

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

April 21, 2020

Council District: # 10

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

JOB ADDRESS: **2515 WEST JEFFERSON BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5051-039-005**
Re: Invoice #742277-5

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: **2515 West Jefferson Boulevard, Los Angeles, CA**, ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following LADBS investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

<u>Description</u>	<u>Amount</u>
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	351.74
Title Report fee	38.00
Grand Total	\$ 2,039.74

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 **\$2,039.74** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,039.74** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T16416
Dated as of: 12/27/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5051-039-005

Property Address: 2515 W JEFFERSON BLVD

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JOSE RODRIGUEZ

Grantor : JOSE RODRIGUEZ; ALFONSO SANCHEZ

Deed Date : 02/18/2002

Recorded : 03/15/2002

Instr No. : 02-0629401

MAILING ADDRESS: JOSE RODRIGUEZ

2515 W JEFFERSON BLVD LOS ANGELES CA 90018

SCHEDULE B

LEGAL DESCRIPTION

Lot: 4 Block: 1 Tract No: 2 Abbreviated Description: LOT:4 BLK:1 SUBD:JEFFERSON & FOURTH AVENUE TRACT #2 TR#:2 JEFFERSON AND FOURTH AVENUE TRACT NO 2 LOT 4 BLK 1

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 10/28/2015

Document #: 15-1318755

Loan Amount: \$340,000

Lender Name: NEW CENTURY MORTGAGE CORP

Borrowers Name: JOSE RODRIGUEZ

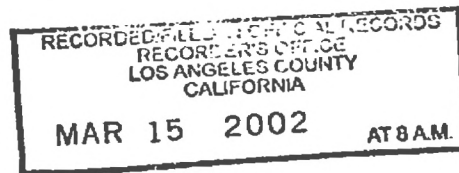
MAILING ADDRESS: OCWEN LOAN SERVICING, LLC

240 TECHNOLOGY DRIVE IDAHO FALLS, ID 83401



LEAD SHEET

02 0629401



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)
DEED

FEE

D.T.T.

FEE \$30	T
A.F.N.F. 94	2

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$400

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

5051 039 005

001

THIS FORM IS NOT TO BE DUPLICATED

TICOR
RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

02 0629401

NAME: JOSE RODRIGUEZ
ADDRESS: 2515 WEST JEFFERSON BLVD
CITY: LOS ANGELES, CA 90018

GRANT DEED

TITLE ORDER NO: 20065728

APN NO: 5051-039-005

THIS IS A DONATION GIFT AND
THE GRANTOR HAS RECEIVED NOTHING
IN RETURN, N.E.T. 11-11-11

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX

\$ 0 is \$ 0 CITY TAX
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,
JOSE RODRIGUEZ, A SINGLE MAN AND ALFONSO SANCHEZ, A SINGLE MAN, AS JOINT TENANTS

Hereby GRANT(s)
JOSE RODRIGUEZ, A SINGLE MAN

The following described real property in the County of LOS ANGELES State of California:

LOT 4, IN BLOCK 1, OF THE JEFFERSON AND FOURTH AVENUE TRACT NO.2, IN THE CITY OF LOS ANGELES, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 93 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

Dated 02/18/02


JOSE RODRIGUEZ

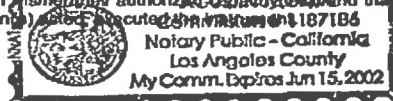

ALFONSO SANCHEZ

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) S.S.

On 02/18/02 before me, AGUSTIN ALONIA
(here insert name and title of the officer), personally appeared JOSE RODRIGUEZ / ALFONSO SANCHEZ

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed 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 187186

WITNESS my hand and official seal.
Signature



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

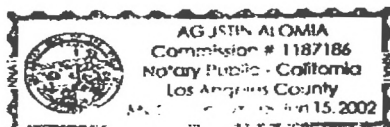
County of LOS ANGELES

ss.

