

BOARD OF
BUILDING AND SAFETY
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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

February 7, 2025

Council District: # 9

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

JOB ADDRESS: **1622 EAST 41ST PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5116-014-002**
Re: Invoice #869012-2

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: **1622 East 41st Place, 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 2, 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

Chap
Ana Mae Yutan
Chief, LADBS Resource Management Bureau

mf 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. T17955
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5116-014-002

Property Address: 1622 E 41ST PL City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: GEORGE F. POMPA

Grantor: L.B. LANE AND FLORENCE E. LANE

Deed Date : 10/18/1964

Recorded : 10/21/1964

Instr No. : BK D2671 PG 718

MAILING ADDRESS: GEORGE F. POMPA
1805 CYPRESS DR, EL CENTRO, CA 92243-4341

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 25 Brief Description: ELDER PLACE # 2 LOT 25

MORTGAGES/LIENS

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

RECORDING REQUESTED BY
MERCHANTS TITLE CO. OF CALIF., INC.

2400 South Western Avenue
Los Angeles, California 90018

Phone: RE 4-2151

AND WHEN RECORDED MAIL TO

Mr. George F. Pompa
1622 East 41 Pl.
Los Angeles, California

NAME
ADDRESS
CITY &
STATE

Title Order No. 6462227 Escrow No. 15/031-w

2723

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.

8 Min.
Post 8 AM OCT 21 1964
RAY E. LEE, County Recorder

BK D2671 Pg 718

SPACE ABOVE THIS LINE FOR RECORDER'S USE



AFFIX I.R.S. \$4.40 IN THIS SPACE

FEE
\$2
G

Grant Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

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

L. B. LANE AND FLORENCE E. LANE, his wife,

hereby GRANT(S) to GEORGE F. POMPA, a single man

the following described real property in the city of Los Angeles
county of Los Angeles, state of California:

Lot 25 of Elder Place No. 2, as per map
recorded in book 11, Page 135 of Maps, in the
office of the county Recorder of said county.

and sworn to before me this
18th day of October 1964
Lorraine Nelson, Notary Public

Dated October 18, 1964

LORRAINE NELSON, Notary Public,
State of California, Principal Office, Los Angeles County
My Commission Expires May 23, 1967
5407 South San Pedro St., Los Angeles 3, Calif.

L. B. Lane
L. B. Lane

Florence E. Lane
Florence E. Lane

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles }

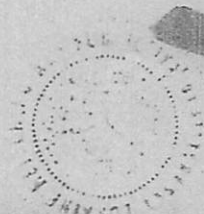
On October 18, 1964 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared:

L. B. Lane and Florence E. Lane

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that they executed the same.

Lorraine Nelson
Name (Typed or Printed)
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



6462227-1

2723

EXHIBIT B

ASSIGNED INSPECTOR: DANIEL GONZALEZ
JOB ADDRESS: 1622 EAST 41ST PLACE, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 5116-014-002

Date: February 7, 2025

Last Full Title: 04/23/2024

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) GEORGE F. POMPA
1805 CYPRESS DRIVE
EL CENTRO, CA 92243-4341
- CAPACITY: OWNER

EXHIBIT C**Property Detail Report**

For Property Located At :

1622 E 41ST PL, LOS ANGELES, CA 90011-3314

RealQuest

Owner Information

Owner Name: **POMPA GEORGE F**
 Mailing Address: **1805 CYPRESS DR, EL CENTRO CA 92243-4341 C012**
 Vesting Codes: **//**

Location Information

Legal Description:	ELDER PLACE # 2 LOT 25	APN:	5116-014-002
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2281.00 / 2	Subdivision:	ELDER PLACE
Township-Range-Sect:		Map Reference:	52-D2 /
Legal Book/Page:		Tract #:	
Legal Lot:	25	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C42	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:	10/21/1964 /	1st Mtg Amount/Type:	/
Sale Price:	\$4,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$5.68
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:	704	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:	1907 / 1907	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,873	Lot Width/Depth:	36 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$22,088	Assessed Year:	2023	Property Tax:	\$483.47
Land Value:	\$13,873	Improved %:	37%	Tax Area:	7
Improvement Value:	\$8,215	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$22,088				

Comparable Sales Report

For Property Located At

**1622 E 41ST PL, LOS ANGELES, CA 90011-3314**

1 Comparable(s) Selected.

Report Date: 05/15/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$4,000	\$543,500	\$543,500	\$543,500
Bldg/Living Area	704	640	640	640
Price/Sqft	\$5.68	\$849.22	\$849.22	\$849.22
Year Built	1907	1924	1924	1924
Lot Area	4,873	5,205	5,205	5,205
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$22,088	\$349,963	\$349,963	\$349,963
Distance From Subject	0.00	0.35	0.35	0.35

* = user supplied for search only

Comp #:1

Distance From Subject:0.35 (miles)

Address: **1589 E 46TH ST, LOS ANGELES, CA 90011-4315**Owner Name: **OCEAN DEV INC**Seller Name: **GARCIA VANDER R S**APN: **5106-011-024**County: **LOS ANGELES, CA**Subdivision: **1**Rec Date: **03/14/2024**Sale Date: **02/16/2024**Sale Price: **\$543,500**Sale Type: **FULL**Document #: **168834**1st Mtg Amt: **\$855,000**Total Value: **\$349,963**Land Use: **SFR**Map Reference: **52-D3 /**Census Tract: **2288.00**Zoning: **LAR2**Prior Rec Date: **06/07/2018**Prior Sale Date: **05/24/2018**Prior Sale Price: **\$190,000**Prior Sale Type: **FULL**Acres: **0.12**Lot Area: **5,205**# of Stories: **1**Park Area/Cap#: **/**Living Area: **640**

Total Rooms:

Bedrooms: **2**Bath(F/H): **1 /**Yr Built/Eff: **1924 / 1929**

Air Cond:

Style:

Fireplace: **/**

Pool:

Roof Mat:

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: DANIEL GONZALEZ
JOB ADDRESS: 1622 EAST 41ST PLACE, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 5116-014-002

Date: February 7, 2025

CASE NO.: 964784
ORDER NO.: A-5766614

EFFECTIVE DATE OF ORDER TO COMPLY: August 2, 2022
COMPLIANCE EXPECTED DATE: September 1, 2022
DATE COMPLIANCE OBTAINED: October 14, 2022

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5766614

1011017202225002730

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
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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

POMPA, GEORGE F
1805 CYPRESS DR
EL CENTRO, CA 92243

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

JUL 25 2022

CASE #: 964784
ORDER #: A-5766614
EFFECTIVE DATE: August 02, 2022
COMPLIANCE DATE: September 01, 2022

OWNER OF

SITE ADDRESS: 1622 E 41ST PL
ASSESSORS PARCEL NO.: 5116-014-002

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. Parking/Open Storage in the required yards. Open storage of inoperable vehicles.

You are therefore ordered to: 1) Discontinue parking/storage in the required yard(s).

Code Section(s) in Violation: 12.21C.1.(g), 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: FRONT YARD

2. 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: Throughout the property.

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 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)978-4497.

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

Inspector: _____

Date: July 14, 2022

Mario Cuevas
MARIO CUEVAS
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4497

Mario.Cuevas@lacity.org

REVIEWED BY

FOR S. PORTILLO

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