

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
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

October 31, 2024

Council District: # 15

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

JOB ADDRESS: **341 EAST 120TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6083-028-021**
Re: Invoice #802321-4, 807905-7

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: **341 East 120th Street, 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 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 November 27, 2019 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>
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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,125.63
Title Report fee	30.00
Grand Total	\$ 4,712.19

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 **\$4,712.19** 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 **\$4,712.19** 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 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. T17223
Dated as of: 09/16/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6083-028-021

Property Address: 341 E 120TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ROSA MENDOZA

Grantor : VENANCIO GARCIA

Deed Date : 07/30/2008

Recorded : 06/23/2016

Instr No. : 16-0729395

MAILING ADDRESS: ROSA MENDOZA
341 E 120TH ST, LOS ANGELES, CA 90061

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 238 Tract No: 3598 Brief Description: TRACT NO 3598 E 40 FT OF W 85 FT OF LOT 238

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 04/14/2022

Document #: 22-0416127

Loan Amount: \$168,300

Lender Name: FANNIE MAE

Borrowers Name: ROSA MENDOZA

MAILING ADDRESS: FANNIE MAE
2100 ALT. 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD



20160729395



Pages:
0003

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

06/23/16 AT 03:11PM

FEES:	45.00
TAXES:	0.00
OTHER:	0.00
PAID:	45.00

PCOR SURCHARGE \$20.00



LEADSHEET



201606233240036

00012262662



007631831

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
[Insert Party Requesting]
AND WHEN RECORDED MAIL TO

Name ☐ ROSA MENDOZA
Street Address ☐ 341 E. 120TH ST
☐
City, State Zip ☐ LOS ANGELES CA 90061

Order No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

City of _____
Conveyance Tax is \$[1]
Parcel No. 6083-028-021

Documentary Transfer Tax is \$[01]

☐ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VENANCIO GARCIA A SINGLE MAN

hereby GRANT(s) to ROSA MENDOZA A SINGLE WOMAN
the following real property in the city of [LOS ANGELES]
county of , LOS ANGELES state of California: 341 E 120TH ST LOS ANGELES CA 90061

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS A BONAFIDE GIFT GRANTOR RECIVED NOTHING IN RETURN

Dated: 7-30-2008

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }

Venancio Garcia
VENANCIO GARCIA

On July 30-2008 before me,

E. Portero

a Notary Public, personally appeared

VENANCIO GARCIA

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.

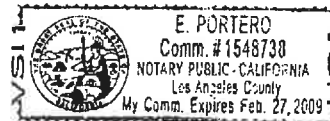
WITNESS my hand and official seal.

Signature E. Portero

☐

☐

☐



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles,, State of California, described as follows:

PARCEL 1:

THE EASTERLY 40 FEET OF THE WESTERLY 85 FEET OF LOT 238 OF TRACT NO. 3598, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40. PAGES 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

PARCEL 2:

EASEMENT FOR DRIVEWAY PURPOSES OVER THE WESTERLY 5 FEET OF THE EASTERLY 40 FEET OF LOT 238 OF TRACT NO. 3598, IN BOOK 40, PAGE(S) 23 OF MAPS.

Assessor's Parcel Number: **6083-028-021**

This page is part of your document - DO NOT DISCARD



20220416127



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

04/14/22 AT 01:22PM

Pages:
0003

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202204142890045

00022187666



013308643

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, LLC

[AND WHEN RECORDED MAIL TO]
Fannie Mae
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

22187666



Batch Number: 13308643



CORPORATE ASSIGNMENT OF DEED OF TRUST

CORRECTIVE GAP ASSIGNMENT: TO REMEDY A GAP IN THE RECORDED OWNERSHIP INTEREST BETWEEN THE CORRECTIVE ASSIGNMENT RECORDED ON 02/12/2018, AS INST# 20180144759 AND THE ASSIGNMENT RECORDED ON 04/17/2018, AS INST# 20180368332.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **FEDERAL NATIONAL MORTGAGE ASSOCIATION, WHOSE ADDRESS IS 5600 GRANITE PKWY., BUILDING VII, PLANO, TX 75024, (ASSIGNOR)**, by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to **BANK OF AMERICA, N.A., WHOSE ADDRESS IS, 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE)**.

Said Deed of Trust made by **VENANCIO GARCIA** and recorded on 06/17/2008 as Instrument # 20081069634 in the office of the **LOS ANGELES** County Recorder, CA.

