

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

November 8, 2024

Council District: # 15

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

JOB ADDRESS: **1537 WEST 223RD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7346-020-026**
Re: Invoice # 795239-5

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: **1537 West 223rd 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.

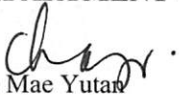
Following the Department's investigation an order or orders to comply were issued on November 27, 2018 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	1,134.75
Title Report fee	30.00
Grand Total	\$ 3,474.75

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 **\$3,474.75** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,474.75** 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, 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. T17606
Dated as of: 06/27/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7346-020-026

Property Address: 1537 W 223RD ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : THE VICTORIA A. STARRETT REVOCABLE 2008 TRUST, VICTORIA A. STARRETT TRUSTEE

Grantor : VICTORIA A. STARRETT

Deed Date : 08/08/2008

Recorded : 08/22/2008

Instr No. : 08-1522913

**MAILING ADDRESS: THE VICTORIA A. STARRETT REVOCABLE 2008 TRUST, VICTORIA A. STARRETT TRUSTEE
4340 W 178TH ST, TORRANCE, CA 90504**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 185,186 Tract No: 4529 Brief Description: TRACT NO 4529 (EX OF ST) LOTS 185 AND LOT 186

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20081522913

Pages:
002



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

Fee: 8.00

Tax: 0.00

Other: 0.00

Total: 8.00

08/22/08 AT 08:50AM

2232345 200808220070006 Mail

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

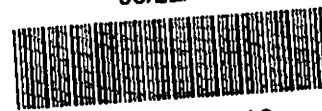
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

AND WHEN RECORDED MAIL TO

Name Victoria A Starrett, Trustee
 Street Address 4340 W 178th Street
 City & State Torrance, California 90504

08/22/08



20081522913

TRUST TRANSFER DEED**Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Cons. Art 13A Section 1 et. Seq.)**

The undersigned Grantor declares under penalty of perjury that the following is true and correct

THERE IS NO CONSIDERATION FOR THIS TRANSFER

Documentary transfer tax is \$ NONE

There is no documentary transfer tax due (state reason and give Code Section or Ordinance number) This conveyance transfers Grantor's interest into her Revocable Living Trust, Exempt per R & TC §11911

☐ Unincorporated area ☒ City of Torrance and this is a Trust Transfer under Section 62 of the Revenue and Taxation Code and Grantors 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 or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged☐ Other

GRANTOR: Victoria A Starrett, a widow,

hereby GRANTS to

The Victoria A Starrett Revocable 2008 Trust, Victoria A. Starrett, Trustee

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

Lots 185 and 186 of Tracts No. 4529 in the City of Torrance, County of Los Angeles, State of California as per map recorded in Book 50, Pages 64 to 66 inclusive of maps in the office of the county recorder of said county

EXCEPT therefrom all oil, gas, hydrocarbons and kindred substances lying below a depth of 500 feet from the surface of said land, without however the right to enter upon the surface of said land, as provided in an instrument recorded January 3, 1947 in Book 24086 page 271, official records.

Assessor's I.D. No.: 7346 020 026

Dated. ~~July~~ AUG 8, 2008

Victoria A. Starrett
 Victoria A. Starrett

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On AUG 8th, 2008, before me, RAUL E GALLO (here insert name and title of the officer), personally appeared Victoria A Starrett, who proved to me on the basis of satisfactory evidence to be the persons 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 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

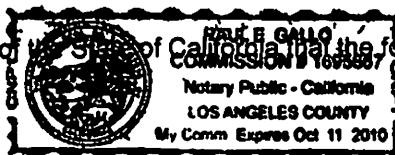
Signature Raul E. Gallo (Seal)
Notary PublicMAIL TAX STATEMENTS TO: Victoria A Starrett, Trustee of 4340 W. 178th Street, Torrance, California 90504

EXHIBIT B

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**
JOB ADDRESS: **1537 WEST 223RD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7346-020-026**

Date: November 8, 2024

Last Full Title: **06/27/2023**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) THE VICTORIA A. STARRETT REVOCABLE 2008 TRUST
VICTORIA A. STARRETT, TRUSTEE
4340 WEST 178TH STREET
TORRANCE, CA 90504
- CAPACITY: OWNER

