

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



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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

March 5, 2020

Council District: # 4

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

JOB ADDRESS: **5623 NORTH KATHERINE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2245-022-013**
Re: Invoice # 746768-6

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: **5623 North Katherine 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 LADBSs 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. LADBS imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	406.58
Title Report fee	38.00
Grand Total	\$ 2,754.58

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 **\$2,754.58** 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 the City Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,754.58** 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

[Signature]
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

Property Title Report

Work Order No. T16315
Dated as of: 11/19/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2245-022-013

Property Address: 5623 N KATHERINE AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : THE WABANSIA REVOCABLE LIVING TRUST

Grantor : NANCY EZAR; VICTOR EZAR

Deed Date : 11/17/2015

Recorded : 11/18/2015

Instr No. : 15-1446558

MAILING ADDRESS: THE WABANSIA REVOCABLE LIVING TRUST
5623 KATHERINE AVE VAN NUYS CA 91401

SCHEDULE B

LEGAL DESCRIPTION

Lot: 31 Tract No: 7910 Abbreviated Description: LOT:31 TR#:7910 TRACT # 7910 LOT 31

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20151446558



Pages:
0002

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

11/18/15 AT 12:53PM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



20151180710015

00011388491



007229730

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

Nancy Ezar
Victor Ezar
5623 Katherine Ave
Van Nuys, CA 91401-4617

Order No.:

Escrow No.:

APN: 2245-022-013

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

"This is a Bona fide Gift And Grantors Receive
Nothing in Return, R & T, 11911"

DOCUMENTARY TRANSFER TAX IS \$ 0

☒ Computed on full value of property conveyed, or

☐ Computed on full value less liens and encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Los Angeles

For valuable consideration, receipt of which is hereby acknowledged,

Nancy Ezar and Victor Ezar, wife and husband as community property

hereby GRANT(S) to

The Wabansia Revocable Living Trust

the real property situated in the County of Los Angeles, State of California,
more particularly described as follows:

Lot 31 of Tract No. 7910, in the City of Los Angeles, County of Los Angeles, State of California, as per Map
recorded in Book 109, Page 3 of Maps, in the Office of the County Recorder of said County.

Dated: 11/17/15

Nancy Ezar Nancy EZAR
Victor Ezar VICTOR EZAR

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

COUNTY OF LOS ANGELES

)
) SS.

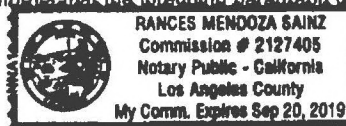
On 11/17/15 before me, RANCES MENDOZA SAINZ, Notary Public, personally
appeared NANCY EZAR AND VICTOR EZAR

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 [Signature]



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**
JOB ADDRESS: **5623 NORTH KATHERINE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2245-022-013**

Date: **March 5, 2020**

Last Full Title: **11/19/2019**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) NANCY & VICTOR EZAR TRS
THE WABANSIA REVOCABLE LIVING TRUST
5623 KATHERINE AVE
VAN NUYS, CA 91401
- CAPACITY: OWNER

Property Detail Report

For Property Located At :

5623 KATHERINE AVE, VAN NUYS, CA 91401-4617



RealQuest

Owner Information

Owner Name: **EZAR NANCY (TE) & VICTOR (TE)/WABANSIA TRUST**
 Mailing Address: **5623 KATHERINE AVE, VAN NUYS CA 91401-4617 C019**
 Vesting Codes: **// TE**

Location Information

Legal Description:	TRACT # 7910 LOT 31	APN:	2245-022-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1285.00 / 2	Subdivision:	7910
Township-Range-Sect:		Map Reference:	15-E6 /
Legal Book/Page:	109-3	Tract #:	7910
Legal Lot:	31	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	SO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/18/2015 / 11/17/2015	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1446558		

Last Market Sale Information

Recording/Sale Date:	02/15/1991 / 01/1991	1st Mtg Amount/Type:	\$136,800 / PRIVATE PARTY
Sale Price:	\$152,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	232586	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$138.18
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **BROTCKE JAMES ALLEN**

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,100	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1937 / 1937	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE Building Permit**

