

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

February 17, 2020

Council District: # 11

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

JOB ADDRESS: **4270 SOUTH CHASE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4231-010-029**
Re: Invoice #712559-9

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: **4270 South Chase 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.

Pursuant to Section 98.0421, the property owner was issued an order on January 30, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	38.00
Grand Total	\$ 1,284.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,284.56** 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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,284.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16353
Dated as of: 12/03/2019

Prepared for: City of Los Angeles

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

APN #: 4231-010-029

Property Address: 4270 S CHASE AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MANOUCHER SHIRBACHEH

Grantor : GILBERT P. YANEZ & MARY D'AMBRA

Deed Date : 11/09/1982

Recorded : 02/25/1983

Instr No. : 1983-0219435

MAILING ADDRESS: MANOUCHER SHIRBACHEH
5114 OCEAN VIEW BLVD LA CANADA FLINTRIDGE CA 91011

SCHEDULE B

LEGAL DESCRIPTION

Lot: 203 Tract No: 7135 Abbreviated Description: LOT:203 TR#:7135 TRACT # 7135 LOT 203

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

83- 219435

AND WHEN RECORDED MAX. THIS DEED AND UNLESS OTHERWISE SHOWN BELOW
MAIL TAX STATEMENT TO:

Name Manoucher Shirbacheh
Street Address 4270 Chase Ave.
City & State Los Angeles
CA. 90066

MAIL TAX STATEMENTS TO

Name
Street Address
City & State
Mail Tax Statements to Return Address Above

TITLE ORDER NO.

ESCROW NO. 1535

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

31 MIN PAST 1 P.M. FEB 25 1983

FEE
\$4
G

110.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 110.00

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ unincorporated area
☒ city of Los Angeles , AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Gilbert P. Yanez & Mary D'Ambra

hereby GRANT(s) to
Manoucher Shirbacheh, a single man

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:
Lot 203 in Tract 7135, in the City of Los Angeles
as shown by Map recorded in Book 76 at Pages 88 and
89 of Maps, Official Records of Los Angeles County,
California

Dated Nov 9, 1982

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.
On NOVEMBER 9th, 1982 before me, the
undersigned, a Notary Public in and for said State, personally
appeared GILBERT P. YANEZ
MARY D. AMBRA

known to me to
be the person S whose name S subscribed
to the within instrument and acknowledged that they
executed the same.
WITNESS my hand and official seal.

Signature Tina Marie Pollard
NOTARY PUBLIC IN AND FOR SAID STATE

Gilbert P. Yanez
Gilbert P. Yanez
Mary D. Ambra
Mary D. Ambra



(This area for official notarial seal)

GO-441

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

2826786-18

4231-10-29

EXHIBIT B

ASSIGNED INSPECTOR: RYAN BARNES

Date: February 17, 2020

JOB ADDRESS: 4270 SOUTH CHASE AVENUE LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 4231-010-029

Last Full Title: 12/03/2019

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) MANOUCHER SIRBACHEH

5114 OCEAN VIEW BLVD

LA CANADA FLINTRIDGE, CA 91011

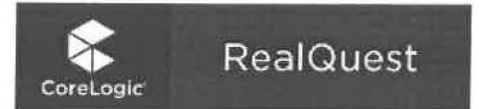
CAPACITY: OWNER

EXHIBIT C

Property Detail Report

For Property Located At :

4270 CHASE AVE, LOS ANGELES, CA 90066-6119



Owner Information

Owner Name: SHIRBACHEH MANOUCHER
 Mailing Address: 5114 OCEAN VIEW BLVD, LA CANADA CA 91011-1240 C008
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 7135 LOT 203	APN:	4231-010-029
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2753.11 / 1	Subdivision:	7135
Township-Range-Sect:		Map Reference:	49-F3 /
Legal Book/Page:	76-88	Tract #:	7135
Legal Lot:	203	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C12	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	02/25/1983 /	1st Mtg Amount/Type:	\$80,000 / CONV
Sale Price:	\$100,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	219435	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$77.04
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	ANAHEIM S&L		
Seller Name:	YANEZ GILBERT P		

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:	1,298	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	ADDITION Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,626	Lot Width/Depth:	50 x 133	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$236,441	Assessed Year:	2019	Property Tax:	\$2,934.58
Land Value:	\$125,018	Improved %:	47%	Tax Area:	67
Improvement Value:	\$111,423	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$236,441				

