



COMPLIANCE DIVISION - REAP/LMP

1200 W. 7th Street, 1st FL, Los Angeles, CA 90017

tel 213.000.0500 fax 213.008.0610

RENT HOTLINE: 866.557.7368

www.lacity.org/lahd



Antonio R. Villaraigosa, Mayor  
Mercedes Márquez, General Manager

June 18, 2007

Honorable Members of City Council  
City of Los Angeles  
Room 395, City Hall  
Attention: City Clerk

#### REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department is recommending the termination of the rent reductions and the termination of the escrow account of properties listed below, thereby removing the properties from the Rent Escrow Account Program (REAP).

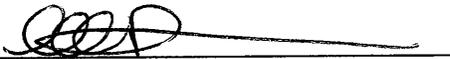
1. Case No. 21703 represents property at 923 W 66TH ST  
The Notice of Acceptance was sent on 6/7/2006  
Since that time, the owner of the indicated property has corrected the cited deficiencies.  
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit  
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center
- ✓ 2. Case No. 43662 represents property at 1431 S MALVERN AVE  
The Notice of Acceptance was sent on 10/17/2006  
Since that time, the owner of the indicated property has corrected the cited deficiencies.  
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit  
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
3. Case No. 104416 represents property at 650 W REDONDO BEACH BLVD  
The Notice of Acceptance was sent on 3/15/2007  
Since that time, the owner of the indicated property has corrected the cited deficiencies.  
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit  
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
4. Case No. 16318 represents property at 514 W 57TH ST  
The Notice of Acceptance was sent on 5/25/2006  
Since that time, the owner of the indicated property has corrected the cited deficiencies.  
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit  
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
5. Case No. 5300 represents property at 771 E 41ST ST  
The Notice of Acceptance was sent on 7/26/2006  
Since that time, the owner of the indicated property has corrected the cited deficiencies.  
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit  
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice

CD 1

6. Case No. 43228 represents property at 1412 S COURTLAND AVE  
The Notice of Acceptance was sent on 3/1/2007  
Since that time, the owner of the indicated property has corrected the cited deficiencies.  
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit  
Furthermore, verification of all tenant issues at the property have also been addressed by the  
Inner City Law Center
  
7. Case No. 7525 represents property at 350 W 45TH ST  
The Notice of Acceptance was sent on 9/21/2006  
Since that time, the owner of the indicated property has corrected the cited deficiencies.  
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit  
Furthermore, verification of all tenant issues at the property have also been addressed by the  
Inquilinos Unidos

The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP/RRP.

MERCEDES MARQUEZ  
GENERAL MANAGER

By:   
Adria Williams, Supervisor  
Rent Escrow Account Program

MMM:RA:AW:CH

Attachments: Resolutions

## RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173810, (REAP) was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **1431 S MALVERN AVE**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **43662**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Los Angeles Center for Law and Justice** verified that all tenant issues have been addressed; and

WHEREAS, the Los Angeles Housing Department is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow the Los Angeles Housing Department to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs, and pre-paid monitoring fees for two annual inspections beyond the initial inspection and re-inspections included in the Systematic Code Enforcement fee;

**NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:**

All orders affecting the units and the common areas have been signed off by the appropriate Enforcement Agency; that there are no other outstanding orders affecting the units or common areas of the building, and all electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

**FURTHERMORE**, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

**IN ADDITION**, City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to Section 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building and any penalties thereto pursuant to Section 151.05, any remaining funds shall be returned to the current landlord.

**SPECIFICALLY**, The subject property shall be removed from the Rent Escrow Account Program and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of the Los Angeles Housing Department.

**IN ADDITION**, the Los Angeles Housing Department shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees penalties, and costs to the Los Angeles Housing Department.

