

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
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

April 25, 2024

Council District: # 8

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

JOB ADDRESS: **3207 WEST 74TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4012-015-002**
Re: Invoice #805279-3, #805280-7

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: **3207 West 74th 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 October 10, 2017 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)	1,110.43
Title Report fee	30.00
Grand Total	\$ 4,696.99

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 **\$4,696.99** 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 **\$4,696.99** 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. T17581
Dated as of: 05/23/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4012-015-002

Property Address: 3207 W 74TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BETTYE R. EDWARDS

Grantor : BETTYE R. EDWARDS

Deed Date : 01/24/1999

Recorded : 02/03/1999

Instr No. : 99-0171433

MAILING ADDRESS: BETTYE R. EDWARDS
3207 W 74TH ST, LOS ANGELES, CA 90043

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 2 Tract No: 12652 Brief Description: TRACT # 12652 LOT 2

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 11/25/2019

Document #: 19-1294964

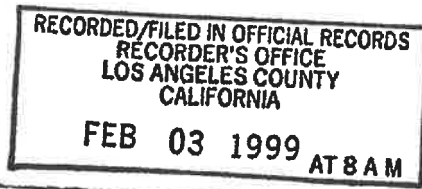
Loan Amount: \$216,000

Lender Name: WESTCOR LAND TITLE INSURANCE CO

Borrowers Name: BETTYE R. EDWARDS

MAILING ADDRESS: WESTCOR LAND TITLE INSURANCE CO
600 W. GERMANTOWN PIKE, SUITE 450 PLYMOUTH MEETING, PA 19462

99 0171433



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Deed

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF
\$10	3	1	\$20	0	0	0	0	0

EXAMINER'S INT

F

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

4012-015-002

Number of Parcels Shown

001

Revision Number

2

RECORDING REQUESTED BY

GATEWAY TITLE

99 0171433

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHER WISE SHOWN BELOW MAIL TAX STATEMENTS TO

NAME Bettye R. Edwards
ADDRESS 3207 West 7th Street
CITY & STATE Los Angeles, CA 90043
ZIP

Title Order No 130426-10 Escrow No

SPACE ABOVE THIS LINE FOR RECORDER S USE

GRANT DEED

44

The undersigned declares that the documentary transfer tax is \$ -0- and is
☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale The land,
tenements or realty is located in
☐ unincorporated area ☐ city of and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bettye R. Edwards

hereby GRANT(S) to

Bettye R. Edwards, An Unmarried Woman

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

THIS CONVEYANCE CHANGES THE MANNER IN WHICH TITLE IS HELD,
R&T 11911

Legal Description Is Contained In Exhibit "A"

Attached Hereto And Made A Part Hereof

Dated

1-24-99

Bettye R. Edwards

STATE OF CALIFORNIA
COUNTY OF

Los Angeles

} S S

On

1-24-99

before me,

appeared

JUAN A CUEVA - NOTARY PUBLIC
BETTYE R EDWARDS

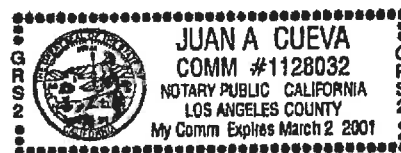
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the 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

[Signature]

FOR NOTARY SEAL OR STAMP



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

4012-015-002

Order No 110-130426-16

Reference No 145252/EDWARDS

EXHIBIT A

LOT 2 OF TRACT NO 12652, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 240 PAGE 35 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ASSESSOR PARCEL NO 4012-015-002

-----99-0171433-----

Preliminary Report - Schedule A
Gateway Title Company - 1405' North San Fernando Blvd
Burbank, CA 91504
818-953-2300

This page is part of your document - DO NOT DISCARD



20191294964



Pages:
0003

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

11/25/19 AT 01:54PM

FEES :	23.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	98.00



LEADSHEET



201911250190193

00017481029



010303619

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

FK155-777451_1214_WC10;

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Westcor Land Title Insurance Co
600 W Germantown Pike, Suite 450
Plymouth Meeting, PA 19462

PREPARED BY:

TOWD POINT MASTER FUNDING TRUST
2018-PM23
C/O FirstKey Mortgage, I.L.C., 900 Third Avenue,
5th Floor, New York, NY 10022

ID: 777451

ALT ID: 9040569501

UID: FK155-777451_1214_WC102519

Parcel #: 4012-015-002

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned, **TOWD POINT MASTER FUNDING TRUST 2018-PM23**, located at C/O FirstKey Mortgage, I.L.C., 900 Third Avenue, 5th Floor, New York, NY 10022, ("ASSIGNOR/GRANTOR"), hereby grants, conveys, assigns to: **FIRSTKEY MORTGAGE, LLC**, located at: 900 Third Avenue, 5th Floor, New York, NY 10022, ("ASSIGNEE/GRANTEE"), all beneficial interest under that certain **DEED OF TRUST**, dated 1/16/2004 and executed by **BETTYE R. EDWARDS, AN UNMARRIED WOMAN**, borrower(s) to: **DSL SERVICE COMPANY, A CALIFORNIA CORPORATION** as original trustee and **DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.**, as original lender, and certain instrument recorded 1/29/2004, in **INSTRUMENT: 04 0201628**, in the Official Records of **Los Angeles County, the State of California**, given to secure a certain Promissory Note in the amount of **\$216,000.00** covering the property located at **3207W 74TH ST, LOS ANGELES, CA 90043**.

