

BOARD OF  
BUILDING AND SAFETY  
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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

March 28, 2024

Council District: # 9

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

JOB ADDRESS: **179 WEST 43RD PLACE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5111-012-019**  
Re: Invoice # 867910-1, # 874659-3

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: **179 West 43<sup>rd</sup> 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 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 on July 20, 2022 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
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Accumulated Interest (1%/month)	159.12
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,745.68</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 **\$3,745.68** 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 **\$3,745.68** 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)

## ***Property Title Report***

**Work Order No. T17876**  
**Dated as of: 03/19/2024**

**Prepared for:** City of Los Angeles

### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 5111-012-019**

**Property Address:** 179 W 43RD PL

**City:** Los Angeles

**County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** TRUST TRANSFER DEED

**Grantee:** CARNEL JACKSON AND RAYETTA JACKSON TRUSTEES OF THE CARNEL JACKSON AND RAYETTA JACKSON TRUST

**Grantor:** CARNEL JACKSON AND RAYETTA ANN JACKSON

**Deed Date :** 09/04/2021

**Recorded :** 10/12/2021

**Instr No. :** 21-1537318

**MAILING ADDRESS:** CARNEL JACKSON AND RAYETTA JACKSON TRUSTEES OF THE CARNEL JACKSON AND RAYETTA JACKSON TRUST  
187 W 43RD PL, LOS ANGELES, CA 90037-2705

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number:** 49 **Brief Description:** BOWEN AND CHAMBERLIN'S MAIN ST BOULEVARDTRACT LOT 49

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20211537318**



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

10/12/21 AT 02:36PM

Pages:  
0004

FEES :	28.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	103.00



LEADSHEET



202110122860020

00021267441



012724779

SEQ:  
03

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

Vernon R. Yancy, Esq.

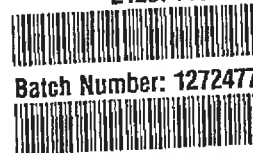
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Carnel Jackson and Rayetta A. Jackson

STREET ADDRESS 187 W. 43rd Place

CITY, STATE & ZIP CODE Los Angeles, CA 90037

21267441



Batch Number: 12724779

SPACE ABOVE FOR RECORDER'S USE ONLY

## TRUST TRANSFER DEED

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

**RECORDING REQUESTED BY**

Vernon R. Yancy, Esq.

**WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:**

Rayetta and Carnel Jackson  
187 W. 43<sup>rd</sup> Place  
Los Angeles, CA 90037

APN: 5111-012-019

Space above this line for Recorder's use

**TRUST TRANSFER DEED**

**GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13A§1 ET.SEQ.)**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:**  
**THERE IS NO CONSIDERATION FOR THIS TRANSFER.**

**DOCUMENTARY TRANSFER TAX IS \$0.00 (NONE)**

☒ 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

☐ There is no Documentary transfer tax due. "This conveyance transfers an interest into or out of a Living Trust, R&T 11930."

☐ Unincorporated area: **X City of Los Angeles**

**This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have)  
checked the applicable exclusion:**

☒ Transfer to a revocable trust;

☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

☐ Change of trustee holding title;

☐ Transfer from trust to trustor's spouse where prior transfer to trust was excluded from reappraisal and for  
a valuable consideration, receipt of which is acknowledged.

☐ Other:

**GRANTOR(S): Carnel Jackson and Rayetta Ann Jackson, Husband and Wife, Joint Tenants**

hereby **GRANT(S) TO: Carnel Jackson and Rayetta Jackson, trustees of The Carnel Jackson and Rayetta  
Jackson Trust**

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

**See Legal Description Exhibit "A"**

Commonly known as: **179 W 43<sup>rd</sup> Place, Los Angeles, CA 90037**

Dated: September 4, 2021

  
Carnel Jackson

  
Rayetta Ann Jackson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the  
document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss:

On September 4, 2021 before me, Robyn S. Black, a Notary Public, personally  
(here insert name and title of the officer)

appeared Carnel Jackson and Rayetta Ann Jackson  
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





**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**EXHIBIT A**

**LOT #49 OF BOWEN AND CHAMBERLIN'S MAIN STREET BOULEVARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 20 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**COMMONLY KNOWN AS: 179 W. 43<sup>RD</sup> PLACE, LOS ANGELES, CA 90037**

# EXHIBIT B

ASSIGNED INSPECTOR: DANIEL GONZALEZ  
JOB ADDRESS: 179 WEST 43RD PLACE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5111-012-019

Date: March 28, 2024

Last Full Title: 03/19/2024

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) CARNEL JACKSON AND RAYETTA JACKSON  
TRUSTEES OF THE CARNEL JACKSON AND  
RAYETTA JACKSON TRUST  
187 WEST 43RD PLACE  
LOS ANGELES, CA 90037

