

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



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SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

February 9, 2024

Council District: # 13

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

JOB ADDRESS: 1749 NORTH GARFIELD PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5544-003-009
Re: Invoice # 796490-1

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: 1749 NORTH GARFIELD 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.

Following the Department's investigation an order or orders to comply were issued on January 5, 2017 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,118.79
Title Report fee	30.00
Grand Total	\$ 3,458.79

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 \$3,458.79 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$3,458.79 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, Resource Management Bureau

ATTEST: HOLLY 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. T17433
Dated as of: 03/07/2023

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5544-003-009

Property Address: 1749 N GARFIELD PL City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : DAVID EGON KAFKA
Grantor : DEV SWARUP GUPTA
Deed Date : 10/02/2000 Recorded : 10/27/2000
Instr No. : 00-1683257

MAILING ADDRESS: DAVID EGON KAFKA
1 FAIRMOUNT AVE, SOMERVILLE, MA 02144

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 9 Subdivision Name: GRIDER & HAMILTONS GARFIELD PLACE Brief Description:
GRIDER AND HAMILTONS GARFIELD PLACE LOT 9

MORTGAGES/LIENS

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



LEAD SHEET

00 1683257

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
OCT 27 2000 AT 8AM.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE	FEE \$7 B	D.T.T. 341 - 1395 -
CODE 20		
CODE 19		
CODE 9		

NOTIFICATION SENT - \$4 ©

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company in Black Ink

Number of Parcels Shown

5544-003-009

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
GATEWAY TITLE COMPANY
AND WHEN RECORDED MAIL TO:
David Egon Kafka
3264 Shelby Drive
Los Angeles, CA 90034

00 1683257 2

Space Above This Line for Recorder's Use Only
A.P.N.: 5544-003-009 Order No.: 135251-16 Escrow No.: 5870-EA

GRANT DEED

L.A. COUNTY 80 L.A. CITY 44

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$341.00 & CITY \$1,395.00
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] unincorporated area: [X] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Dev Swarup Gupta, a single man

hereby GRANT(S) to David Egon Kafka, a single man

the following described property in the City of Los Angeles, County of Los Angeles State of California;

Lot 9 of Grider and Hamilton's Garfield Place, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 5, Page(s) 190, of Maps in the Office of the County Recorder of said County.

Dev Swarup Gupta
Dev Swarup Gupta

Document Date: October 2, 2000

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS
On 10/4/2000 before me, Ike Emmanuel Uzoh
personally appeared Dev Swarup Gupta

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.
Signature Ike Emmanuel Uzoh

This area for official notarial seal.



EXHIBIT B

ASSIGNED INSPECTOR: **COREY HUPP**
JOB ADDRESS: **1749 NORTH GARFIELD PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5544-003-009**

Date: February 9, 2024

Last Full Title: **03/07/2023**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) DAVID EGON KAFKA
1 FAIRMOUNT AVE.
SOMERVILLE, MA 02144

OWNER

Property Detail Report

For Property Located At :

1749 GARFIELD PL, LOS ANGELES, CA 90028-5903**Owner Information**

Bldg Card: 000 of 002

Owner Name: **KAFKA DAVID E**
 Mailing Address: **1 FAIRMOUNT AVE, SOMERVILLE MA 02144-1521 C062**
 Vesting Codes: **SM / /**

Location Information

Legal Description: **GRIDER AND HAMILTONS GARFIELD PLACE LOT 9**
 County: **LOS ANGELES, CA** APN: **5544-003-009**
 Census Tract / Block: **1903.03 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **GRIDER & HAMILTONS GARFIELD P**
 Legal Book/Page: Map Reference: **34-D3 /**
 Legal Lot: **9** Tract #: **34-D3 /**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C20** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **10/27/2000 / 10/02/2000** 1st Mtg Amount/Type: **/**
 Sale Price: **\$310,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1683257** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$88.55**
 New Construction: **Y** Multi/Split Sale:
 Title Company: **GATEWAY TITLE CO.**
 Lender:
 Seller Name: **GUPTA DEV S**

Prior Sale Information

Prior Rec/Sale Date: **06/25/1999 / 06/09/1999** Prior Lender: **COMMUNITY COM'L BK**
 Prior Sale Price: **\$250,000** Prior 1st Mtg Amt/Type: **\$110,000 / CONV**
 Prior Doc Number: **1165992** Prior 1st Mtg Rate/Type: **/ ADJUSTABLE INT RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: 3,501	Parking Type:	Construction:
Living Area: 3,501	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 5	Finish Bsmnt Area:	Pool:
Bath(F/H): 7 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1948 /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning: LAR3	Acres: 0.22	County Use: APARTMENT (0500)
Lot Area: 9,513	Lot Width/Depth: x	State Use:
Land Use: APARTMENT	Res/Comm Units: 7 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value:	\$448,965	Assessed Year:	2023	Property Tax:	\$6,503.91
Land Value:	\$304,142	Improved %:	32%	Tax Area:	13
Improvement Value:	\$144,823	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$449,365				

EXHIBIT D

ASSIGNED INSPECTOR: **PTOLEMY HILL**
JOB ADDRESS: **1749 NORTH GARFIELD PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5544-003-009**

Date: **February 9, 2024**

CASE NO.: **748573**
ORDER NO.: **A-4267028**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 5, 2017**
COMPLIANCE EXPECTED DATE: **January 8, 2017**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4267028

10060615201736984

**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**

**FRANK M. BUSH
GENERAL MANAGER**

**OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER**

ORDER TO COMPLY AND NOTICE OF FEE

**KAFKA, DAVID E
1 FAIRMOUNT AVE
SOMERVILLE, MA 2144**

**CASE #: 748573
ORDER #: A-4267028
EFFECTIVE DATE: January 05, 2017
COMPLIANCE DATE: January 08, 2017**

**OWNER OF
SITE ADDRESS: 1749 N GARFIELD PL**

**ASSESSORS PARCEL NO.: 5544-003-009
ZONE: R3; 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:

VIOLATION(S):

1. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

Location: All buildings on property

2. The remodel of all buildings on the lot was/is on going without the required plans, permits, inspection, and approvals.

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed with out the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

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

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and 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, 91.104.2.4, and 91.104.2.2 of the L.A.M.C.

Location: Front and Rear building.

Comments: Remodel exterior and interior. Any related work to remodel.

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.

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 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.

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

1060615201736964

If you have any questions or require any additional information please feel free to contact me at (213)252-3053.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Ryan Taguines

Date: January 06, 2017

RYAN TAGUINES
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3053

Ryan.Taguines@lacity.org



REVIEWED BY

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

JAN 06 2017

To the address as shown on the
last equalized assessment roll.
Initiated by PC

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