# Case Activity Report

CASE #: 43662

|                           |            |   |                          |                 |
|---------------------------|------------|---|--------------------------|-----------------|
| APN:                      | 5135008017 | 1431 S MALVERN<br>Los Angeles 90006                                   | Case Sub Type            |                 |
| CD:                       | 1          |   | Source                   | SCEP            |
| Census Tract:             | 224310     | LUPAM / BOE:<br>ALVALA,ADAN ET AL                                     | Inspector                | Ruben Perez     |
| RSU:                      |            | 00660 MILFORD ST<br>GLENDALE CA 91203                                 | Case Manager             | Victor Takayama |
| HPOZ:                     | Yes        |   | Phone No.                | (213) 808-8571  |
| Total Units<br>(LUPAMS):  | 4          | LAHD:<br>ALCALA,ADAN AND<br>01431 MALVERN AVE<br>LOS ANGELES CA 90006 | <b>Owner Information</b> |                 |
| Total SCEP<br>Exemptions: |            |   |                          |                 |

|   |           |                                |   |
|---|-----------|--------------------------------|---|
| <a href="#">View</a> Initial Inspection Date    | 3/2/2006  | Referred to Health Dept.       |   |
| <a href="#">View</a> NTC/Substandard Print Date | 4/13/2006 | Referred to Building & Safety  |   |
| Compliance Date                                 | 5/20/2006 | Referred to Sr. Inspector      | 6/27/2006                                 |
| NTC Reinspection Date                           | 5/24/2006 | Referred to Pr. Inspector      | 6/29/2006                                 |
| Inspector Extension                             |           | Referred to CM                 | 7/5/2006                                  |
| Sr. Inspector Extension                         |           | PMTP                           |   |
| <a href="#">View</a> Photos                     | 5/24/2006 | Refer To Hearing               | 7/6/2006                                  |
| Supporting Documents of approved use            |           | Notice of GM Hearing           | 9/21/2006                                 |
| <a href="#">View</a> Other                      |           | REAP Appeal Due Date           | 10/6/2006                                 |
| <a href="#">View</a> Owner Matrix               |           | REAP Appeal Received Date      |   |
| <a href="#">View</a> Tenant Matrix              |           | NOA/REAP Acceptance Date       | 10/17/2006                                |
| <a href="#">View</a> FTC                        | 7/6/2006  | GM Hearing Date                | 10/24/2006                                |
| <a href="#">View</a> Substandard Document #     |           | Referred To Legal Date         | 11/30/2006                                |
| Substandard Record Date                         |           | Referred to CA Date            |   |
| Substandard Termination Date                    |           | CA Filed Date                  |   |
| <a href="#">View</a> FTB Document #             |           | All Deficiencies Resolved Date | 5/15/2007                                 |
| FTB Record Date                                 |           | Outreach Contractor            | Los Angeles Center<br>for Law and Justice |
| FTB Termination Date                            |           | CM Outreach Request Date       |   |
| FTB Cancellation Date                           |           | Outreach Finding               | Positive                                  |
| <a href="#">View</a> REAP Document #            |           | Positive Report Date           | 11/16/2006                                |
| REAP Record Date                                |           | Scheduled Council Date         |   |
| <a href="#">View</a> Sr. Appeal                 |           | REAP Case Balance              | 0   |
| <a href="#">View</a> Re-Inspection Report       |           | ESCROW Account Closed<br>Date  |   |
|   |           | REAP Closed Date               |   |

- [Work Log](#)
- [Unit Information](#)
- [Notices](#)
- [View Docs](#)
- [View REAP Acct Info](#)
- [Ins](#)

**Case Main**  
 Search > Search Results >

Select a group: [Program Management](#) | [Release of Escrow](#) | [REAP Removal](#) | [OutReach](#)

APN: 5135008017      Case No: 43662

**Property Information**

|  |   |
|--|---|
| APN: 5135008017                                  | Owner:  |
| Address: 1431 S MALVERN AVE Los Angeles CA 90006 | Owner Address: 01431 MALVERN AVE LOS ANGELES CA 90006 |
| Inspector Contact:                               | Owner Phone:  |

**Add/Edit Outreach Case**

**Units/Buildings Work Log Docs**  
 APN: 5135008017  
 Case Number: 43662  
 Case Type: REAP  
 Contractor: Los Angeles Center for Law and Justice  
 Case Manager: Kenneth Lam  
 Units: 1431, 1431 1/2, 1433, 1433 1/2  
 Comments:

Created By: Mario Saborio On 10/20/2006 9:25:00 AM  
 First Visit:  Marks Request  
 Final Site Visit Request:

**General Log**

Log Entry

| Recorded By   | Date Recorded          | Log Text   |
|---------------|------------------------|--|
| Mario Saborio | 5/30/2007 2:03:00 PM   | Case is ready for the next step.   |
| Maria Wood    | 11/17/2006 10:43:00 AM | Positive report. I went to the property toured the four reap units with the owner. |