Dated on 3/24/2022 (MM/DD/YYYY)

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by **NATIONWIDE TITLE CLEARING, LLC**, its Attorney-in-Fact

By: J Medero
Jickelynn Medero
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

FNMA1 431394409 2021-RPL5-GM4-SL DOCR T242203-01:03:00 [C-2] FRMCA1



D0092335627

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on 3/24/2022 (MM/DD/YYYY), by Jackelynn Medero as VICE PRESIDENT of NATIONWIDE TITLE CLEARING, LLC as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



Aaron Burdick HH 066179
Notary Public - STATE OF FLORIDA
Commission expires: 11/22/2024



AARON BURDICK
NOTARY PUBLIC
STATE OF FLORIDA
COMM# HH 066179
EXPIRES: 11/22/2024

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
FNMA1 431394409 2021-RPL5-GM4-SL DOCR T242203-01:03:00 [C-2] FRMCA1



D0092335627

EXHIBIT B

ASSIGNED INSPECTOR: **ANDREW BEELI**
JOB ADDRESS: **341 EAST 120TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6083-028-021**

Date: **October 31, 2024**

Last Full Title: **09/16/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|---|----------------------------|
| 1) ROSA MENDOZA
341 E. 120 TH STREET
LOS ANGELES, CA 90061 | CAPACITY: OWNER |
| 2) FANNIE MAE
2100 ALT. 19 NORTH
PALM HARBOR, FL 34683 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

341 E 120TH ST, LOS ANGELES, CA 90061-2828

RealQuest

Owner Information

Owner Name: **MENDOZA ROSA**
 Mailing Address: **341 E 120TH ST, LOS ANGELES CA 90061-2828 C012**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 3598 E 40 FT OF W 85 FT OF LOT 238**
 County: **LOS ANGELES, CA** APN: **6083-028-021**
 Census Tract / Block: **2410.02 / 1** Alternate APN:
 Township-Range-Sect: **40-23** Subdivision: **3598**
 Legal Book/Page: **238** Map Reference: **58-B5 /**
 Legal Lot: **37** Tract #: **3598**
 Legal Block: **C37** School District: **LOS ANGELES**
 Market Area: **C37** School District Name: **LOS ANGELES**
 Neighbor Code: **C37** Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **06/23/2016 / 07/30/2008** Deed Type: **GRANT DEED**
 Sale Price: **729395** 1st Mtg Document #:
 Document #: **729395**

Last Market Sale Information

Recording/Sale Date: **06/17/2008 / 05/29/2008** 1st Mtg Amount/Type: **\$168,300 / CONV**
 Sale Price: **\$187,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **1069634**
 Document #: **1069633** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt: \$278.27**
 New Construction: **Multi/Split Sale:**
 Title Company: **LAWYERS TITLE**
 Lender: **BANK OF AMERICA**
 Seller Name: **C-BASS TRUST 2006-CB9**

Prior Sale Information

Prior Rec/Sale Date: **10/05/2006 / 09/14/2006** Prior Lender: **OWNIT MTG SOLUTIONS INC**
 Prior Sale Price: **\$380,000** Prior 1st Mtg Amt/Type: **\$304,000 / CONV**
 Prior Doc Number: **2220432** Prior 1st Mtg Rate/Type: **7.88 / ADJUSTABLE INT RATE**
LOAN

Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: **672** Parking Type: **Construction:**
 Living Area: **672** Garage Area: **Heat Type: HEATED**
 Tot Adj Area: **672** Garage Capacity: **Exterior wall:**
 Above Grade: **672** Parking Spaces: **Porch Type:**
 Total Rooms: **672** Basement Area: **Patio Type:**
 Bedrooms: **2** Finish Bsmnt Area: **Pool:**
 Bath(F/H): **1 /** Basement Type: **Air Cond:**
 Year Built / Eff: **1923 / 1923** Roof Type: **Style:**
 Fireplace: **/** Foundation: **Quality:**
 # of Stories: **1** Roof Material: **Condition:**
 Other Improvements: **Building Permit**

Site Information

Zoning: **LAR3** Acres: **0.13** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **5,576** Lot Width/Depth: **40 x 139** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: **CORNER** Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$317,919** Assessed Year: **2022** Property Tax: **\$4,153.38**
 Land Value: **\$245,413** Improved %: **23%** Tax Area: **461**
 Improvement Value: **\$72,506** Tax Year: **2021** Tax Exemption:
 Total Taxable Value: **\$317,919**

