

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
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

June 17, 2024

Council District: # 9

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

JOB ADDRESS: 323 EAST 64<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6006-020-029  
Re: Invoice #780060-7, 816189-5

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: 323 East 64<sup>th</sup> 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 April 5, 2019 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
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,586.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of \$3,586.56 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 \$3,586.56 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T17106**  
**Dated as of: 07/15/2022**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 6006-020-029**

**Property Address: 323 E 64TH ST**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : EDWARD L BLACKMON**

**Grantor : MARGUERITE BLACKMON AND EDWARD L. BLACKMON**

**Deed Date : 11/17/1987**

**Recorded : 12/21/1987**

**Instr No. : 87-2009675**

**MAILING ADDRESS: EDWARD L BLACKMON**  
**323 E 64TH ST, LOS ANGELES, CA 90003**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 26 Block: 10 Brief Description: THE MCCARTHY COMPANY'S GREATER LOS ANGELES TRACT LOT 26 BLK 10**

### **MORTGAGES/LIENS**

**Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE**

**Recording Date: 03/22/2011**

**Document #: 11-0426127**

**Loan Amount: \$295,000**

**Lender Name: RECONTRUST COMPANY**

**Borrowers Name: EDWARD L BLACKMON**

**MAILING ADDRESS: RECONTRUST COMPANY**  
**1800 TAPO CANYON RD. SIMI VALLEY, CA 93063**

RECORDING REQUESTED BY

87-2009675

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

NAME Edward L. Blackmon  
ADDRESS 323 E. 64th St.  
CITY & STATE Los Angeles, CA 90003

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

31 MIN. 9 AM DEC 21 1987  
PAST.

FEE \$25 0  
A.F.N.F. 1

Title Order No.

Facrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Quitclaim Deed

The undersigned declares that the documentary transfer tax is \$ 0.00<sup>\*</sup> 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 Los Angeles

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

Marguerite Blackmon and Edward L. Blackmon, a single man, as tenants in common

do hereby remise, release and forever quitclaim to

Edward L. Blackmon, a single man

the following described real property in the City of Los Angeles county of Los Angeles  
state of California:

Lot 26 of Block 10 of The Mc Carthy Company's Greater Los Angeles Tract, in  
the County of Los Angeles, State of California, as per map recorded in Book  
9, Page 134 of Maps, in the office of the County Recorder of said county.

\*THIS CONVEYANCE IS A BONAFIDE GIFT FROM SISTER TO BROTHER AND THE GRANTOR  
RECEIVED NOTHING IN RETURN, R & T 11911.

NOTE: THE TRUST DEED BEING RECORDED CONCURRENTLY HERewith HAS NO BEARING  
ON THIS TRANSFER.

Dated November 17, 1987

*Marguerite Blackmon*  
Marguerite Blackmon

STATE OF CALIFORNIA,  
COUNTY OF Los Angeles } SS.  
On Nov. 17, 1987 before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Marguerite Blackmon

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence  
to be the person whose name is subscribed to the within  
instrument and acknowledged that she executed the same

*L. E. Ayers*  
Signature of Notary

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL  
L. E. AYERS  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires September 17, 1990

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

Name

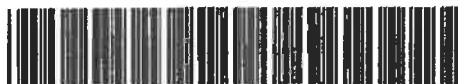
Street Address

City & State

This page is part of your document - DO NOT DISCARD



**20110426127**



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

03/22/11 AT 08:00AM

Pages:  
0002

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201103220130005

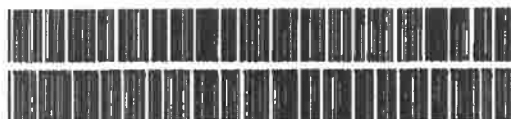
00003922682



003223748

SEQ:  
08

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T46

**Landsafe Default Inc.**

RECORDING REQUESTED BY:

RECONTRUST COMPANY

AND WHEN RECORDED MAIL DOCUMENT

AND TAX STATEMENTS TO:

RECONTRUST COMPANY

1800 Tapo Canyon Rd., CA6-914-01-94

SIMI VALLEY, CA 93063



TS No. 11-0019567

11-0015135

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE**

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFER TO:

**BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP**

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 07/09/2007, EXECUTED BY: EDWARD L BLACKMON, A SINGLE MAN, TRUSTOR: TO RECONTRUST COMPANY, N.A., TRUSTEE AND RECORDED AS INSTRUMENT NO. 20071775851 ON 07/27/2007, OF OFFICIAL RECORDS IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES COUNTY, IN THE STATE OF CALIFORNIA.

