

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012



JAVIER NUNEZ
PRESIDENT

JACOB STEVENS
VICE PRESIDENT

CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

KAREN BASS
MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

June 18, 2024

Council District: # 8

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

JOB ADDRESS: **5602 SOUTH RUTHELEN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5005-022-003**
Re: Invoice #776958-0

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: **5602 South Ruthelen Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

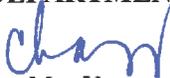
Pursuant to Section 98.0421, the property owner was issued an order on February 27, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
Grand Total	\$ 920.40

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 **\$920.40** 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 **\$920.40** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16993
Dated as of: 02/23/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5005-022-003

Property Address: 5602 S RUTHELEN ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : THREE & DREWS LLC

Grantor : SAUNDRA E. MORRIS SUCCESSOR TRUSTEE OF THE HELEN M. WINN LIVING TRUST

Deed Date : 06/27/2011

Recorded : 07/11/2011

Instr No. : 11-0929696

MAILING ADDRESS: THREE & DREWS LLC
1545 W 5TH ST STE 110, OXNARD, CA 93030

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 705 Subdivision Name: CHESTERFIELD SQUARE Brief Description: CHESTERFIELD SQUARE LOT 705

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20110929696



Pages:
0002

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

07/11/11 AT 08:00AM

FEES:	19.00
TAXES:	1,086.40
OTHER:	0.00
PAID:	1,105.40



LEADSHEET



201107110210007

00004378224



003388498

SEQ:
05

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

102

INSTRUMENT TITLE COMPANY

RECORDING REQUESTED BY:
Directors Escrow Service, Inc.
Order No. 14254430-140
Escrow No. 362-MLE
Parcel No. 5005-022-003



AND WHEN RECORDED MAIL TO:

Three & Drews, LLC
1545 West Fifth Street,
Ste. 110
Oxnard, CA 93030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

(50) ✓
(44) ✓
213.40 and CITY 873.00

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Saundra E. Morris, Successor Trustee of the Helen M. Winn Living Trust dated 6/20/2006

hereby GRANT(S) to Three & Drews, LLC, a California Limited Liability Company
the following described real property in the County of Los Angeles, State of California:

Lot 705 of Tract No. Chesterfield Square in the City of Los Angeles, County of Los Angeles, State of California,
as per map recorded in Book 21 Page(s) 90 And 91 of Maps in the Office of the County Recorder of Los Angeles
County.

Date June 27, 2011

The Helen M. Winn Living Trust Dated 6/20/2006

Saundra E. Morris, Successor Trustee
By: Saundra E. Morris, Successor Trustee

STATE OF CALIFORNIA

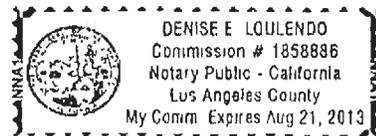
COUNTY OF Los Angeles } S.S.

On 7/5/11, before me, Denise E. Loulendo, Notary Public,
Notary Public, personally appeared Saundra E. Morris 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.

Denise E. Loulendo



Mail Tax Statements to SAME AS ABOVE or Address Noted Below

EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: **June 18, 2024**

JOB ADDRESS: **5602 SOUTH RUTHELEN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5005-022-003**

Last Full Title: **02/23/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) **THREE & DREWS, LLC**
1701 SOLAR DRIVE, STE. 115
OXNARD, CA 93030

CAPACITY: OWNER

Property Detail Report

For Property Located At :

5602 RUTHELEN ST, LOS ANGELES, CA 90062-2507**Owner Information**

Owner Name: **THREE & DREWS LLC**
 Mailing Address: **1545 W 5TH ST #110, OXNARD CA 93030-6510 C035**
 Vesting Codes: **// CO**

Location Information

Legal Description: **CHESTERFIELD SQUARE LOT 705**
 County: **LOS ANGELES, CA** APN: **5005-022-003**
 Census Tract / Block: **2325.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **CHESTERFIELD SQUARE**
 Legal Book/Page: Map Reference: **51-D4 /**
 Legal Lot: **705** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **PHHT** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **07/11/2011 / 06/27/2011** 1st Mtg Amount/Type: **/**
 Sale Price: **\$194,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **929696** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$137.30**
 New Construction: Multi/Split Sale:
 Title Company: **INVESTORS TITLE CO.**
 Lender:
 Seller Name: **WINN HELEN M LIVING TRUST**

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: Construction:
 Living Area: **1,413** Garage Area: Heat Type: **HEATED**
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: **4** Finish Bsmnt Area: Pool:
 Bath(F/H): **1 /** Basement Type: Air Cond: **YES**
 Year Built / Eff: **1922 / 1926** Roof Type: Style:
 Fireplace: **Y / 1** Foundation: Quality:
 # of Stories: **1** Roof Material: Condition:
 Other Improvements: **ADDITION Building Permit**

