAN ALEXIS BONILLA
10839 WEIGAND AVE, LOS ANGELES, CA 90059-1447**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 22 Block: 3 Tract No: 5331 Brief Description: TR=5331 LOT 22 BLK 3

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 09/29/2021

Document #: 21-1483499

Loan Amount: \$549,857

Lender Name: CALIBER HOME LOANS INC.

Borrowers Name: CINDY MAGANA SANCHEZ AND CHRISTIAN ALEXIS BONILLA

**MAILING ADDRESS: CALIBER HOME LOANS INC.
13801 WIRELESS WAY OKLAHOMA CITY, OK 73134**

This page is part of your document - DO NOT DISCARD



20210943221



Pages:
0002

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

06/15/21 AT 08:00AM

FEES:	22.00
TAXES:	3,136.00
OTHER:	0.00
<hr/>	
PAID:	3,158.00



LEADSHEET



202106151120002

00020667077



012326277

SEQ:
03

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

CA0310-21007644

RECORDING REQUESTED BY; *epn*
Stewart Title Company
WHEN RECORDED MAIL RECORDED DEED
AND TAX STATEMENTS TO:
Cindy Magana Sanchez
Christian Alexis Bonilla
10839 Weigand Avenue
Los Angeles, CA 90059

TITLE ORDER NO: 310-21007041-38

ASSESSOR'S PARCEL NO.: 6068-011-049

ESCROW NO.: 2694-LV

GRANT DEED

The Undersigned Grantor(s) Declares that Documentary transfer tax is \$ 616.00 and CITY TAX IS \$2,520.00

- (x) computed on full value of property conveyed, OR
- () computed on the full value less liens of encumbrances remaining at the time of sale
- () unincorporated area; (X) City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:
Lawrence Robbins, an unmarried man

hereby GRANT(S) to **Cindy Magana Sanchez and Christian Alexis Bonilla, wife and husband as joint tenants.**

The following real property in the City of Los Angeles, County of LOS ANGELES, State of California:
described as: Lot 22 In Block 3 Of Tract No. 5331, In The City Of Los Angeles, County Of Los Angeles, State Of California, As Per Map Recorded In Book 57 Page 46 Of Maps, In The Office Of The County Recorder Of Said County.

More commonly known as: 10839 Weigand Avenue, Los Angeles, CA 90059

Date: **March 23, 2021**

Lawrence Robbins
Lawrence Robbins

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 that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On June 9, 2021 before me, Joshua A. Minchaca, a notary public, Personally appeared

Lawrence Robbins

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 _____

Joshua A. Minchaca



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

This page is part of your document - DO NOT DISCARD



20211483499



Pages:
0002

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

09/29/21 AT 01:42PM

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



LEADSHEET



202109291010272

00021242240



012707891

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

9720340786-CRS

Loan Number: 9720340786
Recording Requested by:
Caliber Home Loans, Inc.

When Recorded Mail to:
Caliber Home Loans Inc.
13801 Wireless Way
Oklahoma City, OK 73134

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST

MIN: 100820997203407864
MERS Phone: 1-888-679-6377

FOR VALUE RECEIVED, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns, hereby assigns and transfers to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns, all of its right, title and interest in and to a certain deed of trust executed by Cindy Magana Sanchez and Christian Alexis Bonilla; Wife and Husband as Joint Tenants Trustor(s), and naming Stewart Title of California, Inc. as original Trustee and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns, the original Beneficiary(ies), and bearing the date of the 09th day of June, 2021 and recorded on the 15th day of June, 2021 in the office of the Recorder of Los Angeles County, State of California in Instrument 20210943222.

This Assignment is for the purpose of providing record notice of the Mortgage Identification Number (MIN) that was either omitted or incorrect on a prior Deed of Trust or Assignment. The correct MIN is 100820997203407864 and the Mortgage Electronic Registration Systems, Inc. telephone number to call for information when using this MIN is 888-679-6377.

Signed on the 23rd day of September, 2021

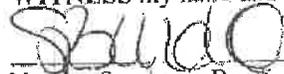
Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns

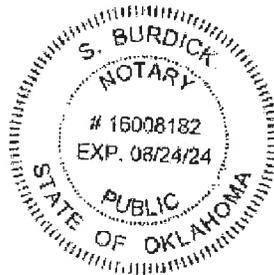
By: 
Edwin Otzoy, Assistant Secretary

STATE OF Oklahoma)
COUNTY OF Oklahoma) ss.

On 09/23/2021 before me, the undersigned, a Notary Public, personally appeared Edwin Otzoy 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.

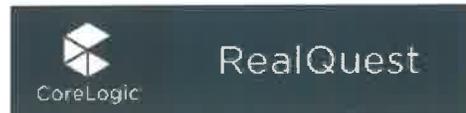
WITNESS my hand and official seal.