Working Listing:

|                          |                       |
|--------------------------|-----------------------|
| Address                  | 1431 S MALVERN AV     |
| Owner                    | ALCALA, ADA AND       |
| CD                       | 1                     |
| Council Distr            | 1                     |
| Status                   | Open                  |
| Closed Date              |                       |
| Initial Mailing Date     | 9/21/2006             |
| NOA Date                 | 10/17/2006            |
| Case manager (Inspector) | Elena Zamor           |
| Outreach Age             | N/A                   |
| CM Sign Off              | 5/15/2007             |
| Positive Received        | 11/16/2006 3:00:00 PM |
| W-9 Received             |                       |

| Initial       | Final Visit Positive   | Visit Type |
|---------------|------------------------|------------|
| Maria Wood    | 11/17/2006 10:43:00 AM | Positive   |
| Mario Saborio | 10/20/2006 9:26:00 AM  | Received   |

step.  
 Positive report. I went to the property, toured the four reap units with the owner. The repairs are done and the building looks nice.  
 Please conduct an initial site visit. Contact case manager for owner information.

Final Site Visit Request:  Make Request  
 Final Site Visit Scheduled Date: 8:00 AM  
 Final Site Visit by Contractor: 11/16/2006 3:00:00 PM  
 Positive Report Date: 11/16/2006 3:00:00 PM  
 All Defects Resolved Date: 5/15/2007 9:12:00 AM  
 Case Close Date (Positive Sent):  
 ESTRO W Close Date: Date not set  
 Transmittal Date: Date not set  
 Administratively Closed Date:  
 If Administratively closed, specify:  
 Reason for Closure:  
 Update Case

### Site Visit Log

Initial  Final Visit Positive

Date: 6/18/2007 8:00 AM

| Unit #   | Tenant |
|----------|--------|
| 1431     | Add    |
| 1431 1/2 | Add    |
| 1433     | Add    |
| 1433 1/2 | Add    |

Tenant Comments For Site Visit

Add Site Visit W/Email Add Site Visit Log

Visit Log History

WorkLog  
 Activity Log  
 REAP Units  
 View Docs  
 Case Profile  
 Mailing List  
 Upload Doc  
 Combined Ac  
 View Account

This document was sent to the printer  
 Document name: 'Corel Office Document ...'  
 Printer name: '\\comarseg\GAR\_REAP\_HP4000'  
 Time sent: 12:33:24 PM 6/18/2007  
 Total pages: 1



Los Angeles Housing Department

**LAHD**



3550 Wilshire Blvd  
Los Angeles, CA 90010  
(213) 252-2800

April 13, 2006

Case Number: 43662

APN: 5135008017

Property Owner: ALCALA, ADAN AND  
Mailing Address: 1431 MALVERN AVE  
LOS ANGELES, CA 90006

In Addition Notify:  
Mailing Address:

**NOTICE AND ORDER TO COMPLY**

Sections 161.702 and 161.354, Los Angeles Municipal Code  
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **1431 S MALVERN AVE**. An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **5/20/2006**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **5/24/2006** between **10:00 AM** and **12:00 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code. Any questions you have may be directed to the office identified at the top of this notice. *Si tiene preguntas, favor de llamar al nmero que se encuentra al principio de esta notificacin.*

Issuing Inspector: Iann Berensen

Proof of Mailing -- On 4/13/2006 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

Signature

## ELECTRICAL

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Failure to maintain the required switch/receptacle plates, grounding means, or receptacle covers in good repair and free from defects or missing portions, sections 91.8104.8 L.A.M.C., sections 380-9(a), (b) and (c) and 410-56(d) N.E.C., and 17920.3(d) H.&S.C.

Building: 1431

Unit: 1433

Hall Bath

Note: Repair or replace loose electrical coverplate and/or receptacle

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Failure to obtain the required electrical permit and inspection approval from the Department of Building and Safety for the new electrical work done and/or the new smoke detectors installed, sections 93.0201 & 93.0304 L.A.M.C. A \$400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits, section 161.902 L.A.M.C.

Building: 1431

Unit: 1433

Kitchen

Permit Required

Note: Unapproved romex wiring

Unit: 1433 1/2

Service Room

Permit Required

Note:

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## FIRE SAFETY

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Maintaining an unapproved exit door lock or door latch that obstructs the required means of emergency egress, sections 91.1003.3.1.8 L.A.M.C.

