

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



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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

June 27, 2024

Council District: # 14

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

JOB ADDRESS: **2849 EAST CINCINNATI STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5178-018-013**
Re: Invoice #784058-4

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: **2849 East Cincinnati 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.

Pursuant to Section 98.0421, the property owner was issued an order on May 22, 2019, 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


Ana Mae Yutan

Chief, LADBS Resource Management Bureau

 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. T17253
Dated as of: 09/27/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 5178-018-013

Property Address: 2849 E CINCINNATI ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ADOLFO CARLOS HOLGUIN AND SYLVIA HOLGUIN AND MARIA S. HOLGUIN AND
FRANKIE HOLGUIN AND ALFREDO HOLGUIN

Grantor : MARIA SOCORRO HOLGUIN

Deed Date : 08/29/2006

Recorded : 08/30/2006

Instr No. : 06-1938837

MAILING ADDRESS: ADOLFO CARLOS HOLGUIN AND SYLVIA HOLGUIN AND MARIA S.
HOLGUIN AND FRANKIE HOLGUIN AND ALFREDO HOLGUIN
2849 CINCINNATI ST, LOS ANGELES, CA 90033

SCHEDULE B

LEGAL DESCRIPTION

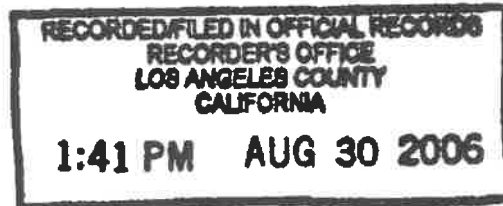
Lot Number: 10 **Block:** B **Subdivision Name:** FOREST HEIGHTS **Brief Description:** FOREST HEIGHTS
TRACT LOT 10 BLK B

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

06 1938837



TITLE(S) :

DEED



FEE



B.T.T.

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 AIN's Shown

5178-018-013

601

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

ADOLFO HOLGUIN

06 1938837

2

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME: **ADOLFO HOLGUIN**
ADDRESS: **2849 CINCINNATI ST.**
CITY: **LOS ANGELES**
STATE/ZIP: **CA 90033**

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):
DOCUMENTARY TRANSFER TAX is \$ 0.00 GIFT . CITY TAX \$
☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens or encumbrances remaining at time of sale or transfer.
☐ Unincorporated area: ☐ City of , and
☐ "This conveyance transfers the grantor's interest into his or her revocable trust, R & T 11911".
☐ Excluded from Reappraisal Under Proposition 13, California Constitution Article 13A § 1, et seq.
☐ This conveyance does not constitute a "change of ownership", R & T 62.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MARIA SOCORRO HOLGUIN** hereby GRANTS to:
ADOLFO CARLOS HOLGUIN and SYLVIA HOLGUIN, HUSBAND AND WIFE, AND MARIA S. HOLGUIN, a single woman, FRANKIE HOLGUIN, a single man and ALFREDO HOLGUIN, a single man, ALL AS JOINT TENANTS, the following described real property in the County of Los Angeles, State of California.

Assessor's Parcel No. 5178-018-013:

LOT 10, BLOCK "B" OF FOREST HEIGHTS, AS PER MAP RECORDED IN BOOK 6, PAGES 130 AND 131 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 2849 CINCINNATI ST., LOS ANGELES, CA 90033

THIS IS A BONAFIDE GIFT AND GRANTOR RECEIVED NOTHING IN RETURN R&T11911

Dated: August 29, 2006.

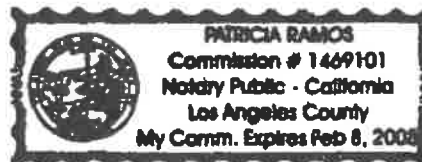

MARIA SOCORRO HOLGUIN

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

On August 29, 2006, before me, PATRICIA RAMOS, Notary Public, personally appeared **MARIA SOCORRO HOLGUIN**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature



Seal

EXHIBIT B

ASSIGNED INSPECTOR: **LUIS ESCOTO** Date: **June 27, 2024**
JOB ADDRESS: **2849 EAST CINCINNATI STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5178-018-013**

Last Full Title: **09/27/2022** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ADOLFO CARLOS HOLGUIN, SYLVIA HOLGUIN,
MARIA S. HOLGUIN, FRANKIE HOLGUIN, AND
ALFREDO HOLGUIN
2849 CINCINNATI STREET
LOS ANGELES, CA 90033

CAPACITY: OWNERS

Property Detail Report**For Property Located At :****2849 CINCINNATI ST, LOS ANGELES, CA 90033-3117**

RealQuest

Bldg Card: 000 of 002

Owner Information

Owner Name: **HOLGUIN ADOLFO C & SYLVIA/HOLGUIN MARIA S**
 Mailing Address: **2849 CINCINNATI ST, LOS ANGELES CA 90033-3117 C034**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **FOREST HEIGHTS TRACT LOT 10**
 County: **LOS ANGELES, CA** APN: **5178-018-013**
 Census Tract / Block: **2037.20 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **FOREST HEIGHTS TR**
 Legal Book/Page: **6-130** Map Reference: **45-B4 /**
 Legal Lot: **10** Tract #: **LOS ANGELES**
 Legal Block: **B** School District: **LOS ANGELES**
 Market Area: **BOYH** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **08/30/2006 / 08/29/2006** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **1938837**