Comparable Sales Report

For Property Located At

**341 E 120TH ST, LOS ANGELES, CA 90061-2828****1 Comparable(s) Selected.**

Report Date: 10/06/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$187,000	\$570,000	\$570,000	\$570,000
Bldg/Living Area	672	672	672	672
Price/Sqft	\$278.27	\$848.21	\$848.21	\$848.21
Year Built	1923	1926	1926	1926
Lot Area	5,576	6,265	6,265	6,265
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$317,919	\$110,767	\$110,767	\$110,767
Distance From Subject	0.00	0.40	0.40	0.40

*= user supplied for search only

Comp #:	1	Distance From Subject:0.40 (miles)			
Address:	718 E 118TH ST, LOS ANGELES, CA 90059-2704				
Owner Name:	SWENSON NIKI L				
Seller Name:	ANGELENO HOMES LLC				
APN:	6084-009-003	Map Reference:	58-C5 /	Living Area:	672
County:	LOS ANGELES, CA	Census Tract:	2410.02	Total Rooms:	4
Subdivision:	3754	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/02/2022	Prior Rec Date:	03/09/2022	Bath(F/H):	1 /
Sale Date:	07/12/2022	Prior Sale Date:	02/07/2022	Yr Built/Eff:	1926 / 1930
Sale Price:	\$570,000	Prior Sale Price:	\$430,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	873924	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$552,000	Lot Area:	6,265	Pool:	
Total Value:	\$110,767	# of Stories:	1	Roof Mat:	BUILT-UP
Land Use:	SFR	Park Area/Cap#:	/	Parking:	CARPORT

EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**
JOB ADDRESS: **341 EAST 120TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6083-028-021**

Date: October 31, 2024

CASE NO.: 886888
ORDER NO.: A-5188770

EFFECTIVE DATE OF ORDER TO COMPLY: **November 27, 2019**
COMPLIANCE EXPECTED DATE: **December 27, 2019**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5188770

1060302202005587

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

SUBSTANDARD ORDER AND NOTICE OF FEE

MENDOZA, ROSA
341 E 120TH ST
LOS ANGELES, CA 90061

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

NOV 20 2019

CASE #: 886888

ORDER #: A-5188770

EFFECTIVE DATE: November 27, 2019

COMPLIANCE DATE: December 27, 2019

OWNER OF

SITE ADDRESS: 341 E 120TH ST

ASSESSORS PARCEL NO.: 6083-028-021

ZONE: R3; Multiple Dwelling Zone

To the address as shown on the
last equalized assessment roll.
Initialed by MV

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. Hazardous Mechanical Equipment (heating, air conditioning, refrigeration or ventilation) in the unpermitted laundry/storage behind the illegal garage conversion.

You are therefore ordered to: Remove all mechanical equipment, including vents that does not conform with all applicable laws in effect at the time of installation and which has not been maintained in good condition and is being used in an unsafe manner.

Code Section(s) in Violation: 91.8902.6, 91.8902, 91.103.1, 12.21A.1.(a) of the 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

Location: Unapproved garage addition.

Comments: Install water heater per code.

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

You are therefore ordered to: 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: The unpermitted garage addition, the unpermitted interior remodel of the single family dwelling, and the outdoor Service panel.

Comments: Please install per Los Angeles Electrical Code.

3. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Unapproved kitchen remodel; and unpermitted garage addition.

4. The building or premises is Substandard due to broken, rotted, split or buckled exterior wall coverings or roof coverings.

You are therefore ordered to: Repair or replace broken, rotted, split or buckled exterior wall coverings or roof coverings.

Code Section(s) in Violation: 91.8902.7# 4, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Stucco under the electric service panel.

5. Building plans are required.

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Main house, garage; unapproved addition to the garage.

Comments: Approved plans are necessary for legalization of the construction work performed.

6. A permit(s) is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Main house, garage; unapproved addition to the garage.

Comments: Permits are required for legalization of the unpermitted construction.

7. The garage has been converted to storage without the required permits and approvals.

You are therefore ordered to: Discontinue the use as storage and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Comments: Garage has interior walls inside.

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

- 1060302202095587
8. The approximate 12' x 20' construction of an addition to the garage 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, 93.0104, 94.103.1.1, 95.112.1, 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: Rear of garage (North side).

Comments: Unapproved laundry/storage room.

9. The interior remodel of the single family dwelling 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: Main house has been remodeled without permit.

Comments: Including the windows and doors that have been changed-out.

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.

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

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 + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.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: November 13, 2019

KEITH EDGHILL

638 S. BEACON ST #276
LOS ANGELES, CA 90731

(310)732-4533

Keith.Edghill@lacity.org



REVIEWED BY

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