DESCRIBING THE LAND THEREIN. AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID DEED OF TRUST/MORTGAGE.

DATED: **MAR 10 2011**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

State of: **CALIFORNIA**

County of: **VENTURA**

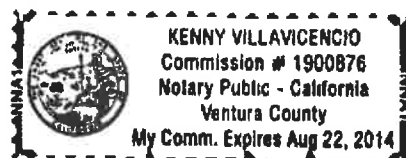
BY:

**T. SEVILLANO**, Assistant Secretary

**MAR 11 2011**

On **MAR 11 2011** before me, **KENNY VILLAVICENCIO**, notary public, personally appeared **T. SEVILLANO**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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)

**KENNY VILLAVICENCIO**

# EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**  
JOB ADDRESS: **323 EAST 64<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6006-020-029**

Date: **June 17, 2024**

Last Full Title: **07/15/2022**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

1) EDWARD L. BLACKMON  
323 E 64<sup>TH</sup> ST.  
LOS ANGELES, CA 90003

CAPACITY: OWNER

2) RECONTRUST COMPANY  
1800 TAPO CANYON RD.  
SIMI VALLEY, CA 93063

CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :

323 E 64TH ST, LOS ANGELES, CA 90003-1601

**Owner Information**

Owner Name: **BLACKMON EDWARD L**  
 Mailing Address: **323 E 64TH ST, LOS ANGELES CA 90003-1601 C011**  
 Vesting Codes: **SM / /**

**Location Information**

Legal Description: **THE MCCARTHY COMPANY'S GREATER LOS ANGELES TRACT LOT 26**  
 County: **LOS ANGELES, CA** APN: **6006-020-029**  
 Census Tract / Block: **2393.30 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **MCCARTHY COMPANYS GREATER LOS**  
 Legal Book/Page: Map Reference: **52-B5 /**  
 Legal Lot: **26** Tract #: **52-B5 /**  
 Legal Block: **10** School District: **LOS ANGELES**  
 Market Area: **C42** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **12/21/1987 /** Deed Type: **QUIT CLAIM DEED**  
 Sale Price: 1st Mtg Document #: **2009676**  
 Document #: **2009675**

**Last Market Sale Information**

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 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:		Construction:	
Living Area:	1,022	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:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1941 / 1941	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	Building Permit				

**Site Information**

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,424	Lot Width/Depth:	40 x 136	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$117,718	Assessed Year:	2021	Property Tax:	\$1,662.35
Land Value:	\$51,640	Improved %:	56%	Tax Area:	7
Improvement Value:	\$66,078	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$117,718				

**Comparable Sales Report**

For Property Located At

**323 E 64TH ST, LOS ANGELES, CA 90003-1601**

5 Comparable(s) Selected.

Report Date: 07/21/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$350,000	\$672,000	\$533,400
Bldg/Living Area	1,022	994	1,120	1,049
Price/Sqft	\$0.00	\$339.81	\$620.04	\$508.44
Year Built	1941	1914	1948	1925
Lot Area	5,424	3,817	5,426	4,608
Bedrooms	2	2	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$117,718	\$169,431	\$392,777	\$263,798
Distance From Subject	0.00	0.02	0.47	0.31

\* = user supplied for search only

Comp #:

1

Distance From Subject:

0.02 (miles)

Address:

331 E 64TH ST, LOS ANGELES, CA 90003-1601

Owner Name:

OCEAN DEV INC

Seller Name:

GALAVIZ ARMANDO

APN:

6006-020-027

Map Reference:

52-B5 /

Living Area:

1,091

County:

LOS ANGELES, CA

Census Tract:

2393.30

Total Rooms:

6

Subdivision:

FORTHMANN

Zoning:

LAR2

Bedrooms:

2

Rec Date:

01/07/2022

Prior Rec Date:

05/28/1999

Bath(F/H):

1 /

Sale Date:

08/10/2021

Prior Sale Date:

Yr Built/Eff:

1948 / 1955

Sale Price:

\$490,000

Prior Sale Price:

\$175,000

Air Cond:

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

CONVENTIONAL

Document #:

27743

Acres:

0.12

Fireplace:

/

1st Mtg Amt:

Lot Area:

5,426

Pool:

Total Value:

\$169,431

# of Stories:

1

Roof Mat:

COMPOSITION SHINGLE

Land Use:

SFR

Park Area/Cap#:

/

Parking:

PARKING AVAIL

Comp #:				Distance From Subject:		0.26 (miles)
Address:		135 E 62ND ST, LOS ANGELES, CA 90003-1233				
Owner Name:		CASTILLO SAMANTHA/CASTILLO DANNY				
Seller Name:		ELMER HOMES INC				
APN:	6006-010-023	Map Reference:	52-B4 /	Living Area:	1,120	
County:	LOS ANGELES, CA	Census Tract:	2392.02	Total Rooms:		
Subdivision:	METTLERS MAIN ST	Zoning:	LAR2	Bedrooms:	3	
		SOUTH PARK TR				
Rec Date:	05/25/2022	Prior Rec Date:	12/20/2021	Bath(F/H):	1 /	
Sale Date:	05/02/2022	Prior Sale Date:	12/09/2021	Yr Built/Eff:	1920 / 1935	
Sale Price:	\$672,000	Prior Sale Price:	\$430,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	562317	Acres:	0.12	Fireplace:	Y / 1	
1st Mtg Amt:	\$619,199	Lot Area:	5,116	Pool:		
Total Value:	\$261,082	# of Stories:	1	Roof Mat:		
Land Use:	SFR	Park Area/Cap#:	/	Parking:		

Comp #:	3	Distance From Subject:0.38 (miles)
Address:	135 E 59TH PL, LOS ANGELES, CA 90003-1245	
Owner Name:	RAMIREZ MIREYA M/MATEO JESUS	



Seller Name:	<b>FIGUEROA ELMER G O</b>		
APN:	<b>6006-002-046</b>	Map Reference:	<b>52-B4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2392.02</b>
Subdivision:	<b>METTLERS MAIN STREET</b>	Zoning:	<b>LAR3</b>
	<b>SOUTH PARK</b>		
Rec Date:	<b>02/08/2022</b>	Prior Rec Date:	<b>01/09/2013</b>
Sale Date:	<b>12/29/2021</b>	Prior Sale Date:	<b>01/03/2013</b>
Sale Price:	<b>\$625,000</b>	Prior Sale Price:	<b>\$200,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>155911</b>	Acres:	<b>0.09</b>
1st Mtg Amt:	<b>\$593,750</b>	Lot Area:	<b>3,817</b>
Total Value:	<b>\$227,523</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Distance From Subject:0.40 (miles)

Comp #:	<b>4</b>
Address:	<b>332 E 70TH ST, LOS ANGELES, CA 90003-2202</b>
Owner Name:	<b>TORRES JAMES</b>
Seller Name:	<b>ALVAREZ JOSE G</b>
APN:	<b>6011-009-012</b>
County:	<b>LOS ANGELES, CA</b>
Subdivision:	<b>2395</b>
Rec Date:	<b>12/17/2021</b>
Sale Date:	<b>12/15/2021</b>
Sale Price:	<b>\$350,000</b>
Sale Type:	<b>FULL</b>
Document #:	<b>1880146</b>
1st Mtg Amt:	<b>\$280,000</b>
Total Value:	<b>\$392,777</b>
Land Use:	<b>SFR</b>

Living Area: 1,030

Total Rooms:

Bedrooms: 3

Bath(F/H): 2 /

Yr Built/Eff: 1914 / 1947

Air Cond:

Style:

Fireplace: /

Pool:

Roof Mat:

Parking:

Distance From Subject:0.47 (miles)

Comp #:	<b>5</b>
Address:	<b>418 E 71ST ST, LOS ANGELES, CA 90003-2220</b>
Owner Name:	<b>ZELAYA CRISTIAN/ZELAYA YESENIA T</b>
Seller Name:	<b>OSCAL-MARROQUIN GUSTAVO A</b>
APN:	<b>6011-008-044</b>
County:	<b>LOS ANGELES, CA</b>
Subdivision:	<b>3010</b>
Rec Date:	<b>07/14/2022</b>
Sale Date:	<b>06/09/2022</b>
Sale Price:	<b>\$530,000</b>
Sale Type:	<b>FULL</b>
Document #:	<b>724192</b>
1st Mtg Amt:	<b>\$520,400</b>
Total Value:	<b>\$268,178</b>
Land Use:	<b>SFR</b>