Site Information

Zoning: **>LAR2** Acres: **>0.15** County Use: **>SINGLE FAMILY RESID (0100)**
 Lot Area: **>6,331** Lot Width/Depth: **>42 x 151** State Use: **>**
 Land Use: **>SFR** Res/Comm Units: **>1 /** Water Type: **>**
 Site Influence: **>** Sewer Type: **>TYPE UNKNOWN**

Tax Information

Total Value: **\$224,878** Assessed Year: **2021** Property Tax: **\$2,939.00**
 Land Value: **\$179,859** Improved %: **20%** Tax Area: **212**
 Improvement Value: **\$45,019** Tax Year: **2021** Tax Exemption:
 Total Taxable Value: **\$224,878**

Comparable Sales Report

For Property Located At

**5602 RUTHELEN ST, LOS ANGELES, CA 90062-2507**

12 Comparable(s) Selected.

Report Date: 03/10/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$194,000	\$515,000	\$988,000	\$738,208
Bldg/Living Area	1,413	1,232	1,600	1,336
Price/Sqft	\$137.30	\$385.17	\$779.18	\$554.10
Year Built	1922	1907	1923	1919
Lot Area	6,331	3,371	6,733	5,296
Bedrooms	4	3	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.08
Total Value	\$224,878	\$41,839	\$653,831	\$388,907
Distance From Subject	0.00	0.11	0.50	0.36

* = user supplied for search only

Comp #:1				Distance From Subject:0.11 (miles)
Address:	5738 RUTHELEN ST, LOS ANGELES, CA 90062-2544			
Owner Name:	AHMED OMAR			
Seller Name:	TURCOTTE CHRISTOPHER			
APN:	5005-023-004	Map Reference:	51-D4 /	Living Area: 1,268
County:	LOS ANGELES, CA	Census Tract:	2325.00	Total Rooms: 6
Subdivision:	CHESTERFIELD SQUARE	Zoning:	LAR2	Bedrooms: 3
Rec Date:	01/18/2022	Prior Rec Date:	12/28/2018	Bath(F/H): 1 /
Sale Date:	12/14/2021	Prior Sale Date:	12/10/2018	Yr Built/Eff: 1922 / 1926
Sale Price:	\$988,000	Prior Sale Price:	\$420,000	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	63565	Acres:	0.14	Fireplace: Y / 1
1st Mtg Amt:	\$938,600	Lot Area:	6,029	Pool:
Total Value:	\$582,270	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking: DETACHED GARAGE

Comp #:2				Distance From Subject:0.18 (miles)
Address:	5310 S GRAMERCY PL, LOS ANGELES, CA 90062-2652			
Owner Name:	RITTENMEYER NICOLE N			
Seller Name:	BARISCHOFF CHRISTOPHER M			
APN:	5005-020-014	Map Reference:	51-D3 /	Living Area: 1,234
County:	LOS ANGELES, CA	Census Tract:	2325.00	Total Rooms: 3
Subdivision:	CHESTERFIELD SQUARE	Zoning:	LAR1	Bedrooms: 3
Rec Date:	01/06/2022	Prior Rec Date:	03/05/2018	Bath(F/H): 1 /
Sale Date:	11/29/2021	Prior Sale Date:	02/08/2018	Yr Built/Eff: 1922 / 1929
Sale Price:	\$925,000	Prior Sale Price:	\$490,000	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	22035	Acres:	0.15	Fireplace: Y / 1
1st Mtg Amt:	\$832,500	Lot Area:	6,733	Pool:
Total Value:	\$515,076	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:3				Distance From Subject:0.20 (miles)
Address:	5230 S GRAMERCY PL, LOS ANGELES, CA 90062-2650			

Owner Name:	LASLEY/ VAUGHN FAMILY TRUST		
Seller Name:	MACIAS GABRIEL A		
APN:	5005-020-017	Map Reference:	51-D3 /
County:	LOS ANGELES, CA	Census Tract:	2325.00
Subdivision:	CHESTERFIELD SQUARE	Zoning:	LAR1
Rec Date:	11/03/2021	Prior Rec Date:	10/30/2017
Sale Date:	10/25/2021	Prior Sale Date:	09/12/2017
Sale Price:	\$850,000	Prior Sale Price:	\$622,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1649676	Acres:	0.14
1st Mtg Amt:	\$390,000	Lot Area:	6,081
Total Value:	\$653,831	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,388
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1921 / 1950
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:	4	Distance From Subject:	0.29 (miles)
Address:	1710 W 56TH ST, LOS ANGELES, CA 90062-2729		
Owner Name:	CAL HOMES GROUP LLC		
Seller Name:	AFOURS REALTY COPR		
APN:	5003-028-023	Map Reference:	51-E4 /
County:	LOS ANGELES, CA	Census Tract:	2325.00
Subdivision:	BURCKS LAWRENCE	Zoning:	LAR2
	COTTAGE HOME TR		
Rec Date:	01/10/2022	Prior Rec Date:	03/15/2001
Sale Date:	11/22/2021	Prior Sale Date:	03/02/2001
Sale Price:	\$530,000	Prior Sale Price:	\$148,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	34504	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,969
Total Value:	\$334,786	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,376
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1907 / 1927
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

