

BOARD OF  
BUILDING AND SAFETY  
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MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

February 28, 2020

Council District: # 8

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

JOB ADDRESS: **4427 SOUTH 6TH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5014-013-013**  
Re: Invoice #736220-0

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: **4427 South 6<sup>th</sup> 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 LADBS 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 October 9, 2017 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 LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Fee	840.00
Title Report fee	38.00
<b>Grand Total</b>	<b>\$ 1,284.56</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 **\$1,284.56** 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 **\$1,284.56** 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*  
Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T16355***  
***Dated as of: 12/03/2019***

***Prepared for: City of Los Angeles***

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

***APN #: 5014-013-013***

***Property Address: 4427 S 6TH AVE***

***City: Los Angeles***

***County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee : JUAN CARLOS CLAROS; IRIS KARINA CORNEJO***

***Grantor : GIL GARCIA***

***Deed Date : 12/22/2015***

***Recorded : 04/22/2016***

***Instr No. : 16-0456506***

***MAILING ADDRESS: JUAN CARLOS CLAROS; IRIS KARINA CORNEJO***  
***4427 6TH AVE LOS ANGELES CA 90043***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot: 111 Tract No: 4486 Abbreviated Description: LOT:111 TR#:4486 TRACT # 4486 LOT 111***

***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD



**20160456506**



Pages:  
0003

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

04/22/16 AT 10:11AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201604223260012

00011993713



007509151

SEQ:  
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY**

Juan Carlos Claros

**AND WHEN RECORDED MAIL DOCUMENT TO:**

Juan Carlos Claros  
4427 6th Avenue  
Los Angeles, CA 90043

Space Above This Line for Recorder's Use Only

A.P.N.: 5014-013-013

File No.: \_\_\_\_\_

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0; CITY TRANSFER TAX \$0;

- [ ] computed on the consideration or full value of property conveyed, OR  
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ ] unincorporated area; [=] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Gil Garcia, A Single Man

hereby GRANTS to

Juan Carlos Claros and Iris Karina Cornejo, Husband and Wife as Joint Tenants

the following described property in the City of Los Angeles, County of Los Angeles, State of **California**:


Lot 111 of Tract No. 4486, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map filed in Book 57, Page 80 of Maps in the office of the County Recorder of said County.

"This is a bonafide gift and grantor received nothing in return, R&T 11911."

A.P.N.: 5014-013-013

File No.: \_\_\_\_\_

Dated: December 22, 2015



Gil Garcia

Mail Tax Statements To: **SAME AS ABOVE**



## Grant Deed - continued

Date: December 22, 2015

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 )SS  
COUNTY OF Los Angeles )

On December 29th of 2015, before me, Francis Martinez, Notary  
Public, personally appeared --Gil Alberto Garcia--

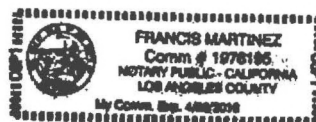
\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument 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 \_\_\_\_\_

Marlinez



*This area for official notarial seal*

# EXHIBIT B

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**  
JOB ADDRESS: **4427 SOUTH 6TH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5014-013-013**

Date: **February 28, 2020**

Last Full Title: **12/03/2019**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) JUAN CARLOS CLAROS; IRIS KARINA CORNEJO  
4427 6<sup>TH</sup> AVE  
LOS ANGELES, CA 90043
- CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :

4427 6TH AVE, LOS ANGELES, CA 90043-1305

**Owner Information**

Owner Name: CLAROS JUAN C/CORNEJO KARINA  
 Mailing Address: 4427 6TH AVE, LOS ANGELES CA 90043-1305 C021  
 Vesting Codes: / /

**Location Information**

Legal Description:	TRACT # 4486 LOT 111	APN:	5014-013-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2345.02 / 2	Subdivision:	4486
Township-Range-Sect:		Map Reference:	51-C2 /
Legal Book/Page:	57-80	Tract #:	4486
Legal Lot:	111	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	PHHT	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	04/22/2016 / 12/22/2015	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	456506		

**Last Market Sale Information**

Recording/Sale Date:	07/26/2006 / 06/19/2006	1st Mtg Amount/Type:	\$444,000 / CONV
Sale Price:	\$555,000	1st Mtg Int. Rate/Type:	7.12 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1651994
Document #:	1651993	2nd Mtg Amount/Type:	\$111,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	\$317.32
New Construction:		Multi/Split Sale:	

Title Company: SECURITY UNION TITLE  
 Lender: PMC BANCORP  
 Seller Name: MENENDEZ SANDRA

**Prior Sale Information**

Prior Rec/Sale Date:	04/25/1994 /	Prior Lender:	PERFORMANCE MTG
Prior Sale Price:	\$145,000	Prior 1st Mtg Amt/Type:	\$143,376 / FHA
Prior Doc Number:	787391	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

**Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,749	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1923 / 1938	Roof Type:		Style:	BUNGALOW
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	2	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: FENCE;ADDITION;PLAY/RMPS  
 ROOM Building Permit

**Site Information**

Zoning:	LAR2	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,345	Lot Width/Depth:	47 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$509,484	Assessed Year:	2019	Property Tax:	\$6,209.34
Land Value:	\$356,565	Improved %:	30%	Tax Area:	212
Improvement Value:	\$152,919	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$509,484				

**Comparable Sales Report**

For Property Located At

**4427 6TH AVE, LOS ANGELES, CA 90043-1305****6 Comparable(s) Selected.**

Report Date: 02/27/2020

**Search Criteria:**

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	0.5
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$555,000	\$470,000	\$950,000	\$634,833
Bldg/Living Area	1,749	1,522	1,657	1,568
Price/Sqft	\$317.32	\$308.80	\$620.10	\$404.37
Year Built	1923	1914	1937	1928
Lot Area	6,345	4,522	6,750	5,464
Bedrooms	3	2	3	3
Bathrooms/Restrooms	3	1	2	2
Stories	2.00	1.00	1.00	1.00
Total Value	\$509,484	\$62,797	\$684,467	\$490,478
Distance From Subject	0.00	0.12	0.14	0.12

\* = user supplied for search only

Comp #:1

Distance From Subject:0.12 (miles)

Address: **4613 7TH AVE, LOS ANGELES, CA 90043-1310**  
 Owner Name: **FORESTER THOMAS J/FORESTER SHAHIDEL FATIMAH M**  
 Seller Name: **REYNAGA JORGE**  
 APN: **5014-011-010**      Map Reference: **51-C2 /**  
 County: **LOS ANGELES, CA**      Census Tract: **2345.02**  
 Subdivision: **4947**      Zoning: **LAR2**  
 Rec Date: **12/23/2016**      Prior Rec Date: **01/17/2013**  
 Sale Date: **12/20/2016**      Prior Sale Date: **12/17/2012**  
 Sale Price: **\$500,000**      Prior Sale Price: **\$322,000**  
 Sale Type: **FULL**      Prior Sale Type: **FULL**  
 Document #: **1635035**      Acres: **0.15**  
 1st Mtg Amt: **\$459,000**      Lot Area: **6,750**  
 Total Value: **\$520,199**      # of Stories: **1**

Living Area: **1,527**  
 Total Rooms: **6**  
 Bedrooms: **3**  
 Bath(F/H): **1 /**  
 Yr Built/Eff: **1923 / 1923**  
 Air Cond:  
 Style: **SPANISH**  
 Fireplace: **/**  
 Pool:  
 Roof Mat: **ROLL COMPOSITION**  
 Parking: **PARKING AVAIL**

Comp #:2

Distance From Subject:0.12 (miles)

Address: **2803 W 43RD PL, LOS ANGELES, CA 90008-4708**

Owner Name:	<b>COVIS GROUP INC</b>		
Seller Name:	<b>DREAMS HOOP TRUST</b>		
APN:	<b>5023-017-021</b>	Map Reference:	<b>51-C2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2343.00</b>
Subdivision:	<b>9741</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>09/30/2019</b>	Prior Rec Date:	<b>05/03/2010</b>
Sale Date:	<b>08/26/2019</b>	Prior Sale Date:	<b>03/16/2010</b>
Sale Price:	<b>\$740,000</b>	Prior Sale Price:	<b>\$380,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1028926</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$666,000</b>	Lot Area:	<b>5,201</b>
Total Value:	<b>\$631,418</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area: **1,657**  
 Total Rooms: **7**  
 Bedrooms: **3**  
 Bath(F/H): **2 /**  
 Yr Built/Eff: **1937 / 1938**  
 Air Cond:   
 Style: **CONVENTIONAL**  
 Fireplace: **Y / 1**  
 Pool:   
 Roof Mat: **COMPOSITION SHINGLE**  
 Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.12 (miles)

Address: **4334 7TH AVE, LOS ANGELES, CA 90008-4707**

Owner Name: **BLOOM ANITA A**

Seller Name: **BEHRENS SUSAN R F**

APN:	<b>5023-017-025</b>	Map Reference:	<b>51-C2 /</b>	Living Area:	<b>1,608</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2343.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>9741</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>01/26/2017</b>	Prior Rec Date:	<b>08/13/2010</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>01/23/2017</b>	Prior Sale Date:	<b>07/15/2010</b>	Yr Built/Eff:	<b>1935 / 1944</b>
Sale Price:	<b>\$650,000</b>	Prior Sale Price:	<b>\$335,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>108520</b>	Acres:	<b>0.10</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>4,522</b>	Pool:	<b></b>
Total Value:	<b>\$684,467</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:4 Distance From Subject:0.12 (miles)