Living Area: 994

Total Rooms:

Bedrooms: 3

Bath(F/H): 2 /

Yr Built/Eff: 1924 / 1940

Air Cond:

Style:

Fireplace: /

Pool:

Roof Mat:

Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: MARIO CUEVAS  
JOB ADDRESS: 323 EAST 64<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6006-020-029

Date: June 17, 2024

CASE NO.: 847555  
ORDER NO.: A-4973035

EFFECTIVE DATE OF ORDER TO COMPLY: April 5, 2019  
COMPLIANCE EXPECTED DATE: May 5, 2019  
DATE COMPLIANCE OBTAINED: No compliance to date

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4973035

1050716201980411

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**

BLACKMON, EDWARD L  
323 E 64TH ST  
LOS ANGELES, CA 90003

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

**MAR 28 2019**

**CASE #: 847555**

**ORDER #: A-4973035**

**EFFECTIVE DATE: April 05, 2019**

**COMPLIANCE DATE: May 05, 2019**

OWNER OF

SITE ADDRESS: **323 E 64TH ST**

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

ASSESSORS PARCEL NO.: 6006-020-029

ZONE: R2; Two Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.** Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. The 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.

Location: REAR YARD.

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](http://www.ladbs.org)

Comments: 1) EXISTING DETACHED GARAGE/LAUNDRY ROOM IN APPROXIMATE SIZE OF 30'X 20' HAS BEEN CONVERTED TO HABITABLE SPACE WITHOUT ANY PERMIT OR INSPECTION APPROVALS. 2) A IRREGULAR DETACHED "L" SHAPE STRUCTURE IN APPROXIMATE SIZE OF 30'X 10', 8'X 10' HAS BEEN BUILT IN THE REAR YARD AND ITS BEING USED AS SECOND DWELLING UNIT WITHOUT ANY PERMIT OR INSPECTION APPROVALS. 3) A DETACHED STRUCTURE IN APPROXIMATE SIZE OF 10'X 7' HAS BEEN BUILT IN THE REAR YARD ON WEST SIDE PROPERTY LINE WITHOUT ANY PERMIT OR INSPECTION APPROVALS. 4) OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS OR REMOVE ALL UNAPPROVED CONDITIONS FROM THE PROPERTY.

**2. Building plans are required.**

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

Location: REAR YARD.

Comments: 1) A IRREGULAR DETACHED "L" SHAPE STRUCTURE IN APPROXIMATE SIZE OF 30'X 10', 8'X 10' HAS BEEN BUILT IN THE REAR YARD AND ITS BEING USED AS SECOND DWELLING UNIT WITHOUT ANY PERMIT OR INSPECTION APPROVALS. 2) A DETACHED STRUCTURE IN APPROXIMATE SIZE OF 10'X 7' HAS BEEN BUILT IN THE REAR YARD ON WEST SIDE PROPERTY LINE WITHOUT ANY PERMIT OR INSPECTION APPROVALS. 3) OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS OR REMOVE ALL UNAPPROVED CONDITIONS FROM THE PROPERTY.

**3. Excessive or overgrown vegetation on the premises.**

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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.

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.

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**

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**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**NOTICE:**

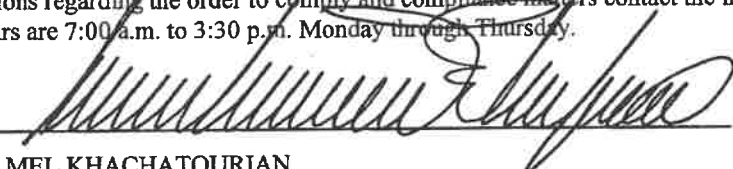
Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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) 978-4494.

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

Inspector :



Date: March 22, 2019

MEL KHACHATOURIAN  
4301 S. CENTRAL AVE  
LOS ANGELES, CA 90011  
(213) 978-4494

Mel.Khachatourian@lacity.org

**CM**

REVIEWED BY

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