Property Detail Report**For Property Located At :****1537 W 223RD ST, TORRANCE, CA 90501-4127****RealQuest****Owner Information**

Owner Name: **STARRETT VICTORIA A**
 Mailing Address: **4340 W 178TH ST, TORRANCE CA 90504-3637 C030**
 Vesting Codes: **// TR**

Location Information

Legal Description: **TRACT NO 4529 (EX OF ST) LOTS 185 AND LOT 186**
 County: **LOS ANGELES, CA** APN: **7346-020-026**
 Census Tract / Block: **2932.06 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **4529**
 Legal Book/Page: **50-64** Map Reference: **68-E5 /**
 Legal Lot: **186** Tract #: **4529**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **122** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **08/22/2008 / 08/08/2008** Deed Type: **TRUSTEE'S DEED(TRANSFER)**
 Sale Price: 1st Mtg Document #:
 Document #: **1522913**

Last Market Sale Information

Recording/Sale Date: **04/25/1986 /** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **514045** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

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:	1,080	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:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1939 / 1942	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION				

Site Information

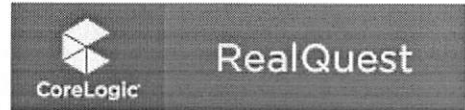
Zoning:	LAR1	Acres:	0.31	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	13,364	Lot Width/Depth:	80 x 167	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$141,239	Assessed Year:	2023	Property Tax:	\$2,345.73
Land Value:	\$118,628	Improved %:	16%	Tax Area:	19
Improvement Value:	\$22,611	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$141,239				

Comparable Sales Report

For Property Located At

**1537 W 223RD ST, TORRANCE, CA 90501-4127**

5 Comparable(s) Selected.

Report Date: 02/16/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$660,000	\$3,000,000	\$1,201,300
Bldg/Living Area	1,080	1,060	1,181	1,102
Price/Sqft	\$0.00	\$611.66	\$2,788.10	\$1,099.01
Year Built	1939	1916	1955	1944
Lot Area	13,364	4,468	17,471	8,573
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$141,239	\$60,970	\$936,360	\$436,591
Distance From Subject	0.00	0.17	0.49	0.37

*= user supplied for search only

Comp #1

Distance From Subject:0.17 (miles)

Address:	1429 W 222ND ST, TORRANCE, CA 90501-4112		
Owner Name:	KURATA KURTIS T & NATALIE R/KURATA KURTIS T		
Seller Name:	KUMAI TOM H & FRIEDA F TRUST		
APN:	7346-016-021	Map Reference:	68-E5 /
County:	LOS ANGELES, CA	Census Tract:	2932.04
Subdivision:	3341	Zoning:	LAR1
Rec Date:	07/07/2023	Prior Rec Date:	12/31/1986
Sale Date:	07/03/2023	Prior Sale Date:	12/1986
Sale Price:	\$870,000	Prior Sale Price:	\$125,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	443175	Acres:	0.21
1st Mtg Amt:	\$816,500	Lot Area:	9,003
Total Value:	\$544,818	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	1,181
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #2

Distance From Subject:0.26 (miles)

Address:	1570 W 226TH ST, TORRANCE, CA 90501-4905		
Owner Name:	NATIONWIDE WHOLESALE AM		
Seller Name:	BEAR FLAG HOMES LLC		
APN:	7347-011-011	Map Reference:	68-E5 /
County:	LOS ANGELES, CA	Census Tract:	2932.05
		Living Area:	1,106
		Total Rooms:	6

Subdivision:	4529	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	10/03/2023	Prior Rec Date:	10/02/2023	Bath(F/H):	1 /
Sale Date:	08/16/2023	Prior Sale Date:	07/03/2023	Yr Built/Eff:	1951 / 1951
Sale Price:	\$676,500	Prior Sale Price:	\$660,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	668342	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$575,000	Lot Area:	4,468	Pool:	
Total Value:	\$376,193	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.46 (miles)