On 02/18/02, before me, AGUSTIN ALOMIA, NOTARY PUBLIC,

personally appeared JOSE RODRIGUEZ AND ALFONSO SANCHEZ

personally known to me
X 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

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: GRANTDEED

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer

Signer's Name: JOSE RODRIGUEZ AND ALFONSO SANCHEZ

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

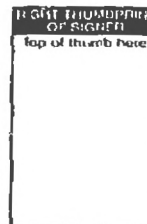
☐ Attorney In Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____



02 0629401

This page is part of your document - DO NOT DISCARD



20151318755



Pages:
0003

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

10/28/15 AT 08:00AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201510280150055

00011303429



007189375

SEQ:
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

TSG1508-CA-2721261_1e4a

Recording Requested By:
OCWEN LOAN SERVICING, LLC

When Recorded Return To:

OCWEN LOAN SERVICING, LLC
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401

2015-03944-CA



CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
SELLER'S SERVICING #: 7092808380 "RODRIGUEZ"
SELLER'S LENDER ID#: DCR 24110
OLD SERVICING #: 15987316

For Value Received, NEW CENTURY MORTGAGE CORPORATION by its Attorney in Fact Ocwen Loan Servicing, LLC hereby grants, assigns and transfers to LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-CB7 at C/O OCWEN LOAN SERVICING, LLC, 1661 WORTHINGTON RD; STE 100, WEST PALM BEACH, FL 33409 all its interest under that certain Deed of Trust dated 05/23/2006, in the amount of \$340,000.00, executed by JOSE RODRIGUEZ, A SINGLE MAN to NEW CENTURY MORTGAGE CORPORATION and Recorded: 06/02/2006 as Instrument No.: 06-1213012 ReRecorded 10/13/2006 as Instrument No.: 06-2280550 in the County of Los Angeles, State of California.

Legal: NA

THE PURPOSE OF THIS CORRECTIVE ASSIGNMENT OF DEED OF TRUST IS TO CORRECT RECORDING INFORMATION; RE-RECORDING DETAILS AND TO INCLUDE THE NOTARY SEAL ON THE ASSIGNMENT RECORDED ON 03/27/2007 AT INSTRUMENT NUMBER: 20070705035

Property Address: 2515 WEST JEFFERSON BOULEVARD, LOS ANGELES, CA 90018

In witness whereof this instrument is executed.

NEW CENTURY MORTGAGE CORPORATION by its Attorney in Fact Ocwen Loan Servicing, LLC POA:
03/04/2014 as Instrument No.: 20140219832

On OCT 16 2015

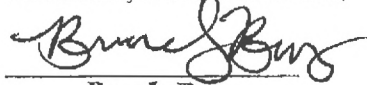
Karen Smith, Authorized
Signer

CORPORATE ASSIGNMENT OF DEED OF TRUST Page 2 of 2

STATE OF Iowa
COUNTY OF Black Hawk

On OCT 16 2015, before me, Brandy Berns, a Notary Public in and for Black Hawk in the State of Iowa, personally appeared Karla Smith, Authorized Signer, 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, and that by his/her/their signature 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,



Brandy Berns
Notary Expires 10/28/2017



(This area for notarial seal)

EXHIBIT B

ASSIGNED INSPECTOR: JESSE CHEN

Date: April 21, 2020

JOB ADDRESS: 2515 WEST JEFFERSON BOULEVARD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5051-039-005

Last Full Title: 12/27/2019

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) JOSE RODRIGUEZ
2515 W JEFFERSON BLVD
LOS ANGELES, CA 90018

CAPACITY: OWNER

2) OCWEN LOAN SERVICES, LLC
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401

CAPACITY: INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At :

2515 W JEFFERSON BLVD, LOS ANGELES, CA 90018-3704



Owner Information

Owner Name: RODRIGUEZ JOSE
 Mailing Address: 2515 W JEFFERSON BLVD, LOS ANGELES CA 90018-3704 C064
 Vesting Codes: SM / /

Location Information

Legal Description: JEFFERSON AND FOURTH AVENUE TRACT NO 2 LOT 4
 County: LOS ANGELES, CA APN: 5051-039-005
 Census Tract / Block: 2190.10 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 2
 Legal Book/Page: 13-18 Map Reference: 43-D6 /
 Legal Lot: 4 Tract #: 2
 Legal Block: 1 School District: LOS ANGELES
 Market Area: C16 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 11/30/2007 / 11/30/2007 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:

Document #: 2636601

Last Market Sale Information

Recording/Sale Date: 02/13/1995 / 1st Mtg Amount/Type: \$96,600 / CONV
 Sale Price: \$100,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #:
 Document #: 244394 2nd Mtg Amount/Type: /
 Deed Type: CORPORATION GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$70.42
 New Construction: Multi/Split Sale:

Title Company: GATEWAY TITLE CO.
 Lender: FEDERAL NATIONAL MTG CORP
 Seller Name: FEDERAL NATL MTG ASSN (FN)

