

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 80<sup>TH</sup> 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 80<sup>th</sup> 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
<b>Grand Total</b>	<b>\$ 2,876.90</b>

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](mailto:latitle@in2-res.com)

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**Property Title Report**

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

**Prepared for: City of Los Angeles**

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**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 BLIN*

97 208650

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

NAME REGINA CRAIG  
STREET ADDRESS 2147 W. MANCHESTER BL.  
LOS ANGELES, CA 90047  
CITY STATE & ZIP CODE  
TITLE OR REF NO ESCROW NO

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
12:01 PM FEB 07 1997

FEE \$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"

DOCUMENTARY TRANSFER TAX \$  computed on full value of property conveyed, or  computed on full value less liens and encumbrances remaining at time of sale.  
Signature of Declarant or Agent Determining Tax Form Name

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

grant to REGINA CRAIG AS HER SOLE AND SEPARATE PROPERTY  
all that real property situated in the City of LOS ANGELES (NAME OF COUNTY) 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

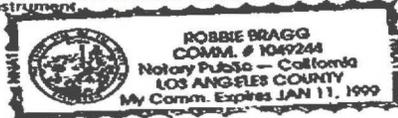
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 02/03/97 before me, ROBBIE BRAGG Notary Public for the State of California, 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)



RIGHT THUMBPRINT (Optional)

CAPACITY CLAIMED BY SIGNER(S)  
INDIVIDUAL(S)  
CORPORATE OFFICER(S)  
PARTNER(S) LIMITED GENERAL  
ATTORNEY IN FACT  
TRUSTEE(S)  
GUARDIAN/CONSERVATOR  
OTHER

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 80<sup>TH</sup> ST, LOS ANGELES, CA**

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

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

Last Update to Title:

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## 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 80<sup>TH</sup> 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**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3787592

1050204201605213

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS  
—  
VAN AMBATIELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ  
—

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
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.



**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 #:

*OK to lien*

**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
<b>Total Due:</b>									<b>\$2,876.90</b>

NO COUNCIL INFORMATION

NO CALL/EMAILS

NO WORK LOGS

**APN: 6030020001**

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

**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		