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Mortgage including the right to have reconveyed, in whole or in part, the real property described therein.

Dated: November 13, 2019

**ASSIGNOR: TOWD POINT MASTER FUNDING TRUST
2018-PM23**

**By: FirstKey Mortgage, LLC, a Florida Limited Liability
Company, not in its individual capacity but solely as
Administrator**

By: _____

Name: Craig Eckes

Title: Authorized Signatory

State of: NEW YORK

County of: NEW YORK

Before me, Maura C. Toglia, duly commissioned Notary Public, on this day personally appeared Craig Eckes, Authorized Signatory of FirstKey Mortgage, LLC, a Florida Limited Liability Company, not in its individual capacity but solely as Administrator for TOWD POINT MASTER FUNDING TRUST 2018-PM23, known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed in his/her authorized capacity.

Given under my hand and seal of office this 13 day of November, 2019.


Notary Public's Signature

Printed Name: MAURA C. TOGLIA
Notary Public, State of New York
Lic. # 01TO6044869

My Commission Expires: Qualified in Westchester County

My Commission Expires July 17, 2022

Property Address: 3207W 74TH ST, LOS ANGELES, CA 90043

EXHIBIT B

ASSIGNED INSPECTOR: **EUSEBIO GUZMAN**
JOB ADDRESS: **3207 WEST 74TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4012-015-002**

Date: April 25, 2024

Last Full Title: **05/23/2023**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) BETTYE R. EDWARDS
3207 W. 74TH ST.
LOS ANGELES, CA 90043
CAPACITY: OWNER

- 2) WESTCOR LAND TITLE INSURANCE CO.
600 W. GERMANTOWN PIKE, SUITE 450
PLYMOUTH MEETING, PA 19462
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

3207 W 74TH ST, LOS ANGELES, CA 90043-5011

RealQuest

Owner Information

Owner Name: **EDWARDS BETTYE R**
 Mailing Address: **3207 W 74TH ST, LOS ANGELES CA 90043-5011 C006**
 Vesting Codes: **UW //**

Location Information

Legal Description:	TRACT # 12652 LOT 2	APN:	4012-015-002
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2352.02 / 2	Subdivision:	12652
Township-Range-Sect:		Map Reference:	51-C6 /
Legal Book/Page:	240-35	Tract #:	12652
Legal Lot:	2	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	PHHT	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/03/1999 / 01/24/1999	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	171434
Document #:	171433		

Last Market Sale Information

Recording/Sale Date:	12/05/1967 /	1st Mtg Amount/Type:	/
Sale Price:	\$25,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$16.87
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,482	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1941 / 1963	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,987	Lot Width/Depth:	45 x 136	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$124,421	Assessed Year:	2022	Property Tax:	\$1,772.43
Land Value:	\$17,761	Improved %:	86%	Tax Area:	212
Improvement Value:	\$106,660	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$124,421				

Comparable Sales Report

For Property Located At



RealQuest

3207 W 74TH ST, LOS ANGELES, CA 90043-5011

5 Comparable(s) Selected.

Report Date: 05/25/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$25,000	\$680,000	\$1,218,000	\$948,100
Bldg/Living Area	1,482	1,444	1,668	1,555
Price/Sqft	\$16.87	\$434.50	\$833.68	\$611.39
Year Built	1941	1931	1951	1940
Lot Area	5,987	5,753	7,500	6,528
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$124,421	\$53,528	\$610,000	\$174,611
Distance From Subject	0.00	0.04	0.38	0.29

* = user supplied for search only

Comp #:**1**

Address:**3160 W 74TH ST, LOS ANGELES, CA 90043-5008**

Owner Name:**IWAMOTO KYLE R**

Seller Name:**PROPERTY SOLUTIONS GROUP LLC**

APN:**4012-003-028**

County:**LOS ANGELES, CA**

Subdivision:**10728**

Rec Date:**04/10/2023**

Sale Date:**03/27/2023**

Sale Price:**\$1,051,500**

Sale Type:**FULL**

Document #:**226965**

1st Mtg Amt:**\$840,875**

Total Value:**\$68,329**

Land Use:**SFR**

Map Reference:**51-C6 /**

Census Tract:**2352.02**

Zoning:**LAR1**

Prior Rec Date:**09/13/2022**

Prior Sale Date:**08/23/2022**

Prior Sale Price:**\$650,000**

Prior Sale Type:**FULL**

Acres:**0.13**

Lot Area:**5,753**

of Stories:**1**

Park Area/Cap#:**/**

Distance From Subject:**0.04 (miles)**

Living Area:**1,668**

Total Rooms:**6**

Bedrooms:**3**

Bath(F/H):**2 /**

Yr Built/Eff:**1931 / 1931**

Air Cond:

Style:**UNKNOWN**

Fireplace:**Y / 1**

Pool:**POOL**

Roof Mat:**WOOD SHAKE**

Parking:**PARKING AVAIL**

Comp #:	2	Distance From Subject:0.29 (miles)			
Address:	7230 BRYNHURST AVE, LOS ANGELES, CA 90043-4938				
Owner Name:	DENEGRI MICHEL E/DENEGRI TATIANA L P				
Seller Name:	4HK LLC				
APN:	4012-029-015	Map Reference:	51-C5 /	Living Area:	1,638
County:	LOS ANGELES, CA	Census Tract:	2352.02	Total Rooms:	6
Subdivision:	FIRTHS HYDE PARK TR	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/16/2023	Prior Rec Date:	09/17/2021	Bath(F/H):	2 /
Sale Date:	05/09/2023	Prior Sale Date:	08/03/2021	Yr Built/Eff:	1951 / 1953
Sale Price:	\$999,000	Prior Sale Price:	\$610,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	317559	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$965,658	Lot Area:	7,500	Pool:	
Total Value:	\$610,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:0.35 (miles)		
Address:	3206 W 78TH PL, LOS ANGELES, CA 90043-5221			
Owner Name:	MJA INC			
Seller Name:	JORDAN LOUISE			
APN:	4012-009-002	Map Reference:	51-C6 /	Living Area: 1,565

County:	LOS ANGELES, CA	Census Tract:	2352.02	Total Rooms:	5
Subdivision:	8044	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/20/2023	Prior Rec Date:	05/23/1969	Bath(F/H):	1 /
Sale Date:	01/10/2023	Prior Sale Date:		Yr Built/Eff:	1933 / 1933
Sale Price:	\$680,000	Prior Sale Price:	\$25,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	40920	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$626,000	Lot Area:	6,169	Pool:	
Total Value:	\$53,528	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.38 (miles)
Address:	3153 W 79TH ST, LOS ANGELES, CA 90043-5222		
Owner Name:	JONES VANDA L III/SHARP DIMITRIUS		
Seller Name:	AFFORDABLE PRO HMS & INVS LC		
APN:	4012-008-011	Map Reference:	57-C1 /
County:	LOS ANGELES, CA	Census Tract:	2352.02
Subdivision:	11520	Zoning:	LAR1
Rec Date:	03/23/2023	Prior Rec Date:	03/04/2022
Sale Date:	12/12/2022	Prior Sale Date:	02/23/2022
Sale Price:	\$1,218,000	Prior Sale Price:	\$760,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	185753	Acres:	0.14
1st Mtg Amt:	\$1,084,020	Lot Area:	6,000
Total Value:	\$69,176	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,461
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1939 / 1939
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.38 (miles)
Address:	7337 5TH AVE, LOS ANGELES, CA 90043-5305		
Owner Name:	CERIN VICTOR/VIVANCO PRISCILLA		
Seller Name:	HAMMOND A H & B N F/TR		
APN:	4009-006-024	Map Reference:	51-D6 /
County:	LOS ANGELES, CA	Census Tract:	2352.01
Subdivision:	1924	Zoning:	LAR1
Rec Date:	10/13/2022	Prior Rec Date:	06/08/1994
Sale Date:	08/31/2022	Prior Sale Date:	
Sale Price:	\$792,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	984615	Acres:	0.17
1st Mtg Amt:	\$396,000	Lot Area:	7,216
Total Value:	\$72,021	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,444
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1947 / 1947
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	TILE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: EUSEBIO GUZMAN
JOB ADDRESS: 3207 WEST 74TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4012-015-002

Date: April 25, 2024

CASE NO.: 779688
ORDER NO.: A-4528814

EFFECTIVE DATE OF ORDER TO COMPLY: October 10, 2017
COMPLIANCE EXPECTED DATE: November 09, 2017
DATE COMPLIANCE OBTAINED: No compliance to date

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4528814

1051226201748069

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

EDWARDS, BETTYE R
3537 POETS LN
INGLEWOOD, CA 90305

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

OCT 13 2017

CASE #: 779688

ORDER #: A-4528814

EFFECTIVE DATE: October 10, 2017

COMPLIANCE DATE: November 09, 2017

OWNER OF

SITE ADDRESS: 3207 W 74TH ST

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

ASSESSORS PARCEL NO.: 4012-015-002

ZONE: R1; One-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 building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 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.



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Comments: The rear yard attached room additions and electrical work

2. The approximate 14' x 17' construction of room additions and electrical service attached to the rear of the dwelling was/is constructed with out the required inspections, permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permi(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.

Comments: Electrical meter was not approved and the inspections were not completed

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.

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 + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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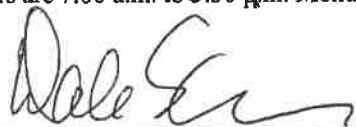


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If you have any questions or require any additional information please feel free to contact me at (213)978-4508.
Office hours are 7:00 a.m. to 8:30 p.m. Monday through Thursday.

Inspector:



Date: October 11, 2017

DALE SCHWARTZ
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(213)978-4508

 Dale.Schwartz@lacity.org

REVIEWED BY

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