

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

August 29, 2019

Council District: # 9

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

JOB ADDRESS: **8000 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**

AKA 310 EAST 80TH ST LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): **6030-020-001**

RE: Invoice # - 718639-6

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **8000 South San Pedro Street, AKA 310 East 80th St, Los Angeles California**, (the "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 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order June 15, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	528.90
Title Report Fee	38.00
Grand Total	\$ 2,876.90

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,876.90** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,876.90** 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

Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15761
Dated as of: 01/16/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6030-020-001

Property Address: 8000 S SAN PEDRO ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : REGINA CRAIG

Grantor : PAUL H ET AL WELLS; PAUL H JR WELLS

Deed Date : 02/03/1997

Recorded : 02/07/1997

Instr No. : 97-0208650

MAILING ADDRESS: REGINA CRAIG

2147 W MANCHESTER AVE LOS ANGELES CA 90047

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 1 Block: 2 Tract No: 26 Abbreviated Description: LOT:1 BLK:2 TR#:26 TRACT NO 26 LOT 1
BLK 2 IMP1=COM,816SF,YB:1922,1STY;IMP2=COM,944SF,YB:1933,1STY;
IMP3=COM,309SF,YB:1959,1STY.***

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

SAME AS BLUE

97 208650

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

NAME REGINA CRAIG
STREET 2147 W. MANCHESTER BL.
ADDRESS LOS ANGELES, CA 90047

LEVY STATE &
JP LDCR

FILE ORDER NO

ESCROW NO

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

12:01 PM FEB 07 1997

FEB
\$7
0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

"The value of the property in this conveyance, exclusive of liens and encumbrances is \$100 or less, and there is no additional consideration received by the grantor, R & T 11911"

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We). PAUL H. WELLS; PAUL

H. WELLS, JR.; VALEMAR MASCADO

(NAME OF GRANTOR(S))

grant to REGINA CRAIG AS HER SOLE AND SEPARATE PROPERTY

all that real property situated in the City of LOS ANGELES (NAME OF CITY) (for in an unincorporated area of)

LOS ANGELES

County, CALIFORNIA (STATE)

described as follows (insert legal description):

1/16 INTEREST:

LOT 1 IN BLOCK 2 OF TRACT 26, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 14, PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 310 E. 80TH STREET AND 8000-8004 S. SAN PEDRO
LOS ANGELES, CA

Assessor's parcel No. 6030 020 001

Executed on 02/03 97 at LOS ANGELES CALIFORNIA

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

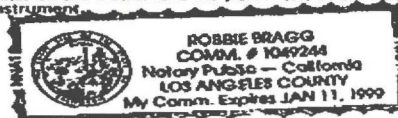
On 02/03/97 before me, ROBBIE BRAGG

personally appeared PAUL H. WELLS; PAUL WELLS, JR.; VALEMAR MASCADO 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.

Robbie Bragg
(SIGNATURE OF NOTARY)

(SEAL)



RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

(INDIVIDUAL(S))

(CORPORATE

OFFICER(S))

(PARTNER(S))

(ATTORNEY IN FACT

TRUSTEE(S))

GUARDIAN/CONSERVATOR

OTHER

SIGNER IS REPRESENTING

(Name of Person(s) or Entity)

MAIL TAX
STATEMENTS TO: REGINA CRAIG
REGINA CRAIG

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTTS FORM 778 Rev 3 94b (price class 3A)

GRANT DEED 1994 WOLCOTTS FORMS, INC



7 67775 39778 9

EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: August 29, 2019

JOB ADDRESS: **8000 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**

AKA 310 EAST 80TH ST, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): **6022-003-023**

Last Full Title: **01/16/2019**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). REGINA CRAIG PAUL H WELLS, VALEMAR MASCADO
2147 WEST MANCHESTER AVENUE
LOS ANGELES, CA 90047

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

310 E 80TH ST, LOS ANGELES, CA 90003-2603



RealQuest

Owner Information

Owner Name: CRAIG REGINA/WELLS PAUL H
 Mailing Address: 2147 W MANCHESTER AVE, LOS ANGELES CA 90047-2929 C043
 Vesting Codes: / A /

Bldg Card: 000 of 003

Location Information

Legal Description: TRACT NO 26 LOT 1
 County: LOS ANGELES, CA APN: 6030-020-001
 Census Tract / Block: 2398.01 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 26
 Legal Book/Page: 14-2 Map Reference: 58-B1 /
 Legal Lot: 1 Tract #: 26
 Legal Block: 2 School District: LOS ANGELES
 Market Area: C37 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 02/07/1997 / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 208650 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: WELLS PAUL H

Prior Sale Information

Prior Rec/Sale Date: 07/21/1986 / 07/1986 Prior Lender:
 Prior Sale Price: \$222,500 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 917737 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics

Year Built / Eff: 1933 / Total Rooms/Offices
 Gross Area: 2,069 Total Restrooms:
 Building Area: 2,069 Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Building Permit Exterior wall:
 Basement Area:

Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type: HEATED
 Air Cond: NONE
 Pool:
 Quality:
 Condition:

Site Information

Zoning: LAR4 Acres: 0.15 County Use: AUTO SVC SHOP (2600)
 Lot Area: 6,669 Lot Width/Depth: x State Use:
 Land Use: AUTO REPAIR Commercial Units:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: \$186,835 Assessed Year: 2018 Property Tax: \$2,639.12
 Land Value: \$89,407 Improved %: 52% Tax Area: 7
 Improvement Value: \$97,428 Tax Year: 2018 Tax Exemption:
 Total Taxable Value: \$186,835