Comp #:	5	Distance From Subject:	0.37 (miles)
Address:	5828 S VAN NESS AVE, LOS ANGELES, CA 90047-1026		
Owner Name:	NATIONWIDE CAP GRP INC		
Seller Name:	BATTLE CHESTER LIVING TRUST		
APN:	6001-004-010	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2372.02
Subdivision:	4893	Zoning:	LAR1
Rec Date:	08/16/2021	Prior Rec Date:	06/14/2002
Sale Date:	07/27/2021	Prior Sale Date:	05/01/2002
Sale Price:	\$515,000	Prior Sale Price:	\$163,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1253063	Acres:	0.11
1st Mtg Amt:	\$526,491	Lot Area:	4,714
Total Value:	\$222,446	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,232
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1924
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.40 (miles)
Address:	1727 W 59TH PL, LOS ANGELES, CA 90047-1104		
Owner Name:	SANDERS VINCENT/WILLIAMS NICOLE A		
Seller Name:	SLA PROPERTIES LLC		
APN:	6002-008-025	Map Reference:	51-E4 /
County:	LOS ANGELES, CA	Census Tract:	2372.02
Subdivision:	4382	Zoning:	LAR2
Rec Date:	02/18/2022	Prior Rec Date:	07/29/2021
Sale Date:	01/20/2022	Prior Sale Date:	07/13/2021
Sale Price:	\$860,000	Prior Sale Price:	\$541,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	200203	Acres:	0.12
1st Mtg Amt:	\$731,000	Lot Area:	5,043
Total Value:	\$41,839	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,600
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1934
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Total Value:	\$398,396	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:11					Distance From Subject:0.49 (miles)
Address:	5735 3RD AVE, LOS ANGELES, CA 90043-2629				
Owner Name:	LLOMBART AMALIA/IBARRONDO FRANCISCO J				
Seller Name:	COTTON RITA				
APN:	5006-033-021	Map Reference:	51-D4 /	Living Area:	1,364
County:	LOS ANGELES, CA	Census Tract:	2346.00	Total Rooms:	6
Subdivision:	900	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/14/2021	Prior Rec Date:	12/22/2017	Bath(F/H):	1 /
Sale Date:	10/09/2021	Prior Sale Date:	11/21/2017	Yr Buil/Eff:	1923 / 1925
Sale Price:	\$793,500	Prior Sale Price:	\$558,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1549977	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$674,135	Lot Area:	5,405	Pool:	
Total Value:	\$586,556	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:12					Distance From Subject:0.50 (miles)
Address:	5743 3RD AVE, LOS ANGELES, CA 90043-2629				
Owner Name:	GLOBAL VISION ENT CORP				
Seller Name:	COLON BENNY L SR SEPAR TRUST				
APN:	5006-033-019	Map Reference:	51-D4 /	Living Area:	1,248
County:	LOS ANGELES, CA	Census Tract:	2346.00	Total Rooms:	6
Subdivision:	900	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/15/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	01/11/2022	Prior Sale Date:		Yr Buil/Eff:	1919 / 1919
Sale Price:	\$620,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	180452	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$558,000	Lot Area:	5,404	Pool:	
Total Value:	\$483,618	# of Stories:	2	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: **June 18, 2024**

JOB ADDRESS: **5602 SOUTH RUTHELEN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5005-022-003**

CASE NO.: **847673**

ORDER NO.: **A-4946156**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 27, 2019**

COMPLIANCE EXPECTED DATE: **March 29, 2019**

DATE COMPLIANCE OBTAINED: **July 17, 2019**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4946156

1050611201978199

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATELOS 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

THREE AND DREWS LLC C/O ROD ANDREWS 1545 W 5TH ST STE 110 OXNARD, CA 93030

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

CASE #: 847673 ORDER #: A-4946156 EFFECTIVE DATE: February 27, 2019 COMPLIANCE DATE: March 29, 2019

OWNER OF SITE ADDRESS: 5602 S RUTHELEN ST

FEB 25 2019

ASSESSORS PARCEL NO.: 5005-022-003 ZONE: R2; Two Family Zone

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

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: 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.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

- 2. The approximate 19' x 27' second dwelling unit was/is constructed without the required permits and

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

1050611201978199

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.

3. The approximate 14' x 20' addition to the rear of the dwelling 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.

4. The approximate 14' x 20' addition to the rear of the garage 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.

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.

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

1050611201978199

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:

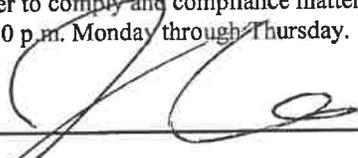
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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>

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)252-3925.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: February 20, 2019

JAMES VORHIS
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213) 252-3925 213) 978-4512
JAMES.H.VORHIS@lacity.org

REVIEWED BY

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