Site Information

Zoning:	LAR1	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,770	Lot Width/Depth:	65 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$261,315	Assessed Year:	2019	Property Tax:	\$3,152.13
Land Value:	\$226,360	Improved %:	13%	Tax Area:	13
Improvement Value:	\$34,955	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$254,315				

Comparable Sales Report

For Property Located At



RealQuest

5623 KATHERINE AVE, VAN NUYS, CA 91401-4617
6 Comparable(s) Selected.

Report Date: 02/21/2020

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	\$152,000	\$620,000	\$915,000	\$774,167
Bldg/Living Area	1,100	980	1,265	1,148
Price/Sqft	\$138.18	\$512.40	\$762.35	\$677.16
Year Built	1937	1936	1949	1943
Lot Area	8,770	6,327	9,148	7,804
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$261,315	\$593,535	\$933,300	\$774,587
Distance From Subject	0.00	0.12	0.18	0.15

*= user supplied for search only

Comp #:1

Distance From Subject:0.12 (miles)

Address: 14317 COLLINS ST, SHERMAN OAKS, CA 91401-4613

Owner Name: NYX BROOKLYN LLC

Seller Name: STONE ROGER & GERALDINE

APN: 2245-012-021

Map Reference: 15-E6 /

Living Area: 1,174

County: LOS ANGELES, CA

Census Tract: 1285.00

Total Rooms: 5

Subdivision: 12842

Zoning: LAR1

Bedrooms: 2

Rec Date: 06/15/2018

Prior Rec Date: 06/17/2015

Bath(F/H): 2 /

Sale Date: 05/04/2018

Prior Sale Date: 05/27/2015

Yr Built/Eff: 1948 / 1975

Sale Price: \$895,000

Prior Sale Price: \$595,500

Air Cond: CENTRAL

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 600748

Acres: 0.16

Fireplace: Y / 1

1st Mtg Amt: \$716,000

Lot Area: 6,835

Pool:

Total Value: \$912,900

of Stories: 1

Roof Mat: COMPOSITION SHINGLE

Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.12 (miles)
 Address: **14332 COLLINS ST, VAN NUYS, CA 91401-4612**
 Owner Name: **GAWARTIN CHARLES/LI YAN**
 Seller Name: **DAWSON ELIZABETH A**
 APN: **2245-011-011** Map Reference: **22-E1 /** Living Area: **1,020**
 County: **LOS ANGELES, CA** Census Tract: **1285.00** Total Rooms: **4**
 Subdivision: **12842** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **11/27/2018** Prior Rec Date: **12/10/2014** Bath(F/H): **1 /**
 Sale Date: **10/19/2018** Prior Sale Date: **11/18/2014** Yr Built/Eff: **1949 / 1949**
 Sale Price: **\$735,000** Prior Sale Price: **\$505,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1186507** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$441,000** Lot Area: **6,327** Pool:
 Total Value: **\$735,000** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.13 (miles)
 Address: **5643 STANSBURY AVE, SHERMAN OAKS, CA 91401-4623**
 Owner Name: **OROURKE KEVIN J/Ryan CHRISTINE C**
 Seller Name: **BRACKEN DEANDE FAMILY TRUST**
 APN: **2245-027-010** Map Reference: **15-E6 /** Living Area: **1,242**
 County: **LOS ANGELES, CA** Census Tract: **1285.00** Total Rooms: **5**
 Subdivision: **7910** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **04/19/2018** Prior Rec Date: **09/10/2004** Bath(F/H): **1 /**
 Sale Date: **03/23/2018** Prior Sale Date: **07/23/2004** Yr Built/Eff: **1943 / 1944**
 Sale Price: **\$915,000** Prior Sale Price: **\$595,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **378309** Acres: **0.20** Fireplace: **Y / 1**
 1st Mtg Amt: **\$732,000** Lot Area: **8,775** Pool: **POOL**
 Total Value: **\$933,300** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