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: August 29, 2019

JOB ADDRESS: **8000 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**

AKA 310 EAST 80TH ST, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): **6022-003-023**

CASE#: 352939

ORDER NO: A-3787592

EFFECTIVE DATE OF ORDER TO COMPLY: **June 15, 2015**

COMPLIANCE EXPECTED DATE: **July 15, 2017**

DATE COMPLIANCE OBTAINED: **October 2, 2017**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3787592

1050204201605213

BOARD OF
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MAYOR

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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

REGINA CRAIG AND PAUL WELLS, ET AL
2147 W MANCHESTER AVE
LOS ANGELES, CA 90047

CASE #: 352939
ORDER #: A-3787592
EFFECTIVE DATE: June 15, 2015
COMPLIANCE DATE: July 15, 2015

OWNER OF

SITE ADDRESS: 8000 S SAN PEDRO ST

ASSESSORS PARCEL NO.: 6030-020-001

ZONE: R4; Multiple Dwelling Zone



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 approximate 22' x 18' of a patio addition to the commercial building was 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 make the structure(s) comply with all requirements of the L.A.M.C.

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, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

2. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Remove or obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Unapproved welding shop.

3. Welding shop is not allowed in the R-4 zone.

You are therefore ordered to: Discontinue the property as welding shop use which is not allowed in the R-4 zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.11A of the L.A.M.C.

4. Unapproved open storage in a C zone.

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1.A.1, and 12.21A.1.(a) of the L.A.M.C.

5. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

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

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.

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.

1050204201605213

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:

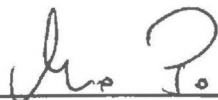
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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>

If you have any questions or require any additional information please feel free to contact me at (323)846-2639.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: June 04, 2015

MARIAN PODPORA
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(323)846-2639
marian.podpora@lacity.org

137
REVIEWED BY

LADBS Lien Summary

As of

7/11/2019

APN: 6030-020-001

Lien Status:

Pending

Address:

310 East 80th Street aka 8000 South San Pedro

CD: 9

Owner Address:

2147 W. MANCHESTER BLVD, LOS ANGELES, C

Owner Name:

REGINA CRAIG

Inspection Date: 6/15/2015

Notice Of Hearing Mailed Date:

Lien Report Date: 7/18/2019

Direct Assessment Referral Date:

Pending Lien Termination:

Termination Rec. Prep Date:

Lien Recording Prep Date:

Termination Recording Date:

Lien Recording Date:

Termination Instrument #:

Lien Instrument #:

Invoices

Invoice #	Account #	Date	Invoice Type	Principal	Late	Interest	Payment	Payment Date	Total
718639-6	180080775-8	4/21/2017	NON COMPLIANCE	\$660.00	\$1,650.00	\$528.90	\$0.00		\$2,838.90
--	180080775-8	1/16/2019	TITLE	\$38.00	\$0.00	\$0.00	\$0.00		\$38.00
Total Due:									\$2,876.90

NO COUNCIL INFORMATION

NO CALL/EMAILS

NO WORK LOGS

APN: 6030020001

Owner Name:	CRAIG,REGINA ET AL	Name Overflow:	
Special Name:		2nd Owner Name:	WELLS,PAUL H
Situs Address:	310 E 80TH ST LOS ANGELES CA 90003	Mailing Address:	2147 W MANCHESTER AVE LOS ANGELES CA 90047
Census Tract:	239801	Hazard City Key Code:	
Census Block:	2005	Hazard Info. No.:	0000000000
Council District:	09	Zone Code. No.:	LAR4
Tax Area:	00007	Land Use Code:	2600
Agency No.:	000000	Ownership Code:	3
Tax Status Key Code :	2	Doc. Reason Code:	M
Delq Year:	2015	Parcel Area:	0.1530
Recording Date:	1997-02-07	Recorder's Doc. Key: 1	Recorder's Doc. Nbr: 0208650

Parcel Sales Information

SALES SEQ NBR	SALES DT CD TXT	SALES AMT
1	1976-10-28	\$9.00
2	1975-02-11	\$0.00
3	1974-12-31	\$0.00

Building Data

SEQ.	YR BLT	SUB PART	DSGN TYP	CLASS SHAPE	NO. UNIT	NO. BDR	NO. BATH	IMPROV SQFT	BLDG CHG YR	UNIT COST MAIN AMT	RCN MAIN AMT
1	1933	0103	2600	D3A	0	0	0	944	1970	\$0.00	\$4,400.00
2	1959	0203	2100	DX	0	0	0	309	1970	\$0.00	\$4,900.00
3	1922	0303	0110	D4A	0	0	0	816	1970	\$0.00	\$0.00

Legal Description

TRACT NO 26 LOT 1 BLK 2

2019 Roll Value

	VALUE	YR	EXEMPTION INFORMATION			
LAND	\$91,195.00	2019	HOMEOWNER	\$0.00	KEY	000
IMPROVEMENT	\$99,376.00	2019	REAL ESTATE	\$0.00		
INVENTORY	\$0.00		INVENTORY	\$0.00		
FIXTURE	\$0.00		FIXTURE	\$0.00		
PERS PROP	\$0.00		PERS PROP	\$0.00		
			EX CLAIM TYPE CD			