Prior Sale Information

Prior Rec/Sale Date: 08/18/1994 / Prior Lender:
 Prior Sale Price: \$128,700 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1530717 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: TRUSTEE DEED

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: 1,420 Garage Area: Heat Type: HEATED
 Tot Adj Area: Garage Capacity:
 Above Grade: Parking Spaces:
 Total Rooms: Basement Area:
 Bedrooms: 2 Finish Bsmnt Area:
 Bath(F/H): 2 / Basement Type:
 Year Built / Eff: 1907 / 1907 Roof Type: Pool:
 Fireplace: / Foundation: Air Cond: YES
 # of Stories: Roof Material: Style:
 Other Improvements: Building Permit Quality:
 Condition:

Site Information

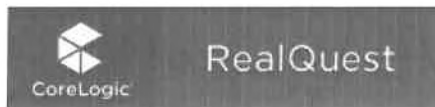
Zoning: LAC2 Acres: 0.12 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 5,254 Lot Width/Depth: x State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$211,934 Assessed Year: 2019 Property Tax: \$2,786.77
 Land Value: \$187,086 Improved %: 12% Tax Area: 401
 Improvement Value: \$24,848 Tax Year: 2018 Tax Exemption:
 Total Taxable Value: \$211,934

Comparable Sales Report

For Property Located At

**2515 W JEFFERSON BLVD, LOS ANGELES, CA 90018-3704****6 Comparable(s) Selected.**

Report Date: 04/20/2020

Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	10
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$100,000	\$320,000	\$608,000	\$439,500
Bldg/Living Area	1,420	1,207	1,550	1,346
Price/Sqft	\$70.42	\$219.48	\$476.86	\$332.85
Year Built	1907	1922	1924	1923
Lot Area	5,254	4,797	6,750	5,325
Bedrooms	2	3	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$211,934	\$332,927	\$632,563	\$435,071
Distance From Subject	0.00	2.59	2.65	2.62

*= user supplied for search only

Comp #:1	Distance From Subject:2.59 (miles)		
Address:	5823 5TH AVE, LOS ANGELES, CA 90043-3228		
Owner Name:	TORRES JESUS		
Seller Name:	CARNEY DEV & INVESTMENTS INC		
APN:	4005-017-019	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	4515	Zoning:	LAR1
Rec Date:	03/24/2015	Prior Rec Date:	06/18/2014
Sale Date:	02/09/2015	Prior Sale Date:	06/04/2014
Sale Price:	\$349,000	Prior Sale Price:	\$255,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	314832	Acres:	0.11
1st Mtg Amt:	\$342,678	Lot Area:	4,800
Total Value:	\$376,006	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	1,216
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1924
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:2	Distance From Subject:2.60 (miles)
Address:	5825 2ND AVE, LOS ANGELES, CA 90043-3217

Owner Name:	AREVALO ERNESTO/AREVALO ALEXANDER N		
Seller Name:	BARRIOS JULIO & MARIA		
APN:	4005-022-018	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	5347	Zoning:	LARD5
Rec Date:	09/13/2016	Prior Rec Date:	03/13/1997
Sale Date:	08/12/2016	Prior Sale Date:	
Sale Price:	\$320,000	Prior Sale Price:	\$130,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1098236	Acres:	0.14
1st Mtg Amt:	\$266,000	Lot Area:	6,002
Total Value:	\$332,927	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:	3	Distance From Subject:	2.61 (miles)
Address:	5834 5TH AVE, LOS ANGELES, CA 90043-3229		
Owner Name:	MEKENYAT NEGUSSIE/GE BREHIWOT MULATWORK		
Seller Name:	WOODS J I LIVING TRUST		
APN:	4005-018-007	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	4515	Zoning:	LAR1
Rec Date:	05/04/2016	Prior Rec Date:	
Sale Date:	04/27/2016	Prior Sale Date:	
Sale Price:	\$380,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	509757	Acres:	0.11
1st Mtg Amt:	\$355,000	Lot Area:	4,800
Total Value:	\$403,257	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:	4	Distance From Subject:	2.62 (miles)
Address:	5829 S VAN NESS AVE, LOS ANGELES, CA 90047-1027		
Owner Name:	CHRISTENSEN MARGARET E		
Seller Name:	ANGELENE HOMES LLC		
APN:	4005-026-024	Map Reference:	51-D4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	4893	Zoning:	LARD4
Rec Date:	05/17/2019	Prior Rec Date:	06/15/2018
Sale Date:	05/03/2019	Prior Sale Date:	05/14/2018
Sale Price:	\$545,000	Prior Sale Price:	\$405,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	453293	Acres:	0.11
1st Mtg Amt:	\$200,000	Lot Area:	4,797
Total Value:	\$413,100	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION ATTACHED GARAGE