Comparable Sales Report

For Property Located At

**4270 CHASE AVE, LOS ANGELES, CA 90066-6119****6 Comparable(s) Selected.**

Report Date: 02/28/2020

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	\$100,000	\$860,000	\$1,650,000	\$1,214,917
Bldg/Living Area	1,298	1,117	1,449	1,264
Price/Sqft	\$77.04	\$716.67	\$1,221.13	\$960.14
Year Built	1940	1924	1947	1935
Lot Area	6,626	5,296	6,659	5,875
Bedrooms	4	2	4	3
Bathrooms/Restrooms	3	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$236,441	\$532,759	\$1,383,119	\$1,067,081
Distance From Subject	0.00	0.02	0.12	0.06

*= user supplied for search only

Comp #:1	Distance From Subject:0.02 (miles)		
Address:	4304 CHASE AVE, LOS ANGELES, CA 90066-6121		
Owner Name:	TILLEY JACOB/TILLEY JONATHAN & MARY T		
Seller Name:	BLUMENKRANZ J J		
APN:	4231-011-014	Map Reference:	49-F4 /
County:	LOS ANGELES, CA	Census Tract:	2753.11
Subdivision:	7135	Zoning:	LAR1
Rec Date:	11/20/2019	Prior Rec Date:	04/27/2017
Sale Date:	10/22/2019	Prior Sale Date:	04/20/2017
Sale Price:	\$1,650,000	Prior Sale Price:	\$1,215,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1265098	Acres:	0.12
1st Mtg Amt:	\$1,320,000	Lot Area:	5,340
Total Value:	\$1,264,085	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,449
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1947 / 1970
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:2

Distance From Subject:0.03 (miles)

Address: **4271 KENYON AVE, LOS ANGELES, CA 90066-6124**
 Owner Name: **JUSTUS JOSEPH C/JUSTUS MARIANNE**
 Seller Name: **GATES LIVING TRUST**
 APN: **4231-010-014** Map Reference: **49-F3 /** Living Area: **1,200**
 County: **LOS ANGELES, CA** Census Tract: **2753.11** Total Rooms: **6**
 Subdivision: **7358** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **02/04/2015** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **12/29/2014** Prior Sale Date: Yr Built/Eff: **1926 / 1930**
 Sale Price: **\$860,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **SPANISH**
 Document #: **124395** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$500,000** Lot Area: **5,965** Pool:
 Total Value: **\$926,554** # of Stories: Roof Mat: **TILE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.06 (miles)
 Address: **4272 NEOSHO AVE, LOS ANGELES, CA 90066-6130**
 Owner Name: **STUART CAROLYN**
 Seller Name: **ALEXANDER ALEX**
 APN: **4231-009-015** Map Reference: **49-F4 /** Living Area: **1,229**
 County: **LOS ANGELES, CA** Census Tract: **2753.11** Total Rooms: **6**
 Subdivision: **7135** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/19/2015** Prior Rec Date: **12/17/2003** Bath(F/H): **1 /**
 Sale Date: **02/23/2015** Prior Sale Date: **11/21/2003** Yr Built/Eff: **1924 / 1927**
 Sale Price: **\$1,020,500** Prior Sale Price: **\$635,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **298816** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,296** Pool:
 Total Value: **\$1,099,258** # of Stories: **1** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **COMPOSITION**
PARKING AVAIL

Comp #:4 Distance From Subject:0.06 (miles)
 Address: **4328 CHASE AVE, LOS ANGELES, CA 90066-6121**
 Owner Name: **ACANFORA BRUNO/GONZALEZ GUADALUPE**
 Seller Name: **GALLANT JOEL L & SUSAN S**
 APN: **4231-011-020** Map Reference: **49-F4 /** Living Area: **1,117**
 County: **LOS ANGELES, CA** Census Tract: **2753.11** Total Rooms: **4**
 Subdivision: **7135** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **01/02/2020** Prior Rec Date: **09/21/2001** Bath(F/H): **2 /**
 Sale Date: **11/12/2019** Prior Sale Date: **09/10/2001** Yr Built/Eff: **1941 / 1977**
 Sale Price: **\$1,364,000** Prior Sale Price: **\$370,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1279** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$1,000,000** Lot Area: **5,342** Pool:
 Total Value: **\$532,759** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED**
GARAGE

