

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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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

January 13, 2020

Council District: # 1

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

JOB ADDRESS: **2743 WEST 8TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5077-020-005**
Re: Invoice #721596-6, 765986-3

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **2743 West 8TH Street Los Angeles, CA**, (the "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 May 17, 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 the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	227.22
Title Report fee	38.00
Grand Total	\$ 3,821.78

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 **\$3,821.78** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,821.78** 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, 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

Property Title Report

Work Order No. T16258
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 5077-020-005

Property Address: 2743 W 8TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : ILONA SHERMAN

Grantor : ILONA SHERMAN; JOSEPH KARMEN LIVING TRUST

Deed Date : 07/31/2006

Recorded : 09/06/2006

Instr No. : 06-1988193

MAILING ADDRESS: ILONA SHERMAN
113 N OAKHURST DR BEVERLY HILLS CA 90210

SCHEDULE B

LEGAL DESCRIPTION

Lot: 7 Block: 1 Tract No: 1 Abbreviated Description: LOT:7 BLK:1 TR#:1 BONITA VISTA TRACT # 1
EX OF ST LOT 7 BLK 1

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

06 1988193

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

8:01 AM SEP 06 2006

TITLE(S) :

Deed



LEAD SHEET

FEE

FEE \$13 AA
3

D.T.T.

A handwritten signature in black ink, appearing to be a stylized 'C' or 'G' followed by a horizontal stroke.

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

8077-020-005

001

THIS FORM IS NOT TO BE DUPLICATED

06 1988193

2

Recording Requested By

Ilona Sherman

When Recorded, Mail To

Ilona Sherman
113 North Oakhurst Drive
Beverly Hills, Calif. 90210

TRUST TRANSFER DEED

No Transfer Tax Due
Intra-Trust Transfer

APN.

5077 020 005 05 000

Mail Tax Statements To

Ilona Sherman
113 North Oakhurst Drive
Beverly Hills, Calif 90210

RECORDING REQUESTED BY

Ilona Sherman

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
Ilona Sherman

113 N. Oakhurst Drive
Beverly Hills, CA 90210

Order No

Escrow No

06 1988193

APN 5077 020 005 05 000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I E CALIF CONST ART 13A §1 ET SEQ)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT
DOCUMENTARY TRANSFER TAX IS \$ 0.00

☒ Computed on full value of property conveyed, or ☐ computed on full value less value of liens or encumbrances remaining at
time of sale or transfer

☒ There is no Documentary transfer tax due (state reason and give Code § or Ordinance number)

R & T Code 11930 Transfer in or out of Living Trust

☐ Unincorporated area ☒ city of Los Angeles AND

This is a Trust Transfer under §82 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion

☐ Transfer to a revocable trust, ☐ Transfer to a short-term trust not exceeding 12 years with Trustor holding the reversion,

☐ Transfer to a trust where the Trustor or the Trustor's spouse is the sole beneficiary, ☐ Change of trustee holding title,

☐ Transfer from trust to Trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable
consideration, receipt of which is acknowledged

☒ Other Transfer from Trust to Beneficiary

GRANTOR(S): Ilona Sherman, Trustee Joseph Karmen Living Trust

hereby GRANT(S) TO: Ilona Sherman, an unmarried woman as her sole and separate
property

the following described real property in the

County of Los Angeles, State of California

2743 W. 8th Street Los Angeles, CA

Attachment A

Dated July 31, 2006

Ilona Sherman Trustee

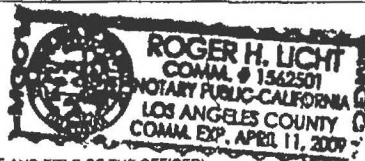
ACKNOWLEDGMENT

State of California

County of Los Angeles

On July 31, 2006 before me, Roger H Licht Notary Public

personally appeared Ilona Sherman

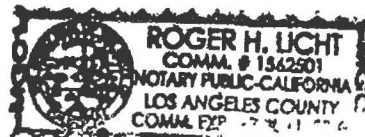


(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally known to me (or 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

WITNESS my hand and official seal

Signature



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE (SEAL)