Building: 1431

Unit: 1433

Entry

Note: remove double keyed lock and replace with approved thumb turn device

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Failure to maintain the required exit doors operative and/or stairways, and passageways unobstructed to provide emergency egress, sections 91.8104, 91.8604.5.4 & 91.8902.1 L.A.M.C. and 17920.3.k.1 H.&S.C.

Building: 1431

Unit: 1433

Bedroom 2

Note: IMMEDIATE ATTENTION REQUIRED: Sofa obstructing egress door

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Failure to provide and maintain the required permanently wired/ battery back-up smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms, sections 91.310.9.1.1, 91.310.9.1.4, 91.310.9.1.5, 91.8603.1.1 & 91.8603.1.2 L.A.M.C. and 17920.3(m) H.&S.C.)

Building: 1431

Unit: 1431

Living Room

Permit Required

Note: Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

Bedroom 1

Permit Required

Note: Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

Unit: 1433

Bedroom 1

Note: Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

Unit: 1433 1/2

Entry

Note: Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

Bedroom 1

Note: Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

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HEATING AND VENTILATION

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Failure to maintain the required mechanical or natural bathroom ventilation, sections 91.1201, 91.1203.3 and 91.3402 L.A.M.C. and 17920.3(c)7 H.&S.C.

Building: 1431

Unit: 1433 1/2

Hall Bath

Note: Provide the required minimum ventilation

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MAINTENANCE

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Failure to maintain safe and sanitary floor covering, sections 91.8104.6 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: 1431

Unit: 1431

Kitchen

Note: Repair/replace any/all damaged flooring in approved manner.

Unit: 1433

Kitchen

Note: Repair/replace any/all damaged flooring in approved manner.

Unit: 1433 1/2

Entire Unit

Note: Repair/replace any/all damaged flooring in approved manner.

Kitchen

Note: Repair/replace any/all damaged flooring in approved manner.

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Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition, sections 91.8104.4 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: 1431

Unit: 1431

Kitchen

Note: Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistent with existing paint or paint entire surface

Bedroom 1

Note: Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistent with existing paint or paint entire surface

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Failure to maintain the decking, walkway or stairway surfaces and physical elements in a condition near the originally required and approved state, sections 91.8104.1 L.A.M.C. and 17920.3.c H.&S.C.

Building: 1431

Unit: General

Exterior

Note: Repair/replace rear stairway

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PLUMBING

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Failure to maintain a positive seal around all drain, water supply and electrical conduits penetrating walls under all kitchen and

bathroom sinks, sections 91.8104.7 L.A.M.C. and 17920.3(c) H.&S.C.

Building: 1431

Unit: 1431 1/2

Kitchen

Note: Patch all holes and cracks under kitchen sink in an approved manner to provide a positive seal

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Failure to obtain a permit and inspection approval for new plumbing work and/or the installation or replacement of new water heater (s), section 94.201 L.A.M.C. A \$400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits, section 161.902 L.A.M.C.

Building: 1431

Unit: General

Exterior

Permit Required

Note: Permit required from Building and Safety for placement of water heater under stairway

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Failure to properly terminate water heater relief valve piping, sections 94.608.5 L.A.M.C. and 17920.3(c) & 17920.3(e) H.&S.C.

Building: 1431

Unit: General

Exterior

Note:

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#### WEATHER PROTECTION

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Failure to paint all exposed building surfaces to maintain exterior weatherproofing, section 91.8104.1 L.A.M.C. Attention: Buildings constructed prior to 1978 may contain lead paint. For more information with regard to your lead hazards responsibilities call the Los Angeles County Health Department at (800) 524-5323.

Building: 1431

Unit: General

Exterior

Note: Paint all exposed wood at exterior in an approved manner

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Failure to maintain the roof covering in weatherproof condition and free from deterioration and defect, sections 91.8104.3 L.A.M.C. and 17920.3(g)2 H.&S.C.

Building: 1431

Unit: General

Exterior

Note: Damaged roof covering under rear deck

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Failure to maintain required window and door glazing, sections 91.8104 L.A.M.C. and 179.20.3(g)2 H.&S.C.