Comp #:4 Distance From Subject:0.15 (miles)
 Address: **5739 KATHERINE AVE, SHERMAN OAKS, CA 91401-4228**
 Owner Name: **EDIN GALIJASEVIE**
 Seller Name: **OHAYON FRANCK**
 APN: **2245-021-013** Map Reference: **15-E6 /** Living Area: **1,265**
 County: **LOS ANGELES, CA** Census Tract: **1285.00** Total Rooms: **5**
 Subdivision: **7910** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **09/18/2015** Prior Rec Date: **06/19/2007** Bath(F/H): **1 /**
 Sale Date: **07/29/2015** Prior Sale Date: **05/07/2007** Yr Built/Eff: **1936 / 1947**
 Sale Price: **\$780,000** Prior Sale Price: **\$600,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1158811** Acres: **0.20** Fireplace: **Y / 2**
 1st Mtg Amt: **\$585,000** Lot Area: **8,909** Pool:
 Total Value: **\$827,740** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:5

Distance From Subject:0.18 (miles)

Address: 14323 MIRANDA ST, VAN NUYS, CA 91401-4231

Owner Name: 5853 TOBIAS AVENUE LLC

Seller Name: VITELLO MARIANNE R

APN: 2245-013-022

Map Reference: 15-E6 /

Living Area: 980

County: LOS ANGELES, CA

Census Tract: 1285.00

Total Rooms: 4

Subdivision: 12842

Zoning: LAR1

Bedrooms: 2

Rec Date: 08/09/2019

Prior Rec Date: 04/06/2005

Bath(F/H): 1 /

Sale Date: 07/11/2019

Prior Sale Date: 02/23/2005

Yr Built/Eff: 1948 / 1948

Sale Price: \$700,000

Prior Sale Price: \$475,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 795648

Acres: 0.16

Fireplace: Y / 1

1st Mtg Amt: \$618,000

Lot Area: 6,832

Pool:

Total Value: \$593,535

of Stories: 1

Roof Mat: COMPOSITION
SHINGLE

Land Use: SFR

Park Area/Cap#: /

Parking: PARKING AVAIL

Comp #:6

Distance From Subject:0.18 (miles)

Address: 5702 STANSBURY AVE, VAN NUYS, CA 91401-4234

Owner Name: BADRYAN SAMUEL

Seller Name: WILLIAMS TRUST

APN: 2245-028-027

Map Reference: 15-E6 /

Living Area: 1,210

County: LOS ANGELES, CA

Census Tract: 1285.00

Total Rooms: 6

Subdivision: 7910

Zoning: LAR1

Bedrooms: 4

Rec Date: 10/06/2016

Prior Rec Date: 08/24/1973

Bath(F/H): 2 /

Sale Date: 09/28/2016

Prior Sale Date:

Yr Built/Eff: 1939 / 1942

Sale Price: \$620,000

Prior Sale Price: \$31,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 1224803

Acres: 0.21

Fireplace: /

1st Mtg Amt:

Lot Area: 9,148

Pool:

Total Value: \$645,047

of Stories: 1

Roof Mat: WOOD SHAKE

Land Use: SFR

Park Area/Cap#: /

Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **March 5, 2020**

JOB ADDRESS: **5623 NORTH KATHERINE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2245-022-013**

CASE NO.: **717141**

ORDER NO.: **A-4045845**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 27, 2016**

COMPLIANCE EXPECTED DATE: **May 27, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4045845

106601106261725550

BOARD OF
BUILDING AND SAFETY
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VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

WABANSIA LIVING TRUST
5623 N KATHERINE AVE
VAN NUYS, CA 91401

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

APR 21 2016

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

CASE #: 717141
ORDER #: A-4045845
EFFECTIVE DATE: April 27, 2016
COMPLIANCE DATE: May 27, 2016

OWNER OF

SITE ADDRESS: 5623 N KATHERINE AVE

ASSESSORS PARCEL NO.: 2245-022-013

ZONE: R1; One-Family Zone

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

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

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

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

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

VIOLATION(S):

1. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: All yards

2. The building or premises is Substandard due to illegal occupancy.

CODE ENFORCEMENT BUREAU

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

www.ladbs.org



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.

Location: Rear detached garage

3. The construction of additions to the house 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: House additions

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.

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.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

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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 Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3033.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: April 20, 2016

EDMOND DECKERT
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

Edmond.Deckert@lacity.org


REVIEWED BY

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