Ilona Sherman 113 N. Oakhurst Drive Beverly Hills, CA 90210

NAME

STREET ADDRESS

CITY STATE & ZIP

NONJC-014 (Rev 07/01/2006)
Martin Dean's Essential Forms TM

TRUST TRANSFER DEED

4

Attachment A

2743 W 8th Street Los Angeles, CA 90005

06 1988193

Lot 7 in Block 1 of the Bonita Vista Tract No 1, in the City of Los Angeles, County of Los Angeles, State of California as per Map recorded in Book 2, Page 41 of Maps, in the Office of the Los Angeles County Recorder

Together with all right, title and interest accruing to the Grantor under that certain community oil and gas lease recorded October 11, 1965 in Book n2006 Page 574, official records, insofar as the Grantor is entitled to participate in production and other benefits under said lease as the owner of Lot 7 in Block 1 of the Bonita Vista Tract No 1.

APN·

5077 020 005 05 000

EXHIBIT B

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**
JOB ADDRESS: **2743 W 8TH STREET LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5077-020-005**

Date: January 13, 2020

Last Full Title: **11/04/2019**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) ILONA SHERMAN
113 N OAKHURST DR
BEVERLY HILLS CA 90210

CAPACITY: OWNER

Comparable Sales Report

For Property Located At



RealQuest

2743 W 8TH ST, LOS ANGELES, CA 90005-1226
6 Comparable(s) Selected.

Report Date: 01/24/2020

Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	5.0
Months Back	62
Living Area Difference (%)	15
Land Use	TRANSIENT LODGING

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$550,000	\$4,100,000	\$1,398,167
Bldg/Living Area	2,864	2,682	3,248	2,977
Price/Sqft	\$0.00	\$201.44	\$1,262.32	\$451.98
Year Built	1902	1895	1908	1902
Lot Area	6,256	5,987	7,500	6,837
Bedrooms	0	4	7	6
Bathrooms/Restrooms	0	1	3	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$496,141	\$592,562	\$1,150,000	\$857,230
Distance From Subject	0.00	0.57	1.27	0.90

*= user supplied for search only

Comp #:1

Distance From Subject:0.57 (miles)

Address: **1163 S HOOVER ST 8, LOS ANGELES, CA 90006-3615**Owner Name: **POURBABA DAVID**Seller Name: **LUX HOOVER LLC**APN: **5076-014-014**Map Reference: **44-A3 /**Living Area: **3,206**County: **LOS ANGELES, CA**Census Tract: **2134.02**

Total Rooms:

Subdivision: **CLARK & BRYANS**Zoning: **LAR4**Bedrooms: **7**Rec Date: **01/23/2019**Prior Rec Date: **12/19/2017**Bath(F/H): **3 /**Sale Date: **01/16/2019**Prior Sale Date: **09/21/2017**Yr Built/Eff: **1908 / 1910**Sale Price: **\$1,300,000**Prior Sale Price: **\$900,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **64238**Acres: **0.15**Fireplace: **/**1st Mtg Amt: **\$900,000**Lot Area: **6,500**

Pool:

Total Value: **\$918,000**

of Stories:

Roof Mat:

Land Use: **TRANSIENT LODGING**Park Area/Cap#: **/**

Parking:

**DETACHED
GARAGE****Comp #:2**Distance From Subject:**0.64 (miles)**Address: **1020 S WESTLAKE AVE, LOS ANGELES, CA 90006-3718**Owner Name: **YANG LLOYD**Seller Name: **BORODA PHILIP**APN: **5136-011-003**Map Reference: **44-A3 /**Living Area: **2,775**County: **LOS ANGELES, CA**Census Tract: **2095.20**

Total Rooms:

Subdivision: **SOUTH BONNIE BRAE TR**Zoning: **LAR3**Bedrooms: **4**Rec Date: **12/19/2014**Prior Rec Date: **05/11/2004**Bath(F/H): **2 /**Sale Date: **12/15/2014**Prior Sale Date: **01/15/2004**Yr Built/Eff: **1903 / 1911**Sale Price: **\$559,000**

Prior Sale Price:

Air Cond:

Sale Type: **FULL**Prior Sale Type: **N**

Style:

Document #: **1381618**Acres: **0.17**Fireplace: **/**1st Mtg Amt: **\$391,300**Lot Area: **7,500**

Pool:

Total Value: **\$822,435**

of Stories:

Roof Mat:

Land Use: **TRANSIENT LODGING**Park Area/Cap#: **/**

Parking:

Comp #:3Distance From Subject:**0.71 (miles)**Address: **1026 N BONNIE BRAE ST, LOS ANGELES, CA 90026-3152**Owner Name: **SEAN PETER J/SEAN JUNE S**Seller Name: **DA ASSET MANAGEMENT INC**APN: **5136-010-006**Map Reference: **44-A3 /**Living Area: **2,869**County: **LOS ANGELES, CA**Census Tract: **1957.20**

Total Rooms:

Subdivision: **SOUTH BONNIE BRAE TR**Zoning: **LAR3**Bedrooms: **5**Rec Date: **11/26/2018**Prior Rec Date: **05/17/2018**Bath(F/H): **1 /**Sale Date: **09/20/2018**Prior Sale Date: **05/15/2018**Yr Built/Eff: **1895 / 1895**Sale Price: **\$1,150,000**Prior Sale Price: **\$1,050,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **1180707**Acres: **0.17**Fireplace: **/**

1st Mtg Amt:

Lot Area: **7,499**

Pool:

Total Value: **\$1,150,000**

of Stories:

Roof Mat:

Land Use: **TRANSIENT LODGING**Park Area/Cap#: **/**

Parking:

Comp #:4Distance From Subject:**1.11 (miles)**Address: **1418 CONSTANCE ST, LOS ANGELES, CA 90015-3204**Owner Name: **SY BEACON LLC**Seller Name: **LEE SANG C & CHONG H**APN: **5135-018-020**Map Reference: **44-A4 /**Living Area: **3,084**County: **LOS ANGELES, CA**Census Tract: **2243.20**

Total Rooms:

Subdivision: **JONES**Zoning: **LARD1.5**Bedrooms: **7**Rec Date: **07/13/2017**Prior Rec Date: **09/09/2015**Bath(F/H): **3 /**Sale Date: **06/29/2017**Prior Sale Date: **09/01/2015**Yr Built/Eff: **1900 / 1900**Sale Price: **\$730,000**Prior Sale Price: **\$490,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **784643**Acres: **0.17**Fireplace: **/**1st Mtg Amt: **\$500,000**Lot Area: **7,302**

Pool:

Total Value: **\$744,600**

of Stories:

Roof Mat:

Land Use: **TRANSIENT LODGING**Park Area/Cap#: **/**

Parking:

Comp #:5Distance From Subject:**1.12 (miles)**Address: **734 HARTFORD AVE, LOS ANGELES, CA 90017-4541**

Owner Name:	FIG DIGS LLC		
Seller Name:	SOUTH POINT OF NEVADA LLC		
APN:	5143-009-004	Map Reference:	44-B3 /
County:	LOS ANGELES, CA	Census Tract:	2093.00
Subdivision:	GARLAND EXT	Zoning:	LACW
Rec Date:	12/10/2019	Prior Rec Date:	02/26/2015
Sale Date:	10/25/2019	Prior Sale Date:	02/24/2015
Sale Price:	\$4,100,000	Prior Sale Price:	\$850,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1368077	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,236
Total Value:	\$915,780	# of Stories:	
Land Use:	TRANSIENT LODGING	Park Area/Cap#:	/
		Living Area:	3,248
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	/
		Yr Built/Eff:	1906 / 1906
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:6	Distance From Subject:1.27 (miles)		
Address:	1403 ALBANY ST, LOS ANGELES, CA 90015-3201		
Owner Name:	BERHANE ASTER LIVING TRUST		
Seller Name:	KIM JIN S		
APN:	5135-031-019	Map Reference:	44-B4 /
County:	LOS ANGELES, CA	Census Tract:	2242.00
Subdivision:	GREENWELL	Zoning:	LARD1.5
Rec Date:	06/29/2015	Prior Rec Date:	03/14/2014
Sale Date:	02/03/2015	Prior Sale Date:	12/13/2013
Sale Price:	\$550,000	Prior Sale Price:	\$417,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	774117	Acres:	0.14
1st Mtg Amt:	\$340,000	Lot Area:	5,987
Total Value:	\$592,562	# of Stories:	
Land Use:	TRANSIENT LODGING	Park Area/Cap#:	/
		Living Area:	2,682
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	2 /
		Yr Built/Eff:	/ 1910
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**
JOB ADDRESS: **2743 W 8TH STREET LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5077-020-005**