Comp #:5 Distance From Subject:0.09 (miles)
 Address: **4415 STEWART AVE, LOS ANGELES, CA 90066-6135**
 Owner Name: **DIAZ CESAR D/VILLARREAL VALERIE R**
 Seller Name: **VARDEY-LUBBOCK MELISSA M**
 APN: **4231-012-014** Map Reference: **49-F4 /** Living Area: **1,426**
 County: **LOS ANGELES, CA** Census Tract: **2753.11** Total Rooms: **7**
 Subdivision: **7358** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **04/21/2017** Prior Rec Date: **06/16/2005** Bath(F/H): **2 /**
 Sale Date: **03/13/2017** Prior Sale Date: **05/24/2005** Yr Built/Eff: **1936 / 1955**
 Sale Price: **\$1,300,000** Prior Sale Price: **\$849,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **446008** Acres: **0.15** Fireplace: **Y / 1**

1st Mtg Amt:	\$1,040,000	Lot Area:	6,659	Pool:	
Total Value:	\$1,383,119	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject: 0.12 (miles)							
Address:	4327 STEWART AVE, LOS ANGELES, CA 90066-6133								
Owner Name:	OGLE JOSHUA A								
Seller Name:	MILHON LEON S								
APN:	4231-013-020	Map Reference:	49-F3 /	Living Area:	1,162				
County:	LOS ANGELES, CA	Census Tract:	2753.11	Total Rooms:	5				
Subdivision:	7358	Zoning:	LAR1	Bedrooms:	2				
Rec Date:	04/29/2015	Prior Rec Date:		Bath(F/H):	2 /				
Sale Date:	03/30/2015	Prior Sale Date:		Yr Built/Eff:	1940 / 1960				
Sale Price:	\$1,095,000	Prior Sale Price:		Air Cond:	CENTRAL				
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL				
Document #:	484234	Acres:	0.15	Fireplace:	Y / 1				
1st Mtg Amt:	\$766,500	Lot Area:	6,647	Pool:					
Total Value:	\$1,196,709	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE				
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL				

EXHIBIT D

ASSIGNED INSPECTOR: **RYAN BARNES**

Date: February 17, 2020

JOB ADDRESS: **4270 SOUTH CHASE AVENUE LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **4231-010-029**

CASE NO.: 728110

ORDER NO.: A-4285180

EFFECTIVE DATE OF ORDER TO COMPLY: **January 30, 2017**

COMPLIANCE EXPECTED DATE: **March 01, 2017**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4285180

1060610201737321

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

SHIRBACHEH, MANOUCHER
5114 OCEAN VIEW BLVD
LA CANADA, CA 91011

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

FEB 02 2017

CASE #: 728110
ORDER #: A-4285180
EFFECTIVE DATE: January 30, 2017
COMPLIANCE DATE: March 01, 2017

OWNER OF

SITE ADDRESS: **4270 S CHASE AVE**

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

ASSESSORS PARCEL NO.: 4231-010-029

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 building or premises is Substandard due to lack of adequate heating.

You are therefore ordered to: Provide, repair or replace the required heating in all interior spaces intended for human occupancy to be capable of maintaining a minimum indoor temperature of 68 degrees at a point 3 feet above the floor.

Code Section(s) in Violation: 91.8902.1#6, 91.1204.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. Hazardous Mechanical Equipment (wall furnace) in the Single Family Dwelling

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

You are therefore ordered to: Repair or replace all mechanical equipment, including vents that does not conform with all applicable laws in effect at the time of installation and which has not been maintained in good condition and is being used in an unsafe manner.

Code Section(s) in Violation: 91.8902.6, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. Missing smoke detectors.

You are therefore ordered to: Provide smoke detectors in the required locations.

Code Section(s) in Violation: 91.8603.2.1, 91.5R314.3.1, 91.5R314.4, 91.5R314.5, 91.5R103.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

4. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all plumbing fixtures, shower enclosures, wastewater drain lines, water supply lines, counters, drainboards and adjoining wall and floor areas provided to protect against water damage in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.7, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Bathroom.

5. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Part of the water piping was replaced for copper w/o using approved copper to galvanized pipe connection.

6. The floors and floor coverings are unsafe due to inadequate maintenance.

You are therefore ordered to: Maintain all floors and floor coverings in a clean and sanitary condition, free from defects, holes, loose, worn or missing portions which could present a safety hazard to occupants.

Code Section(s) in Violation: 91.8104, 91.8104.6, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Bathroom area.

7. The approximate 14' x 20' patio/trellis addition to the Single Family Dwelling 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: Required side yard.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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

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.

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 (310)417-8665.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____


Date: January 30, 2017

MARIAN PODPORA
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(310)417-8665
marian.podpora@lacity.org



REVIEWED BY

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