Building: 1431

Unit: 1431 1/2

Bedroom 2

Note: Repair/replace damaged/broken windows

Unit: 1433 1/2

Living Room

Note: Repair/replace damaged/broken windows

**Inspector Name** Iann Berensen  
**Office Location** 3550 Wilshire Blvd  
Suite #1500  
Los Angeles, CA 90010  
**Survey Date** 3/2/2006

**WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.**

**For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.**

**YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.**

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## **FAILURE TO COMPLY WARNING**

You may be scheduled for a General Manager's hearing, and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice and order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than \$1,000.00 and/or six months imprisonment per LAMC Section 11.00 (m) .

## **LEAD HAZARD WARNING**

Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and 105256 and may be subject to a \$1,000.00 fine or criminal prosecution. For more information call the Los Angeles County Department of Health Services Lead Prevention Program at (800) 524-5323. In order to locate a Lead Certified Professional and obtain additional information, call the California Department of Health Services at (800) 597-5323 or go to the California Department of Health Services Website at: <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

## **TAX WARNING**

The Housing Department has determined this building to be substandard per Section and 24436.5 of the State Revenue and Taxation Code. This section provides in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety, or building, cannot deduct from state personal income tax and corporate income tax, deductions for interest, depreciation, or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

## **SUBSTANDARD NOTIFICATION**

When a building is determined to be a substandard building as defined under Section 17920.3 of the Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorders Office (Health and Safety Code section 17985).

## **RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE**

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Sections 162.00, *et seq.* LAMC)

## **INSPECTION AND PENALTY FEES**

If the conditions remain uncorrected after the compliance date, the department will require that any subsequent inspection be charged at a minimum of \$169.00 per additional inspection plus administrative costs. A late charge penalty equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed by this division are not paid within 30 days of service of the notice of the imposition of the fee or costs or, if timely appealed, of any decision on the appeal. Any person who fails to pay the assessment fee or cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, *et seq.* )

## **CITATIONS**

A citation requiring a personal appearance in court may be issued if compliance is not obtained by the compliance date. Violation of the Los Angeles Municipal Code may be a misdemeanor or infraction and is punishable by a fine of not more than \$1,000.00 and/or six (6) months imprisonment. (Sections 161.410 and 11.00(m) LAMC.)

## **APPEALS**

**Any person or entity subject to a notice or order or an inspection fee without hearing, pursuant to Section 161.901, et. seq. may request to appeal the notice, order, or fee, or may request an extension of time from, a Senior Inspector. The request to appeal shall be made in writing, upon appropriate forms provided by the department, and shall specify the grounds for appeal. The appeal shall be filed within ten days of the issuance of the notice or order, or within 10 days of the imposition of the fee. (Section 161.00 161.1001.1 LAMC.)**

## **PROPERTY MANGEMENT TRAINING PROGRAM (PMTP)**

**When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$250.00 (Section 154.02, et seq. LAMC.)**

## **RETALIATION**

**No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenability of a dwelling pursuant to Section 1942.5 of the Civil Code.**

## **HISTORICAL PRESERVATION**

**Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope of work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.**

## ATTENTION

Your property has been identified as being within a Historic Preservation Overlay Zone (HPOZ). HPOZ is an area of the City that is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. To receive such designation, the City Planning Commission and the City Council must adopt these areas as a HPOZ through a zone change procedure. This procedure includes notification of all affected and nearby property owners and public hearings.

Once designated, areas have a HPOZ overlay added to the zoning, and are subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. Each HPOZ area has a five-member HPOZ Board to review and make recommendations on projects and promote historic preservation within the designated area.

Most types of exterior changes or improvements must be submitted to the local HPOZ Board for its recommendation. Following the Board's recommendation, final approval or disapproval will come from the Department of Planning through a process that takes 15 to 75 days, depending on the nature of the work. Under this process, a project that is not deemed compatible with the historic character of the neighborhood would not likely be allowed. While an owner attempting such a project would consider this a disadvantage, it has the effect of preserving the unique historic character and charm of the area which is beneficial in many ways.