Address: **1756 SANTA FE AVE, TORRANCE, CA 90501-4748**

Owner Name: **FARIAS INVESTMENTS LLC**

Seller Name: **DITTNER CHARLES R L/TR**

APN:	7357-034-011	Map Reference:	68-D5 /	Living Area:	1,060
County:	LOS ANGELES, CA	Census Tract:	6509.03	Total Rooms:	5
Subdivision:	16125	Zoning:	TORR-LO	Bedrooms:	2
Rec Date:	12/21/2023	Prior Rec Date:	05/07/1981	Bath(F/H):	1 /
Sale Date:	12/11/2023	Prior Sale Date:		Yr Built/Eff:	1949 / 1953
Sale Price:	\$660,000	Prior Sale Price:	\$70,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	898633	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,122	Pool:	POOL
Total Value:	\$264,612	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.49 (miles)

Address: **1860 PLAZA DEL AMO, TORRANCE, CA 90501-4543**

Owner Name: **LAMANNA EMILY R**

Seller Name: **QUADRATO KATHLEEN**

APN:	7357-010-006	Map Reference:	68-D5 /	Living Area:	1,087
County:	LOS ANGELES, CA	Census Tract:	6509.03	Total Rooms:	5
Subdivision:	3758	Zoning:	TORR-MD	Bedrooms:	3
Rec Date:	08/11/2023	Prior Rec Date:	07/25/1984	Bath(F/H):	1 /
Sale Date:	08/04/2023	Prior Sale Date:		Yr Built/Eff:	1916 / 1930
Sale Price:	\$800,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	532308	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$640,000	Lot Area:	5,800	Pool:	POOL
Total Value:	\$60,970	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.49 (miles)

Address: **1154 W 223RD ST, TORRANCE, CA 90502-2249**

Owner Name: **OLSON URBAN V-LA TORRANCE 2 LL**

Seller Name: **1154 WEST 223RD LLC**

APN:	7344-015-014	Map Reference:	68-F5 /	Living Area:	1,076
County:	LOS ANGELES, CA	Census Tract:	5436.06	Total Rooms:	5
Subdivision:	3239	Zoning:	LCA1*	Bedrooms:	3
Rec Date:	12/19/2023	Prior Rec Date:	12/17/2020	Bath(F/H):	1 /
Sale Date:	11/17/2023	Prior Sale Date:	05/21/2020	Yr Built/Eff:	1951 / 1951
Sale Price:	\$3,000,000	Prior Sale Price:	\$1,950,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	889921	Acres:	0.40	Fireplace:	/
1st Mtg Amt:	\$50,000,000	Lot Area:	17,471	Pool:	

Total Value:	\$936,360	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**
JOB ADDRESS: **1537 WEST 223RD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7346-020-026**

Date: **November 8, 2024**

CASE NO.: **834143**
ORDER NO.: **A-4869284**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 27, 2018**
COMPLIANCE EXPECTED DATE: **December 27, 2018**
DATE COMPLIANCE OBTAINED: **August 1, 2023**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4869284

1050205201971334

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

STARRETT, VICTORIA A TR VICTORIA A STARRETT TRUST

4340 W 178TH ST

TORRANCE, CA 90504

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

NOV 14 2018

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

CASE #: 834143

ORDER #: A-4869284

EFFECTIVE DATE: November 27, 2018

COMPLIANCE DATE: December 27, 2018

OWNER OF

SITE ADDRESS: 1537 W 223RD ST

ASSESSORS PARCEL NO.: 7346-020-026

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 approximate 10 x 10 construction of an addition to the storage room 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,

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

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

Location: East side of storage room.

2. The approximate 25 x 30 construction of an addition to the rear of the storage 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).
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: North side of storage building.

3. The remodel of the storage building to dwelling space 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.

4. 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.

Location: Rear yard.

5. Open storage of inoperable vehicles in a residential zone.

You are therefore ordered to: Discontinue the open storage of inoperable vehicles 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 yard.

6. 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.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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

105020
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 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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation-Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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>

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

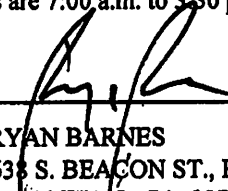
www.ladbs.org



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)732-4531.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: November 13, 2018


RYAN BARNES
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531

Ryan.Barnes@lacity.org


REVIEWED BY

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