Address: **2809 W 43RD PL, LOS ANGELES, CA 90008-4708**

Owner Name: **HILL-GLOVER SANDRA/GLOVER DERRICK**

Seller Name: **A & R INVESTMENT PROPERTIES**

APN:	<b>5023-017-022</b>	Map Reference:	<b>51-C2 /</b>	Living Area:	<b>1,532</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2343.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>9741</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>08/15/2019</b>	Prior Rec Date:	<b>03/04/2019</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>07/12/2019</b>	Prior Sale Date:	<b>01/30/2019</b>	Yr Built/Eff:	<b>1934 / 1980</b>
Sale Price:	<b>\$950,000</b>	Prior Sale Price:	<b>\$675,000</b>	Air Cond:	<b></b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>821540</b>	Acres:	<b>0.11</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$750,000</b>	Lot Area:	<b>4,830</b>	Pool:	<b></b>
Total Value:	<b>\$62,797</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:5 Distance From Subject:0.12 (miles)

Address: **4615 5TH AVE, LOS ANGELES, CA 90043-1444**

Owner Name: **NEWSON DAVID J**

Seller Name: **EAGLE VISTA EQUITIES LLC**

APN:	<b>5014-019-022</b>	Map Reference:	<b>51-D2 /</b>	Living Area:	<b>1,522</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2345.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>1700</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>06/15/2015</b>	Prior Rec Date:	<b>07/16/2002</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/22/2015</b>	Prior Sale Date:	<b>07/02/2002</b>	Yr Built/Eff:	<b>1914 / 1917</b>
Sale Price:	<b>\$470,000</b>	Prior Sale Price:	<b>\$235,000</b>	Air Cond:	<b></b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>705033</b>	Acres:	<b>0.15</b>	Fireplace:	<b>/</b>

1st Mtg Amt:	<b>\$480,105</b>	Lot Area:	<b>6,716</b>	Pool:	
Total Value:	<b>\$506,371</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL</b>
					<b>COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:6

Distance From Subject:0.14 (miles)

Address: <b>4329 7TH AVE, LOS ANGELES, CA 90008-4706</b>					
Owner Name: <b>WEISBART ALAN/HUGHES SHAWN A</b>					
Seller Name: <b>CHRISTIAN MELISSA</b>					
APN:	<b>5023-015-019</b>	Map Reference:	<b>51-C2 /</b>	Living Area:	<b>1,564</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2343.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>9741</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>04/29/2015</b>	Prior Rec Date:	<b>10/04/1991</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>03/31/2015</b>	Prior Sale Date:	<b>09/1991</b>	Yr Built/Eff:	<b>1928 / 1932</b>
Sale Price:	<b>\$499,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>SPANISH</b>
Document #:	<b>487179</b>	Acres:	<b>0.11</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$489,951</b>	Lot Area:	<b>4,765</b>	Pool:	
Total Value:	<b>\$537,613</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>ROLL</b>
					<b>COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**  
JOB ADDRESS: **4427 SOUTH 6TH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5014-013-013**

Date: February 28, 2020

CASE NO.: 784616  
ORDER NO.: A-4514520

EFFECTIVE DATE OF ORDER TO COMPLY: **October 09, 2017**  
COMPLIANCE EXPECTED DATE: **November 08, 2017**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4514520



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  
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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**

CLAROS, JUAN C AND CORNEJO, KARINA  
4427 6TH AVE  
LOS ANGELES, CA 90043

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

SEP 26 2017

CASE #: 784616  
ORDER #: A-4514520  
EFFECTIVE DATE: October 09, 2017  
COMPLIANCE DATE: November 08, 2017

OWNER OF

SITE ADDRESS: 4427 S 6TH AVE

ASSESSORS PARCEL NO.: 5014-013-013

ZONE: R2; Two Family Zone

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

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

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

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

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

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

**VIOLATION(S):**

1. The approximate 8' x 14' construction of a kitchen and a restroom to the play room was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1,

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

Location: Rear of property south side of the play room

Comments: a room addition was constructed to the play room with out permit and approvals

**2. The approximate 6' x10' construction of a storage room to 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.

Location: Rear of the garage

Comments: a storage room was constructed with out permits and approvals

**3. The garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a music room and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Rear of property

Comments: the garage was converted to a music room with out permits and approvals

**4. Unapproved occupancy or use of the play room as living dwelling.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the play room as living dwelling .Or Submit plans, and obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for a living dwelling use within a building approved for a play room.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Rear of property

Comments: the play room was converted to a living dwelling

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.

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**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:**

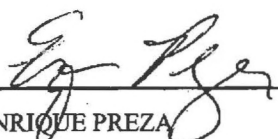

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

**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>

If you have any questions or require any additional information please feel free to contact me at (213)978-4513.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

  
ENRIQUE PREZA  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(213)978-4513  
  
Enrique.Preza@lacity.org

Date: September 25, 2017

REVIEWED BY

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