CAPACITY: OWNER

**Property Detail Report**

**For Property Located At :**  
**179 W 43RD PL, LOS ANGELES, CA 90037-2705**

**Owner Information**

Owner Name: **JACKSON CARNEL (TE)/JACKSON RAYETTA A (TE)**  
 Mailing Address: **187 W 43RD PL, LOS ANGELES CA 90037-2705 C061**  
 Vesting Codes: **HW // TE**

**Location Information**

Legal Description: **BOWEN AND CHAMBERLIN'S MAIN ST BOULEVARD TRACT LOT 49**  
 County: **LOS ANGELES, CA** APN: **5111-012-019**  
 Census Tract / Block: **2318.00 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision: **BOWEN & CHAMBERLINS**  
 Legal Book/Page: Map Reference: **52-B2 /**  
 Legal Lot: **49** Tract #: **LOS ANGELES**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C42** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **10/12/2021 / 09/04/2021** Deed Type: **TRUSTEE'S DEED(TRANSFER)**  
 Sale Price: 1st Mtg Document #:  
 Document #: **1537318**

**Last Market Sale Information**

Recording/Sale Date: **06/07/1989 / 03/1989** 1st Mtg Amount/Type: **\$96,000 / CONV**  
 Sale Price: **\$120,000** 1st Mtg Int. Rate/Type: **/ ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **913684**  
 Document #: **913683** 2nd Mtg Amount/Type: **/**  
 Deed Type: **JOINT TENANCY DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$89.69**  
 New Construction: Multi/Split Sale:  
 Title Company: **INVESTORS TITLE CO.**  
 Lender: **GREAT WSTRN BK FSB**  
 Seller Name: **KITTRELL JOHN THOMAS**

**Prior Sale Information**

Prior Rec/Sale Date: **10/28/1987 / 10/1987** Prior Lender:  
 Prior Sale Price: **\$95,000** Prior 1st Mtg Amt/Type: **\$95,950 / VA**  
 Prior Doc Number: **1721154** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Gross Area:	Parking Type:	Construction:
Living Area: <b>1,338</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>3</b>	Finish Bsmnt Area:	Pool:
Bath(F/H): <b>1 /</b>	Basement Type:	Air Cond:
Year Built / Eff: <b>1905 / 1908</b>	Roof Type:	Style:
Fireplace: <b>Y / 1</b>	Foundation:	Quality:
# of Stories: <b>1</b>	Roof Material:	Condition:
Other Improvements:		

**Site Information**

Zoning: <b>LAR2</b>	Acres: <b>0.12</b>	County Use: <b>SINGLE FAMILY RESID (0100)</b>
Lot Area: <b>5,404</b>	Lot Width/Depth: <b>40 x 135</b>	State Use:
Land Use: <b>SFR</b>	Res/Comm Units: <b>1 /</b>	Water Type:
Site Influence: <b>CORNER</b>		Sewer Type: <b>TYPE UNKNOWN</b>

**Tax Information**

Total Value: <b>\$216,404</b>	Assessed Year: <b>2023</b>	Property Tax: <b>\$2,899.54</b>
Land Value: <b>\$109,287</b>	Improved %: <b>49%</b>	Tax Area: <b>7</b>
Improvement Value: <b>\$107,117</b>	Tax Year: <b>2023</b>	Tax Exemption:
Total Taxable Value: <b>\$216,404</b>		

# Comparable Sales Report

For Property Located At

**179 W 43RD PL, LOS ANGELES, CA 90037-2705**

4 Comparable(s) Selected.

Report Date: 03/28/2024

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$120,000	\$630,000	\$755,000	\$696,250
Bldg/Living Area	1,338	1,152	1,348	1,298
Price/Sqft	\$89.69	\$468.05	\$607.64	\$538.77
Year Built	1905	1905	1908	1906
Lot Area	5,404	4,744	5,400	4,935
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$216,404	\$24,913	\$435,000	\$265,198
Distance From Subject	0.00	0.15	0.42	0.32

\* = user supplied for search only

Comp #:1		Distance From Subject:0.15 (miles)	
Address:	162 W 42ND ST, LOS ANGELES, CA 90037-2238		
Owner Name:	LOPEZ ELMER M A		
Seller Name:	MAURICIO ERMA F		
APN:	5111-016-006	Map Reference:	52-B2 /
County:	LOS ANGELES, CA	Census Tract:	2318.00
Subdivision:	MONETA PLACE	Zoning:	LAR2
Rec Date:	02/16/2024	Prior Rec Date:	01/19/2016
Sale Date:	01/26/2024	Prior Sale Date:	10/12/2015
Sale Price:	\$700,000	Prior Sale Price:	\$370,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	105111	Acres:	0.11
1st Mtg Amt:	\$630,000	Lot Area:	4,843
Total Value:	\$420,991	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,348
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1905 / 1955
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:		2		Distance From Subject:0.30 (miles)		
Address:		237 E 43RD PL, LOS ANGELES, CA 90011-3415				
Owner Name:		MARTINEZ ROSA				
Seller Name:		VASQUEZ ROSA				
APN:		5113-019-017	Map Reference:	52-B2 /	Living Area:	1,346
County:		LOS ANGELES, CA	Census Tract:	2285.00	Total Rooms:	
Subdivision:		DAVENPORTS SAN PEDRO STREET	Zoning:	LAR2	Bedrooms:	3
Rec Date:		02/09/2024	Prior Rec Date:	10/01/2009	Bath(F/H):	1 /
Sale Date:		01/29/2024	Prior Sale Date:	09/28/2009	Yr Built/Eff:	1905 / 1908
Sale Price:		\$630,000	Prior Sale Price:	\$145,000	Air Cond:	
Sale Type:		FULL	Prior Sale Type:	FULL	Style:	
Document #:		89718	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		\$504,000	Lot Area:	5,400	Pool:	
Total Value:		\$179,888	# of Stories:	1	Roof Mat:	
Land Use:		SFR	Park Area/Cap#:	/	Parking:	