HPOZ is an effective tool that preserves the historic significance and integrity of development. The purpose of a HPOZ is to:

- protect and enhance the historic neighborhoods which are unique and irreplaceable assets worthy of past architectural styles
- develop and maintain an appropriate environment to preserve sites
- stabilize communities
- foster public appreciation and promote education by preserving the City's history through phases of architecture
- ensure procedures comply with California Environmental Quality Act

For more information, contact: <http://cityplanning.lacity.org>

Department of City Planning  
Certified Neighborhood Council Staff

Metro / East / South / Harbor (213) 978-1180



# ATTENTION!

This building was built before 1979 and may contain Lead-Based Paint. Lead based paint can be dangerous to your health, especially dangerous to children and pregnant women.

1. If lead-based paint is deteriorated or disturbed it can create lead dust. **LEAD DUST IS DANGEROUS AND IS THE NUMBER ONE WAY THAT CHILDREN ARE POISONED BY LEAD.**
2. Lead dust is created by renovations or repairs where workers dry scrape or sand lead-based paint and is **PROHIBITED BY LAW.**
3. All workers disturbing lead-based paint **MUST** use Lead Safe Work Practices. **IT IS THE LAW**
4. If you see unsafe work practices such as dry scraping without plastic sheets protecting the floor or ground you should immediately call **1(866) 557-7368**

All reports are confidential and it is illegal to retaliate against tenants for reporting unsafe work practices!

# ¡ATENCIÓN!

Este edificio fué construido antes de 1979 y puede contener **Pintura a Base de Plomo**. La Pintura a base de plomo puede ser peligrosa para la salud, especialmente para los niños y mujeres embarazadas.

1. Si la pintura a base de plomo está en malas condiciones o se daña puede crear polvo con plomo. **EL POLVO CON PLOMO ES PELIGROSO Y ES LA CAUSA PRINCIPAL EN QUE LOS NIÑOS SE ENVENENAN.**
2. El polvo con plomo es el resultado de las renovaciones o reparaciones donde los trabajadores raspan o lijan la pintura a base de plomo y es **PROHIBIDO POR LA LEY.**
3. Todos los trabajadores que dañan la pintura a base de plomo están **OBLIGADOS** a usar Técnicas de Trabajo Seguras del Plomo. **ES LA LEY**
4. Si ven que los trabajadores están usando técnicas peligrosas como raspando la pintura sin poner plástico para proteger el piso o el suelo debe llamar inmediatamente al **1(866) 557-7368**

¡El inquilino puede reportar los trabajos que se hagan de manera insegura, todos los reportes son confidenciales y es ilegal tomar represalias contra ellos/ellas!

**It is a misdemeanor to remove, deface, cover or hide this notice.  
Es contra la ley remover, dañar, o esconder este aviso.**

# Los Angeles Housing Department

## Reinspection Report

Reinspection Date: 5/24/2006 10:00:00 AM

APN: 5135008017 Address: 1431 S MALVERN AVE

Inspector Name: Iann Berensen

| Bulding | Unit     | Room         | Category                | Description         | O                                   | T                        | P                                   | Notes   |
|---------|----------|--------------|-------------------------|---------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| 1431    | 1431     | Bedroom 1    | FIRE SAFETY             | SMOKE DETECTORS     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater |
| 1431    | 1431     | Bedroom 1    | MAINTENANCE             | INTER-WALLS/CEILING | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint or paint entire surface  |
| 1431    | 1431     | Kitchen      | MAINTENANCE             | FLOOR COVERING      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair/replace any/all damaged flooring in approved manner.   |
| 1431    | 1431     | Kitchen      | MAINTENANCE             | INTER-WALLS/CEILING | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint or paint entire surface  |
| 1431    | 1431     | Living Room  | FIRE SAFETY             | SMOKE DETECTORS     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater |
| 1431    | 1431 1/2 | Bedroom 2    | WEATHER PROTECTION      | WINDOW/DOOR GLASS   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair/replace damaged/broken windows   |
| 1431    | 1431 1/2 | Kitchen      | PLUMBING                | SEAL PENETRATIONS   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Patch all holes and cracks under kitchen sink in an approved manner to provide a positive seal  |
| 1431    | 1433     | Bedroom 1    | FIRE SAFETY             | SMOKE DETECTORS     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater |
| 1431    | 1433     | Bedroom 2    | FIRE SAFETY             | EXIT DOORS/WAYS     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | IMMEDIATE ATTENTION REQUIRED: Sofa obstructing egress door  |
| 1431    | 1433     | Entry        | FIRE SAFETY             | DOUBLE-KEYED LOCKS  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | remove double keyed lock and replace with approved thumb turn device  |
| 1431    | 1433     | Hall Bath    | ELECTRICAL              | COVERS-SWITCH/RECEP | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair or replace loose electrical coverplate and/or receptacle   |
| 1431    | 1433     | Kitchen      | ELECTRICAL              | UNAPPROVED ELECTRIC | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Unapproved romex wiring   |
| 1431    | 1433     | Kitchen      | MAINTENANCE             | FLOOR COVERING      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair/replace any/all damaged flooring in approved manner.   |
| 1431    | 1433 1/2 | Bedroom 1    | FIRE SAFETY             | SMOKE DETECTORS     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater |
| 1431    | 1433 1/2 | Entire Unit  | MAINTENANCE             | FLOOR COVERING      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair/replace any/all damaged flooring in approved manner.   |
| 1431    | 1433 1/2 | Entry        | FIRE SAFETY             | SMOKE DETECTORS     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater |
| 1431    | 1433 1/2 | Hall Bath    | HEATING AND VENTILATION | VENTILATION-BATHS   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Provide the required minimum ventilation  |
| 1431    | 1433 1/2 | Kitchen      | MAINTENANCE             | FLOOR COVERING      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair/replace any/all damaged flooring in approved manner.   |
| 1431    | 1433 1/2 | Living Room  | WEATHER PROTECTION      | WINDOW/DOOR GLASS   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair/replace damaged/broken windows   |
| 1431    | 1433 1/2 | Service Room | ELECTRICAL              | UNAPPROVED ELECTRIC | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |

|      |         |          |                    |                      |                                     |                          |                                     |   |
|------|---------|----------|--------------------|----------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| 1431 | General | Exterior | MAINTENANCE        | STAIR/WALK/DECK      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Repair/replace rear stairway  |
| 1431 | General | Exterior | PLUMBING           | UNAPPROVED PLUMBING  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Permit required from Building and Safety for placement of water heater under stairway |
| 1431 | General | Exterior | PLUMBING           | W/H T/P EXTENSION    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| 1431 | General | Exterior | WEATHER PROTECTION | EXTERIOR PAINT       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Paint all exposed wood at exterior in an approved manner                              |
| 1431 | General | Exterior | WEATHER PROTECTION | ROOF WEATHERPROOFING | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Damaged roof covering under rear deck   |

**City of Los Angeles  
Los Angeles Housing Department  
Compliance Division  
RENT REDUCTION DETERMINATION**

**Rent Reduction Effective Date: 10/11/2006**  
**Property Address: 1431 S MALVERN AVE**  
Los Angeles, CA 90006

AKA:

Case #: 43662

The Department has determined that the code violation(s) contained in the attached notice(s) would reasonably cause untenable unit(s) as stated by the citing agency and finds that the legal rent(s) for the affected unit(s) shall be reduced by the total percentage indicated in the Imposed Reduction Percentage column in the table below.  
[Si no entiende este aviso o necesita mas informacion, favor de llamar al (213) 808-8500.]

The legal rents for the units listed below can be found within the "Imposed Reduction Percentage" column below.

| Unit     | Nuisance Conditions | Structural Hazards | Fire Warning Devices | Exiting | Fire Protection Equipment | Hazardous Storage | Failure to Test/Certify | Failure to Manage/Secure | Sanitation | Weather-proofing | Maintenance | Electrical | Plumbing/Gas | Heating/Ventilation | Calculated Reduction Percentage | Imposed Reduction Percentage |
|----------|---------------------|--------------------|----------------------|---------|---------------------------|-------------------|-------------------------|--------------------------|------------|------------------|-------------|------------|--------------|---------------------|---------------------------------|------------------------------|
| 1431     |                     |                    | M                    |         |                           |                   |                         |                          |            | M                | L           |            | L            |                     | 50%                             | 50%                          |
| 1431 1/2 |                     |                    |                      |         |                           |                   |                         |                          |            | M                |             |            | L            |                     | 25%                             | 25%                          |
| 1433     |                     |                    |                      |         |                           |                   |                         |                          |            | M                | L           | M          | L            |                     | 70%                             | 50%                          |
| 1433 1/2 |                     |                    | M                    |         |                           |                   |                         |                          |            | M                | L           | M          | L            | L                   | 75%                             | 50%                          |