Notary: Stephanie Burdick



Property Detail Report

For Property Located At :
10839 WEIGAND AVE, LOS ANGELES, CA 90059-1447

**Owner Information**

Owner Name: **SANCHEZ CINDY M/BONILLA CHRISTIAN A**
 Mailing Address: **10839 WEIGAND AVE, LOS ANGELES CA 90059-1447 C044**
 Vesting Codes: **//**

Location Information

Legal Description:	TR=5331 LOT 22 BLK 3	APN:	6068-011-049
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2430.02 / 2	Subdivision:	5331
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	57-46	Tract #:	5331
Legal Lot:	22	School District:	LOS ANGELES
Legal Block:	3	School District Name:	LOS ANGELES
Market Area:	C37	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:	06/15/2021 / 03/23/2021	1st Mtg Amount/Type:	\$549,857 / FHA
Sale Price:	\$560,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	943222
Document #:	943221	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$245.61
New Construction:		Multi/Split Sale:	
Title Company:	STEWART TITLE/CA		
Lender:	CALIBER HM LOANS INC		
Seller Name:	ROBBINS LAWRENCE		

Prior Sale Information

Prior Rec/Sale Date:	05/02/2014 / 04/25/2014	Prior Lender:	MOVEMENT MTG LLC
Prior Sale Price:	\$255,000	Prior 1st Mtg Amt/Type:	\$250,381 / FHA
Prior Doc Number:	461196	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:
Living Area:	2,280	Garage Area:		Heat Type:
Tot Adj Area:		Garage Capacity:		Exterior wall:
Above Grade:		Parking Spaces:		Porch Type:
Total Rooms:		Basement Area:		Patio Type:
Bedrooms:	6	Finish Bsmnt Area:		Pool:
Bath(F/H):	4 /	Basement Type:		Air Cond:
Year Built / Eff:	2006 / 2006	Roof Type:		Style:
Fireplace:	/	Foundation:		Quality:
# of Stories:		Roof Material:		Condition:
Other Improvements:				

Site Information

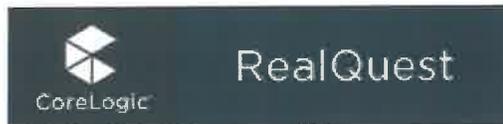
Zoning:	LAR1	Acres:	0.07	County Use:	DUPLEX (0200)
Lot Area:	3,126	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$582,624	Assessed Year:	2023	Property Tax:	\$7,550.27
Land Value:	\$312,120	Improved %:	46%	Tax Area:	461
Improvement Value:	\$270,504	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$582,624				

Comparable Sales Report

For Property Located At



10839 WEIGAND AVE, LOS ANGELES, CA 90059-1447

No records found.

EXHIBIT D

ASSIGNED INSPECTOR: **PAUL BECKER**
JOB ADDRESS: **10839 SOUTH AVENUE STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **6068-011-049**

Date: **June 24, 2024**

CASE NO.: **956984**
ORDER NO.: **A-5811722**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 29, 2022**
COMPLIANCE EXPECTED DATE: **October 29, 2022**
DATE COMPLIANCE OBTAINED: **November 18, 2022**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5811722

101062720233194459

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

SANCHEZ, CINDY M & BONILLA, CHRISTIAN A
10839 S WEIGAND AVE
LOS ANGELES, CA 90059

CASE #: 956984
ORDER #: A-5811722
EFFECTIVE DATE: September 29, 2022
COMPLIANCE DATE: October 29, 2022

OWNER OF
SITE ADDRESS: 10839 S WEIGAND AVE
ASSESSORS PARCEL NO.: 6068-011-049
ZONE: R1; One-Family Zone

SEP 29 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.

You are therefore ordered to: 1) 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. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1. (a) of the L.A.M.C.

Location: 1st and 2nd floors.

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

Comments: The 2-story single-family dwelling was converted to a 2-story duplex without plans, permits, inspections, and approvals.

2. The approximate 19'x 60' remodel of the 2-story single-family dwelling to a 19'x 60' 2-story duplex 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). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 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: Entire 2-story structure.

Comments: There is unpermitted separate unit(s) on each floor.

3. 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.

Location: 2nd floor.

Comments: Work in the 2nd kitchen was done without permit.

4. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals.

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

Location: 2nd floor.

Comments: Work in the 2nd kitchen was done without permit.

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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www.ladbs.org

101062720233194459

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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.

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, apply 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 (310)732-4533.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: September 16, 2022

KEITH EDGHILL
638 S. BEACON ST #216
LOS ANGELES, CA 90731
(310)732-4533
Keith.Edghill@lacity.org


REVIEWED BY

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