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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

January 16, 2025

Council District: # 10

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

JOB ADDRESS: **2211 SOUTH DUNSMUIR AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5063-016-013**
Re: Invoice #858087-0, #887868-3

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: **2211 South Dunsmuir Avenue, 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.

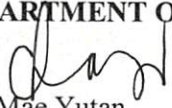
In addition, pursuant to Section 98.0421, the property owner was issued an order on February 11, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Title Report fee	30.00
Grand Total	\$ 1,936.56 ✓

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 **\$1,936.56** 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 **\$1,936.56** 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. T17978
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 5063-016-013

Property Address: 2211 S DUNSMUIR AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: JOSHUA TEY AND SORAYA E. GHALCHI

Grantor: STEPHANIE PIERRE ALSTON SUCCESSOR TRUSTEE OF THE CLEO SIMPSON PIERRE FAMILY TRUST

Deed Date : 08/03/2018

Recorded : 08/10/2018

Instr No. : 18-0808208

MAILING ADDRESS: JOSHUA TEY AND SORAYA E. GHALCHI
1470 REXFORD DR APT 207, LOS ANGELES, CA 90035-3140

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 7 Block: 1 Tract No: 5531 Brief Description: TRACT NO 5531 SE 1/2 MEASURED ON NE AND SW LINES OF LOT 7 BLK

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20180808208



Pages:
0004

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

08/10/18 AT 08:00AM

FEES: 28.00

TAXES: 5,264.00

OTHER: 0.00

PAID: 5,292.00



LEADSHEET



201808100170018

00015591688



009271982

SEQ:
20

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Stewart Title Company

AND WHEN RECORDED MAIL TO:

Mr. Joshua Tey and Miss Soraya E. Ghalchi
1470 Rexford Drive
Los Angeles, CA 90035



THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 18002965-20

Escrow No.: 44112-MK

AP#: 5063-016-013

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,034.00
CITY TRANSFER TAX \$4,230.00

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Stephanie Pierre Alston, Successor Trustee of the Cleo Simpson Pierre Family Trust dated August 21, 1996 (who acquired title as Stephanie Pierre)

hereby GRANT(s) to:

Joshua Tey, a Married Man, as his sole and separate property and Soraya E. Ghalchi, a Single Woman as Joint Tenants

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 2211 Dunsmuir Avenue, Los Angeles, CA 90016

DATED: August 3, 2018

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

206

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SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: August 3, 2018

The Cleo Simpson Pierre Family Trust dated August
21, 1996BY: Stephanie Pierre Alston
Stephanie Pierre Alston, Successor Trustee

ACKNOWLEDGMENT

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 ANGELESOn AUGUST 6, 2018before me, Michelle Kim

A Notary Public personally appeared

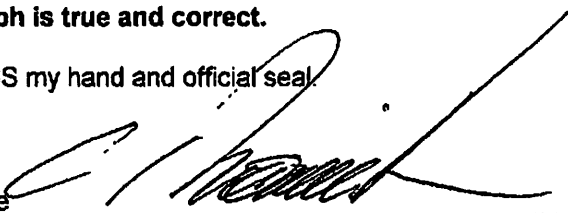
STEPHANIE PIERRE ALSTON

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.

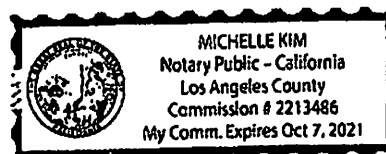
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows:

That portion of Lot 7 in Block 1 of Tract 5531, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 59, Page 13 of Maps, in the Office of the County Recorder of said County, lying Easterly of line which bisects the Northerly and Southerly lines of said Lot.

APN: 5063-016-013

EXHIBIT B

ASSIGNED INSPECTOR: WILLIAM MICHALAK

Date: January 16, 2025

JOB ADDRESS: 2211 SOUTH DUNSMUIR AVENUE, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 5063-016-013

Last Full Title: 04/23/2024

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) JOSHUA TEY AND SORAYA E. GHALCHI
1470 REXFORD DRIVE, APARTMENT 207
LOS ANGELES, CA 90035-3140

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

2211 S DUNSMUIR AVE, LOS ANGELES, CA 90016-1225

RealQuest

Owner Information

Owner Name: **TEY JOSHUA/GHALCHI SORAYA E**
 Mailing Address: **1470 REXFORD DR APT 207, LOS ANGELES CA 90035-3140 C015**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 5531 SE 1/2 MEASURED ON NE AND SW LINES OF LOT 7**
 County: **LOS ANGELES, CA** APN: **5063-016-013**
 Census Tract / Block: **2184.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **5531**
 Legal Book/Page: **59-13** Map Reference: **42-F4 /**
 Legal Lot: **7** Tract #: **5531**
 Legal Block: **1** School District: **LOS ANGELES**
 Market Area: **C16** 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: **08/10/2018 / 08/03/2018** 1st Mtg Amount/Type: **\$470,000 / CONV**
 Sale Price: **\$940,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **808209**
 Document #: **808208** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$261.55**
 New Construction: Multi/Split Sale:
 Title Company: **STEWART TITLE**
 Lender: **REDIGER INV MTG FUND**
 Seller Name: **PIERRE CLEO S FAMILY TRUST**

Prior Sale Information

Prior Rec/Sale Date: **09/06/1996 /** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **1474384** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **QUIT CLAIM DEED**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	3,594	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1929 / 1938	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD1.5	Acres:	0.13	County Use:	DUPLEX (0200)
Lot Area:	5,542	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,007,867	Assessed Year:	2023	Property Tax:	\$12,462.79
Land Value:	\$857,760	Improved %:	15%	Tax Area:	67
Improvement Value:	\$150,107	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$1,000,867				

EXHIBIT D

ASSIGNED INSPECTOR: WILLIAM MICHALAK

Date: January 16, 2025

JOB ADDRESS: 2211 SOUTH DUNSMUIR AVENUE, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 5063-016-013

CASE NO.: 945879

ORDER NO.: A-5661410

EFFECTIVE DATE OF ORDER TO COMPLY: February 11, 2022

COMPLIANCE EXPECTED DATE: March 13, 2022

DATE COMPLIANCE OBTAINED: No Compliance to date

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5661410

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

ORDER TO COMPLY AND NOTICE OF FEE

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

TEY, JOSHUA AND
1470 REXFORD DR UNIT 207
LOS ANGELES, CA 90035

FEB 1 2022

CASE #: 945879
ORDER #: A-5661410
EFFECTIVE DATE: February 11, 2022
COMPLIANCE DATE: March 13, 2022

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

OWNER OF
SITE ADDRESS: 2211 S DUNSMUIR AVE
ASSESSORS PARCEL NO.: 5063-016-013
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:

VIOLATION(S):

1. Open storage on a roof is not allowed in the R2 zone.

You are therefore ordered to: Discontinue the storage on the roof of the detached garage use, which is not allowed in the R2 zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.23c.1.(A) of the L.A.M.C.

Location: Roof top of the detached garage.

Comments: Storage on a roof not designed for the weight of storage.

2. The approximate 10 x 16 construction of a canopy to the detached garage was/is constructed without the required permits and approvals.

You are therefore ordered to: 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.

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

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 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: East side of the detached garage.

Comments: Unpermitted canopy. More violations may be cited after access to garage has been given.

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.

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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 (213)252-3925.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: January 28, 2022

WILLIAM MICHALAK
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3925

William.Michalak@lacity.org


REVIEWED BY

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