Comp #:	5	Distance From Subject:	2.64 (miles)
Address:	3433 W 58TH PL, LOS ANGELES, CA 90043-3001		
Owner Name:	LUC KELLY K/VALES KAMILLE P		
Seller Name:	FIRST CLASS INVESTMENTS LLC		
APN:	4005-004-012	Map Reference:	51-C4 /
County:	LOS ANGELES, CA	Census Tract:	2347.00
Subdivision:	2095	Zoning:	LAR1
Rec Date:	05/01/2017	Prior Rec Date:	10/26/2016
Sale Date:	04/27/2017	Prior Sale Date:	10/18/2016
Sale Price:	\$608,000	Prior Sale Price:	\$395,000
Sale Type:	FULL	Prior Sale Type:	FULL
		Living Area:	1,275
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	
		Fireplace:	SPANISH
		Pool:	
		Roof Mat:	

Document #:	481734	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$577,600	Lot Area:	6,750	Pool:	
Total Value:	\$632,563	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject: 2.65 (miles)			
Address:	5855 5TH AVE, LOS ANGELES, CA 90043-3228				
Owner Name:	ARRIAGA JESUS				
Seller Name:	CRAWFORD DAVID L & DORIS				
APN:	4005-017-027	Map Reference:	51-D4 /	Living Area:	1,372
County:	LOS ANGELES, CA	Census Tract:	2347.00	Total Rooms:	6
Subdivision:	4515	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/14/2017	Prior Rec Date:	06/24/1999	Bath(F/H):	2 /
Sale Date:	04/03/2017	Prior Sale Date:		Yr Built/Eff:	1923 / 1949
Sale Price:	\$435,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	654706	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$427,121	Lot Area:	4,799	Pool:	
Total Value:	\$452,573	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JESSE CHEN

Date: April 21, 2020

JOB ADDRESS: 2515 WEST JEFFERSON BOULEVARD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5051-039-005

CASE NO.: 788549

ORDER NO.: A-4543761

EFFECTIVE DATE OF ORDER TO COMPLY: November 09, 2017

COMPLIANCE EXPECTED DATE: November 09, 2017

DATE COMPLIANCE OBTAINED: No compliance to date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4543761

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER-SUPPLEMENTAL

JOSE A RODRIGUEZ JR
2515 W JEFFERSON BLVD
LOS ANGELES, CA 90018-3704

CASE #: 788549
ORDER #: A-4543761
EFFECTIVE DATE: November 09, 2017
COMPLIANCE DATE: November 09, 2017

OWNER OF
SITE ADDRESS: 2515 W JEFFERSON BLVD

ASSESSORS PARCEL NO.: 5051-039-005
ZONE: C2; Commercial Zone

THIS ORDER REQUIRES IMMEDIATE ACTION.

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.

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

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

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. Electrical permit required.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Comments: Correct all unsafe, unapproved electrical and call for inspections.

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

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.



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You are therefore ordered to: 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.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Single family dwelling changed to multiple units.

3. The wall partitions and kitchens were 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.

Comments: A change of occupancy will be required to change from single family to multiple units.

4. The approximate 9'x 18' addition to the rear of the 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.

5. The approximate 24'x 20' carport in the front of the 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.

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.

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

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NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

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)252-3925. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: October 26, 2017

JAMES VORHIS
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3925

JAMES.H.VORHIS@lacity.org

REVIEWED BY _____

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

NOV 01 2017

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



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RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
221 N. Figueroa St., 11th Fl
Los Angeles, CA
90012

COPY of Document Recorded

Has not been compared with original.
Original will be returned when
processing has been completed.

11/08/2017



20171286013

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

JESSE CHEN
(213)252-3952
(888)524-2845
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012-
Case No.: 788549

Assessor's Map Book: **5051** Page: **039** Parcel: **005**

Identified by Los Angeles County Tax Assessors records as :

**2515 W JEFFERSON BLVD
LOS ANGELES, CA 90018**

DATED: This 2nd day of November, 2017

Owner:

RODRIGUEZ JR, JOSE A
2515 W JEFFERSON BLVD
LOS ANGELES, CA 90018-3704

November 02, 2017

RECORDED DOCUMENT SIGNATORY
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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