Comp #:3		Distance From Subject:0.39 (miles)
Address:	221 W 48TH ST, LOS ANGELES, CA 90037-3238	
Owner Name:	FUENTES KAREN E S	

Seller Name:	<b>ASIC INVESTMENTS INC</b>		
APN:	<b>5110-014-006</b>	Map Reference:	<b>52-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2319.01</b>
Subdivision:	<b>STRONG &amp; DICKINSONS</b>	Zoning:	<b>LAR2</b>
	<b>MAIN STRE</b>		
Rec Date:	<b>11/28/2023</b>	Prior Rec Date:	<b>05/16/2023</b>
Sale Date:	<b>10/16/2023</b>	Prior Sale Date:	<b>04/19/2023</b>
Sale Price:	<b>\$755,000</b>	Prior Sale Price:	<b>\$455,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>820975</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$738,908</b>	Lot Area:	<b>4,744</b>
Total Value:	<b>\$24,913</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,348</b>
		Total Rooms:	<b>3</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1908 / 1908</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	<b>4</b>	Distance From Subject:	<b>0.42 (miles)</b>
Address:	<b>160 W 48TH ST, LOS ANGELES, CA 90037-3237</b>		
Owner Name:	<b>MAGNAMPO MARK T/MAGNAMPO RAY T</b>		
Seller Name:	<b>CARDINAL DEV LLC</b>		
APN:	<b>5110-018-018</b>	Map Reference:	<b>52-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2319.01</b>
Subdivision:	<b>STRONG &amp; DICKINSON</b>	Zoning:	<b>LAR2</b>
	<b>MAIN STREET</b>		
Rec Date:	<b>02/23/2024</b>	Prior Rec Date:	<b>09/19/2023</b>
Sale Date:	<b>01/11/2024</b>	Prior Sale Date:	<b>09/12/2023</b>
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$412,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>119800</b>	Acres:	<b>0.11</b>
1st Mtg Amt:	<b>\$676,637</b>	Lot Area:	<b>4,752</b>
Total Value:	<b>\$435,000</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,152</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1906 / 1906</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	
		Parking:	

**Foreclosure Activity Report**

For Property Located At



RealQuest

**179 W 43RD PL, LOS ANGELES, CA 90037-2705**** Foreclosure Activity Report is not available**

179 W 43RD PL LOS ANGELES CA 90037

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)[› Disclaimer of Use](#)

**EXHIBIT D**

ASSIGNED INSPECTOR: DANIEL GONZALEZ  
JOB ADDRESS: 179 WEST 43RD PLACE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5111-012-019

Date: March 28, 2024

CASE NO.: 953726  
ORDER NO.: A-5760646

EFFECTIVE DATE OF ORDER TO COMPLY: July 20, 2022  
COMPLIANCE EXPECTED DATE: August 19, 2022  
DATE COMPLIANCE OBTAINED: No compliance to date

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5760646

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
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

SUBSTANDARD ORDER AND NOTICE OF FEE

JACKSON, CARNEL AND RAYETTA A  
187 W 43RD PL  
LOS ANGELES, CA 90037

CASE #: 953726

ORDER #: A-5760646

EFFECTIVE DATE: July 20, 2022

COMPLIANCE DATE: August 19, 2022

OWNER OF

SITE ADDRESS: 179 W 43RD PL  
ASSESSORS PARCEL NO.: 5111-012-019  
ZONE: R2; Two Family 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 16' X 16' construction of an accessory building 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), AND 2) restore the existing approved/permitted structure to its original condition if it was altered in any way, 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,

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12.21A.1.(a) of the L.A.M.C.

Location: REAR YARD

**2. The approximate 12' x 18' construction of an accessory building 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), AND 2) restore the existing approved/permitted structure to its original condition if it was altered in any way, 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 THE PROPERTY

**3. 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: Unapproved Accessory Building

**4. 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 Accessory Building

Comments: The Accessory building was constructed with a kitchen and a bathroom.

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.

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**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.

**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 Department (LAHD) at (213) 808-8888 or go to: <http://lahd.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 (213)978-4497.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_

Date: July 05, 2022

MARIO CUEVAS  
4301 S. CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4497

Mario.Cuevas@lacity.org

  
REVIEWED BY

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