Date: January 13, 2020

CASE NO.: 759591
ORDER NO.: A-4374540

EFFECTIVE DATE OF ORDER TO COMPLY: **May 17, 2017**
COMPLIANCE EXPECTED DATE: **June 16, 2017**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4374540

1050906201741931

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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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

SHERMAN, IILONA
113 N OAKHURST DR
BEVERLY HILLS, CA 90210

CASE #: 759591
ORDER #: A-4374540
EFFECTIVE DATE: May 17, 2017
COMPLIANCE DATE: June 16, 2017

OWNER OF
SITE ADDRESS: 2743 W 8TH ST

ASSESSORS PARCEL NO.: 5077-020-005

ZONE: C2; Commercial 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 of the Single Family Dwelling that is being used as a Multi-Family Dwelling.

You are therefore ordered to: 1) 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. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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) Rooms A, B, and C (First floor rooms) and Rooms 2, 3, 5, and 6 all (Numbered rooms on second floor) have their own sinks.
2) Each room has its own direct vent wall furnace.
3) Gas cooking appliances found in rooms B, C, and 2.
4) Remove all Double-keyed locks in sleeping rooms

2. The building or premises is Substandard due to lack of hot/cold running water to plumbing fixtures.

You are therefore ordered to: Provide, repair or replace required hot/cold running water to plumbing fixtures in the dwelling unit.

Code Section(s) in Violation: 91.8902.1#5, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. The building or premises is Substandard due to defective weather protection for exterior wall coverings.

You are therefore ordered to: Repair or replace defective weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

Code Section(s) in Violation: 91.8902.7#3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. The second story addition was/is constructed without the required plans, permits, inspection, and approvals.

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed without the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

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, 91.104.2.4, and 91.104.2.2 of the L.A.M.C.

Location: Over first floor porch, by exterior stairs.

Comments: The addition adjoining room 5 and was being used as storage during the time of inspection.

5. The first floor was remodeled without the required plans, permits, inspection, and approvals.

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed without the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

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, 91.104.2.4, and 91.104.2.2 of the L.A.M.C.

Comments: 1) The remodel includes a second kitchen and full bathroom that has been added to the

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CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

first floor and is being used by used by tenant in room B.

6. A permit is required for the wall furnaces installed.

You are therefore ordered to: 1) Obtain the required mechanical permit(s) and call for all required inspections.

Code Section(s) in Violation: 95.112.1, 12.21A.1.(a), 95.111.0 of the L.A.M.C.

Comments: Rooms A, B, C, 1, 2, 3, 4, 5, and 6

7. Plumbing permit is required for the sinks installed.

You are therefore ordered to: 1) Obtain the required plumbing permit for the sinks installed in rooms A, C, B, 2, 3, 5, and 6.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Permit to include water supply and drainage lines

8. Smoke alarms are missing or disabled.

You are therefore ordered to: Replace or repair the smoke alarms in the dwelling units.

Code Section(s) in Violation: 91.5R314.3, 91.5R314.1, 91.5R314.6, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

9. Carbon monoxide alarms are missing or disabled.

You are therefore ordered to: Replace or repair the carbon monoxide alarms in the dwelling units.

Code Section(s) in Violation: 91.5R315.2, 91.5R315.1.1, 91.5R315.1.2, 91.5R315.3, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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.

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.

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

1050000201741001

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.

TAX WARNING : THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING .

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide 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 or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation 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 effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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)252-3938.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

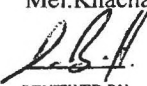
Inspector :

 *for*

Date: May 01, 2017


MEL KHACHATOURIAN
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3938

Mel.Khachatourian@lacity.org


REVIEWED BY

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

MAY 11 2017

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

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