Last Market Sale Information

Recording/Sale Date: **06/10/1988 / 03/1988** 1st Mtg Amount/Type: **\$132,000 / CONV**
 Sale Price: **\$165,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **926331**
 Document #: **926330** 2nd Mtg Amount/Type: **\$10,000 / PRIVATE PARTY**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$86.84**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender: **BANCORP MTG**
 Seller Name: **PERDOMO JERRY**

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: 1,900	Parking Type:	Construction:
Living Area: 1,900	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: 4	Finish Bsmnt Area:	Pool:
Bath(F/H): 2 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1912 /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements: Building Permit		

Site Information

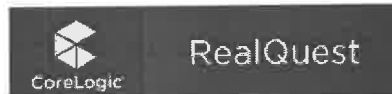
Zoning: LARD1.5	Acres: 0.14	County Use: DUPLEX (0200)
Lot Area: 5,897	Lot Width/Depth: x	State Use:
Land Use: DUPLEX	Res/Comm Units: 2 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$291,747	Assessed Year: 2021	Property Tax: \$3,775.73
Land Value: \$109,621	Improved %: 62%	Tax Area: 4
Improvement Value: \$182,126	Tax Year: 2021	Tax Exemption:
Total Taxable Value: \$291,747		

Comparable Sales Report

For Property Located At

**2849 CINCINNATI ST, LOS ANGELES, CA 90033-3117**

2 Comparable(s) Selected.

Report Date: 10/04/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$165,000	\$670,000	\$720,000	\$695,000
Bldg/Living Area	1,900	1,652	1,774	1,713
Price/Sqft	\$86.84	\$377.68	\$435.84	\$406.76
Year Built	1912	1924	1961	1942
Lot Area	5,897	3,618	4,640	4,129
Bedrooms	4	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$291,747	\$168,099	\$495,965	\$332,032
Distance From Subject	0.00	0.19	0.41	0.30

* = user supplied for search only

Comp #1

Distance From Subject: 0.19 (miles)

Address: **2706 CINCINNATI ST, LOS ANGELES, CA 90033-3116**Owner Name: **HOGAN RON**Seller Name: **SANTILLAN JUAN G & JOSEFINA G**APN: **5177-032-020**Map Reference: **45-B3 /**Living Area: **1,774**County: **LOS ANGELES, CA**Census Tract: **2037.20**Total Rooms: **4**Subdivision: **FOREST HEIGHTS TR**Zoning: **LARD1.5**Bedrooms: **4**Rec Date: **01/24/2022**Prior Rec Date: **12/10/1984**Bath(F/H): **2 /**Sale Date: **01/14/2022**

Prior Sale Date:

Yr Built/Eff: **1924 / 1924**Sale Price: **\$670,000**Prior Sale Price: **\$90,000**Air Cond: **YES**Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **88283**Acres: **0.08**Fireplace: **/**1st Mtg Amt: **\$502,500**Lot Area: **3,618**

Pool:

Total Value: **\$168,099**

of Stories:

Roof Mat:

Land Use: **DUPLEX**Park Area/Cap#: **/**

Parking:

Comp #2

Distance From Subject: 0.41 (miles)

Address: **412 N CONCORD ST, LOS ANGELES, CA 90063-2835**Owner Name: **VALDEZ MIGUEL & MARIA T/VALDEZ SARA**Seller Name: **ALTOMARE JOSHUA A**APN: **5178-025-020**Map Reference: **45-C4 /**Living Area: **1,652**County: **LOS ANGELES, CA**Census Tract: **2038.00**Total Rooms: **4**Subdivision: **4812**Zoning: **LAR2**Bedrooms: **4**Rec Date: **09/12/2022**Prior Rec Date: **04/27/2016**Bath(F/H): **2 /**Sale Date: **07/12/2022**Prior Sale Date: **03/16/2016**Yr Built/Eff: **1961 /**Sale Price: **\$720,000**Prior Sale Price: **\$453,500**Air Cond: **YES**Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **890090**Acres: **0.11**Fireplace: **/**1st Mtg Amt: **\$612,000**Lot Area: **4,640**

Pool:

Total Value: **\$495,965**

of Stories:

Roof Mat:

Land Use: **DUPLEX**Park Area/Cap#: **/**

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: LUIS ESCOTO

Date: June 27, 2024

JOB ADDRESS: 2849 EAST CINCINNATI STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5178-018-013

CASE NO.: 859114

ORDER NO.: A-5012754

EFFECTIVE DATE OF ORDER TO COMPLY: May 22, 2019

COMPLIANCE EXPECTED DATE: June 21, 2019

DATE COMPLIANCE OBTAINED: July 1, 2019

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5012754

1050904201983846

**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

HOLGUIN, ADOLFO C AND SYLVIA ET AL
2849 CINCINNATI ST
LOS ANGELES, CA 90033

CASE #: 859114
ORDER #: A-5012754
EFFECTIVE DATE: May 22, 2019
COMPLIANCE DATE: June 21, 2019

OWNER OF

SITE ADDRESS: 2849 E CINCINNATI ST

ASSESSORS PARCEL NO.: 5178-018-013

ZONE: RD1.5; Min. Per Unit 1,500

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. 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.

Comments: Remove all trash, debris and storage from rear yards.

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) 792-8006.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: May 03, 2019

EVA MONTIJO RAMOS
~~221 N. FIGUEROA ST.~~ SUITE 1100
LOS ANGELES, CA 90012
~~(213) 792-8006~~ (323) 526-9349
Eva.Montijo-Ramos@lacity.org

ROGER BRUCE
2130 E. 1ST ST
(323) 526-9346

RV5
REVIEWED BY

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

MAY 10 2019

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

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
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www.ladbs.org