

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

July 1, 2024

Council District: # 8

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

**JOB ADDRESS: 203 EAST 107<sup>TH</sup> STREET, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 6063-026-012**  
**Re: Invoice #801249-6, 809217-5**

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: **203 East 107<sup>th</sup> 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 20, 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
Accumulated Interest (1%/month)	320.09
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,256.65</b>

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 **\$2,256.65** 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 **\$2,256.65** 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](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T17070***  
***Dated as of: 08/01/2022***

***Prepared for: City of Los Angeles***

***SCHEDULE A***

***(Reported Property Information)***

***APN #: 6063-026-012***

***Property Address: 203 E 107TH ST***      ***City: Los Angeles***      ***County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : GERALD L. DAVIS AND DONNA L. DAVIS***

***Grantor : GERALD L. DAVIS AND DONNA L. DAVIS***

***Deed Date : 02/10/1972***

***Recorded : 02/14/1972***

***Instr No. : D5352 PG89***

***MAILING ADDRESS: GERALD L. DAVIS AND DONNA L. DAVIS***  
***1743 S OGDEN DR, LOS ANGELES, CA 90019***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot Number: 201 Tract No: 5745 Brief Description: TRACT # 5745 LOT 201***

**MORTGAGES/LIENS**

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

RECORDING REQUESTED BY

GERALD L. DAVIS

2007

AND WHICH RETURNED MAIL TO:

Name: GERALD L. DAVIS  
Street Address: 3411 1/2 West 63 St., #7  
City: Los Angeles, Calif. 90008

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
21 MIN 9 AM FEB 14 1972  
Register Recorder

FEE  
\$2  
6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Name: GERALD L. DAVIS  
Street Address: 1411 South Ogden Drive  
City: Los Angeles, Calif. 90009

DOCUMENTARY TRANSFER TAX IS DUE  
COMPUTED ON THE VALUE OF PROPERTY CONVEYED  
OR COMPUTED ON THE VALUE LESS DEBTS AND  
INCUMBRANCES ENCUMBERING AS OF THE DATE  
*[Signature]*  
Signature of Recorder or Agent Recording the Same

### Grant Deed

THIS DEED FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
GERALD L. DAVIS and ROSA L. DAVIS, Husband and wife, as Joint Tenants  
hereby GRANT to GERALD L. DAVIS and ROSA L. DAVIS as Tenants in Common,

the following described real property in the City of GLENN  
County of Los Angeles State of California

Lot 7 of Block 'A' of Tract 5111, as per recorded in Book 53  
page 11 of Maps, in the office of the County Recorder of said Los Angeles County;

SUBJECT TO usual Rights of Way, Easements and Restrictions of record.

WITNESSED my hand and seal this 14th day of February 1972

*[Signature]*  
Gerald L. Davis

WITNESSED my hand and seal this 14th day of February 1972  
at Los Angeles, California  
Gerald L. Davis and Rosa L. Davis

*[Signature]*  
Rosa L. Davis



*[Signature]*  
Notary Public in California

2007



**Property Detail Report**  
**For Property Located At :**  
**203 E 107TH ST, LOS ANGELES, CA 90003-4734**



**Owner Information**

Owner Name: **DAVIS GERALD L/DAVIS DONNA L**  
 Mailing Address: **1743 S OGDEN DR, LOS ANGELES CA 90019-5036 C039**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT # 5745 LOT 201</b>	APN:	<b>6063-026-012</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2411.10 / 2</b>	Subdivision:	<b>5745</b>
Township-Range-Sect:		Map Reference:	<b>58-B4 /</b>
Legal Book/Page:	<b>62-88</b>	Tract #:	<b>5745</b>
Legal Lot:	<b>201</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>02/14/1972 /</b>	Deed Type:	<b>DEED (REG)</b>
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

**Prior Sale Information**

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>570</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>/</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:	<b>Building Permit</b>				

