

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



KAREN BASS
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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

June 17, 2024

Council District: # 9

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

JOB ADDRESS: 323 EAST 64TH 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 64th 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
Grand Total	\$ 3,586.56

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 \$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

Property Title Report

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

Prepared for: City of Los Angeles

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* 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.

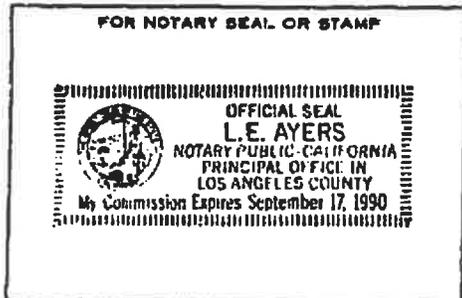
Dated November 17, 1987

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



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



Pages:
0002

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

03/22/11 AT 08:00AM

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



LEADSHEET



201103220130005

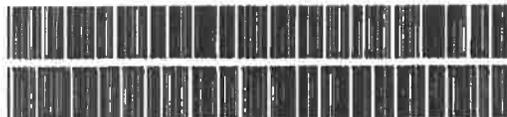
00003922682



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:

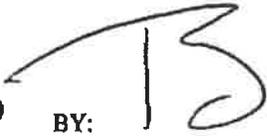
BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

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

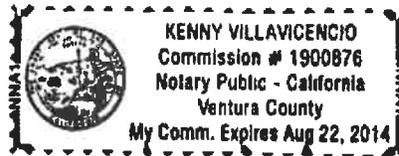
TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND
TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID
DEED OF TRUST/MORTGAGE.

DATED: **MAR 10 2011** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

State of: CALIFORNIA)
County of: VENTURA) BY:  **MAR 11 2011**
T. SEVILLANO, Assistant Secretary

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

8

EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**
JOB ADDRESS: **323 EAST 64TH 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 64TH 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 #:
 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 #:2				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 SOUTH PARK TR	Zoning:	LAR2	Bedrooms: 3
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:	FIGUEROA ELMER G O	Map Reference:	52-B4 /	Living Area:	1,008
APN:	6006-002-046	Census Tract:	2392.02	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LAR3	Bedrooms:	2
Subdivision:	METTLERS MAIN STREET SOUTH PARK				
Rec Date:	02/08/2022	Prior Rec Date:	01/09/2013	Bath(F/H):	1 /
Sale Date:	12/29/2021	Prior Sale Date:	01/03/2013	Yr Built/Eff:	1922 / 1922
Sale Price:	\$625,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	155911	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$593,750	Lot Area:	3,817	Pool:	
Total Value:	\$227,523	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject:	0.40 (miles)
Address:	332 E 70TH ST, LOS ANGELES, CA 90003-2202		
Owner Name:	TORRES JAMES		
Seller Name:	ALVAREZ JOSE G		
APN:	6011-009-012	Map Reference:	52-B5 /
County:	LOS ANGELES, CA	Census Tract:	2393.30
Subdivision:	2395	Zoning:	LAR2
Rec Date:	12/17/2021	Prior Rec Date:	09/06/2005
Sale Date:	12/15/2021	Prior Sale Date:	07/12/2005
Sale Price:	\$350,000	Prior Sale Price:	\$285,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1880146	Acres:	0.10
1st Mtg Amt:	\$280,000	Lot Area:	4,494
Total Value:	\$392,777	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Living Area: 1,030
			Total Rooms: 3
			Bedrooms: 3
			Bath(F/H): 2 /
			Yr Built/Eff: 1914 / 1947
			Air Cond:
			Style:
			Fireplace: /
			Pool:
			Roof Mat:
			Parking:

Comp #:	5	Distance From Subject:	0.47 (miles)
Address:	418 E 71ST ST, LOS ANGELES, CA 90003-2220		
Owner Name:	ZELAYA CRISTIAN/ZELAYA YESENIA T		
Seller Name:	OSCAL-MARROQUIN GUSTAVO A		
APN:	6011-008-044	Map Reference:	52-B5 /
County:	LOS ANGELES, CA	Census Tract:	2393.30
Subdivision:	3010	Zoning:	LAR2
Rec Date:	07/14/2022	Prior Rec Date:	05/13/2010
Sale Date:	06/09/2022	Prior Sale Date:	03/04/2010
Sale Price:	\$530,000	Prior Sale Price:	\$225,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	724192	Acres:	0.10
1st Mtg Amt:	\$520,400	Lot Area:	4,188
Total Value:	\$268,178	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Living Area: 994
			Total Rooms: 3
			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 64TH 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

.....

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 [Signature]

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

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

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

1.050716201980411

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.

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 :

[Handwritten Signature]

Date: March 22, 2019

MEL KHACHATOURIAN
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4494
Mel.Khachatourian@lacity.org

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REVIEWED BY

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