**Site Information**

Zoning:	<b>LAR2</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,200</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	<b>\$13,335</b>	Assessed Year:	<b>2021</b>	Property Tax:	<b>\$421.16</b>
Land Value:	<b>\$13,335</b>	Improved %:		Tax Area:	<b>461</b>
Improvement Value:		Tax Year:	<b>2021</b>	Tax Exemption:	
Total Taxable Value:	<b>\$13,335</b>				

**Comparable Sales Report**

For Property Located At

**203 E 107TH ST, LOS ANGELES, CA 90003-4734**

1 Comparable(s) Selected.

Report Date: 08/10/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$485,000	\$485,000	\$485,000
Bldg/Living Area	570	576	576	576
Price/Sqft	\$0.00	\$842.01	\$842.01	\$842.01
Year Built	0	1925	1925	1925
Lot Area	5,200	3,382	3,382	3,382
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$13,335	\$208,831	\$208,831	\$208,831
Distance From Subject	0.00	0.31	0.31	0.31

\* = user supplied for search only

Comp #:1				Distance From Subject:0.31 (miles)
Address:	10118 WALL ST, LOS ANGELES, CA 90003-4716			
Owner Name:	VARGAS DANNY			
Seller Name:	OLMOS ARMANDO			
APN:	6063-007-021	Map Reference:	58-B3 /	Living Area: 576
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:
Subdivision:	5298	Zoning:	LAR2	Bedrooms: 2
Rec Date:	01/27/2022	Prior Rec Date:	07/02/2003	Bath(F/H): 1 /
Sale Date:	10/13/2021	Prior Sale Date:	03/11/2003	Yr Built/Eff: 1925 / 1925
Sale Price:	\$485,000	Prior Sale Price:	\$157,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	107533	Acres:	0.08	Fireplace: /
1st Mtg Amt:	\$460,750	Lot Area:	3,382	Pool:
Total Value:	\$208,831	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**  
JOB ADDRESS: **203 EAST 107<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6063-026-012**

Date: **July 1, 2024**

CASE NO.: **886555**  
ORDER NO.: **A-5185720**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 20, 2019**  
COMPLIANCE EXPECTED DATE: **December 20, 2019**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5185720

1051120201989897

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATELOS  
PRESIDENT**

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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**

**DAVIS, GERALD L AND DONNA L  
1743 S OGDEN DR  
LOS ANGELES, CA 90019**

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

**CASE #: 886555  
ORDER #: A-5185720  
EFFECTIVE DATE: November 20, 2019  
COMPLIANCE DATE: December 20, 2019**

**NOV 14 2019**

**OWNER OF**

**SITE ADDRESS: 203 E 107TH ST**

**ASSESSORS PARCEL NO.: 6063-026-012**

**ZONE: R2; Two Family Zone**

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

**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. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.**

You are therefore ordered to: Discontinue the open storage of autos in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: REAR/SIDE YARDS

- 2. Open storage within the required yards.**

You are therefore ordered to: Discontinue the open storage of MISC. ITEMS in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: REAR/SIDE YARDS

- 3. Canvas covered canopy is not permitted in required yard(s).**

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

You are therefore ordered to: Remove the unpermitted/unapproved metal framed, canvas covered canopy from the required yard(s) and maintain all required yards open and unobstructed from the ground to the sky.

Code Section(s) in Violation: 12.21C1(g) and 12.21A.1(a) of the L.A.M.C.

Location: REAR/ SIDE YARDS

**4. Right of entry for inspection.**

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Location: ENTIRE PROPERTY

**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 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.

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[www.ladbs.org](http://www.ladbs.org)

1051126201988897

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)978-4508.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: November 08, 2019

KIM DOEPPING  
1968 W ADAMS BLVD, SUITE G-16  
LOS ANGELES, CA 90018  
(213)978-4508  
Kim.Doepping@lacity.org



REVIEWED BY

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