

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: #15

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

JOB ADDRESS: 3605 SOUTH CAROLINA STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7467-012-010
Re: Invoice #716336-6, #739322-2, #757466-5

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: **3605 South Carolina Street, 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order March 22, 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 LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	1,320.00
Late Charge/Collection fee (250%)	4,140.00
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	576.06
Title Report fee	38.00
Grand Total	\$ 6,124.46

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 **\$6,124.46** 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 **\$6,124.46** 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 Mac Yutan
Acting 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. T16285
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7467-012-010

Property Address: 3605 S CAROLINA ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : RODRIGO E RAMOS; CYNTHIA B RAMOS CO-TRUSTEES RAMOS 2005

Grantor : RAMOS, RODRIGO E; RAMOS, CYNTHIA B

Deed Date : 07/16/2008

Recorded : 07/16/2008

Instr No. : 08-1269725

MAILING ADDRESS: RODRIGO E RAMOS; CYNTHIA B RAMOS CO-TRUSTEES RAMOS 2005
877 CALLE LA PRIMAVERA GLENDALE CA 91208

SCHEDULE B

LEGAL DESCRIPTION

Lot: 10 Block: 12 Abbreviated Description: LOT:10 BLK:12 SUBD:PECKS VIEW TRACT PECKS
OCEAN VIEW TRACT LOT 10 BLK 12

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20081269725

Pages:
003



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

Fee: 11.00

Tax: 0.00

Other: 9.00

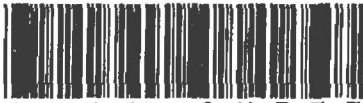
Total: 20.00

07/16/08 AT 02:23PM

2132350

200807160030028 Counter

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

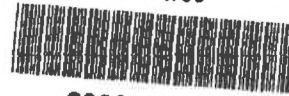
RECORDING REQUESTED BY:

Rodrigo E. Ramos

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, TO:

Rodrigo E. Ramos
877 Calle La Primavera
Glendale, CA 91208

07/16/08



20081269725

Order No.:

Escrow No.:

A.P.N.: 7467-012-010

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-

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

☒ There is no Documentary transfer tax due. (State reason and give Code § or Ordinance number). No consideration. A bonafide gift, R&T Code Section 11911

☐ Unincorporated area: ☒ city of Los Angeles

AND

This is a Trust Transfer under §62 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:

GRANTOR(S): Rodrigo E. Ramos and Cynthia B. Ramos, Husband and Wife

hereby **GRANT(S) TO:** Rodrigo E. Ramos and Cynthia B. Ramos, Co-Trustees Ramos 2005 Family Trust

the following described real property in the County of Los Angeles, State of California:

Lot 10 in Block 2 of "Pecks View Tract," in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11, Pages 162 and 163 of Maps, in the Office of the County Recorder of said County.

Dated: July 16th 2008

Rodrigo E. Ramos

Cynthia B. Ramos

STATE OF CALIFORNIA

COUNTY OF Los Angeles) SS.

On JULY 16, 2008, before me, VENUS NEVERSON, NOTARY PUBLIC,
(here insert name and title of the officer)

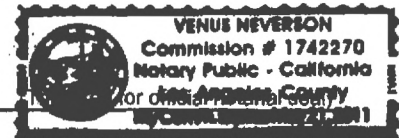
personally appeared RODRIGO E. RAMOS & CYNTHIA B. RAMOS

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 Venus Neverson



MAIL TAX STATEMENTS AS DIRECTED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On _____ before me,

Date

Here Insert Name and Title of the Officer

A NOTARY PUBLIC,

personally appeared RODRIGO E. RAMOS and CYNTHIA B. RAMOS

Name(s) of Signer(s)

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.

Place Notary Seal Above

Signature _____

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

Top of thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

Top of thumb here

EXHIBIT B

ASSIGNED INSPECTOR: **ANDREW BEELI** Date: **April 21, 2020**
JOB ADDRESS: **3605 SOUTH CAROLINA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7467-012-010**

Last Full Title: **11/04/2019** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) RODRIGO E RAMOS; CYNTHIA B RAMOS
CO-TRUSTEES RAMOS 2005
877 CALLE LA PRIMAVERA
GLENDALE, CA 91208

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
3605 S CAROLINA ST, SAN PEDRO, CA 90731-6926



RealQuest

Owner Information

Owner Name: RAMOS RODRIGO (TE) & CYNTHIA B/RAMOS
Mailing Address: 877 CALLE LA PRIMAVERA, GLENDALE CA 91208-3028 C012
Vesting Codes: // TE

Location Information

Legal Description: PECKS OCEAN VIEW TRACT LOT 10
County: LOS ANGELES, CA APN: 7467-012-010
Census Tract / Block: 2976.02 / 2 Alternate APN:
Township-Range-Sect: Subdivision: PECKS OCEAN VIEW TR
Legal Book/Page: 150-99 Map Reference: 78-F6 /
Legal Lot: 10 Tract #:
Legal Block: 12 School District: LOS ANGELES
Market Area: 181 School District Name: LOS ANGELES
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 07/16/2008 / 07/16/2008 Deed Type: TRUSTEE'S DEED(TRANSFER)
Sale Price: 1st Mtg Document #:

Document #: 1269725

Last Market Sale Information

Recording/Sale Date: 04/18/2005 / 12/22/2004 1st Mtg Amount/Type: \$732,000 / CONV
Sale Price: \$915,000 1st Mtg Int. Rate/Type: 6.55 / ADJ
Sale Type: FULL 1st Mtg Document #: 886387
Document #: 886386 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$394.74
New Construction: Multi/Split Sale:

Title Company: SOUTHLAND TITLE CO.
Lender: LONG BCH MTG CO
Seller Name: FOREMAN NENA

Prior Sale Information

Prior Rec/Sale Date: 10/08/2003 / 07/23/2003 Prior Lender: COUNTRYWIDE HM LNS INC
Prior Sale Price: \$785,000 Prior 1st Mtg Amt/Type: \$626,400 / CONV
Prior Doc Number: 2995422 Prior 1st Mtg Rate/Type: / FIXED RATE LOAN
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,318	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1958	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;ADDITION Building Permit				

Site Information

Zoning: LAR2 Acres: 0.16 County Use: SINGLE FAMILY RESID (0100)
Lot Area: 7,153 Lot Width/Depth: 55 x 130 State Use:
Land Use: SFR Res/Comm Units: 1 / Water Type:
Site Influence: CORNER Sewer Type: TYPE UNKNOWN

Tax Information

Total Value:	\$930,000	Assessed Year:	2018	Property Tax:	\$11,360.85
Land Value:	\$697,800	Improved %:	25%	Tax Area:	14
Improvement Value:	\$232,200	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$930,000				

Comparable Sales Report

For Property Located At

**3605 S CAROLINA ST, SAN PEDRO, CA 90731-6926****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	\$915,000	\$735,000	\$1,016,000	\$837,500
Bldg/Living Area	2,318	2,121	2,516	2,258
Price/Sqft	\$394.74	\$304.05	\$479.02	\$372.99
Year Built	1954	1950	1992	1977
Lot Area	7,153	2,500	5,001	3,206
Bedrooms	5	3	4	3
Bathrooms/Restrooms	3	3	4	3
Stories	1.00	1.00	2.00	1.40
Total Value	\$837,000	\$508,126	\$899,300	\$771,418
Distance From Subject	0.00	0.08	0.11	0.10

*= user supplied for search only

Comp #:1	Distance From Subject:0.08 (miles)		
Address:	3513 S KERCKHOFF AVE, SAN PEDRO, CA 90731-6807		
Owner Name:	CASE DUSTIN K/CASE TRACY L		
Seller Name:	BELOW W C & S H L/TR		
APN:	7467-009-047	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2976.02
Subdivision:	PACIFIC IMPROV TR SAN PEDRO	Zoning:	LAR1
Living Area:	2,280		
Total Rooms:	7		
Bedrooms:	3		
Rec Date:	09/18/2019	Prior Rec Date:	03/21/1986
Sale Date:	08/06/2019	Prior Sale Date:	02/1986
Sale Price:	\$875,000	Prior Sale Price:	\$285,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	973604	Acres:	0.06
1st Mtg Amt:	\$835,000	Lot Area:	2,501
Total Value:	\$508,126	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Bath(F/H):	3 /		
Yr Built/Eff:	1976 / 1976		
Air Cond:			
Style:	CONTEMPORARY		
Fireplace:	Y / 1		
Pool:			
Roof Mat:	GRAVEL & ROCK		
Parking:	BUILT-IN		

Comp #:2	Distance From Subject:0.08 (miles)		
Address:	3507 S KERCKHOFF AVE, SAN PEDRO, CA 90731-6807		

Owner Name:	CHANG SAMANTHA LIVING TRUST		
Seller Name:	FINE LIVING TRUST		
APN:	7467-009-053	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2976.02
Subdivision:	PACIFIC IMPROV TR SAN PEDRO	Zoning:	LAR1
Living Area:	2,516		
Rec Date:	12/18/2017	Prior Rec Date:	04/10/1992
Sale Date:	12/11/2017	Prior Sale Date:	03/1992
Sale Price:	\$765,000	Prior Sale Price:	\$375,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1462255	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,501
Total Value:	\$780,300	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
Total Rooms:			
Bedrooms:	3		
Bath(F/H):	3 /		
Yr Built/Eff:	1991 / 1991		
Air Cond:			
Style:			
Fireplace:	/		
Pool:			
Roof Mat:			
Parking:			

Comp #:3	Distance From Subject:0.11 (miles)		
Address:	3426 S CAROLINA ST, SAN PEDRO, CA 90731-6828		
Owner Name:	LAWRENCE CHARLES R JR/LAWRENCE CANDIS R		
Seller Name:	WISNESKI EVELYN A TRUST		
APN:	7467-009-050	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2976.02
Subdivision:	PACIFIC IMPROV TR SAN PEDRO	Zoning:	LAR1
Living Area:	2,191		
Rec Date:	05/15/2015	Prior Rec Date:	11/20/1997
Sale Date:	05/01/2015	Prior Sale Date:	10/23/1997
Sale Price:	\$735,000	Prior Sale Price:	\$361,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	568319	Acres:	0.07
1st Mtg Amt:	\$588,000	Lot Area:	3,000
Total Value:	\$791,879	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
Total Rooms:	7		
Bedrooms:	4		
Bath(F/H):	4 /		
Yr Built/Eff:	1979 / 1979		
Air Cond:			
Style:	CONVENTIONAL		
Fireplace:	Y / 1		
Pool:			
Roof Mat:	GRAVEL & ROCK		
Parking:	BUILT-IN		

Comp #:4	Distance From Subject:0.11 (miles)		
Address:	3429 S KERCKHOFF AVE, SAN PEDRO, CA 90731-6805		
Owner Name:	MA HARRY H		
Seller Name:	NGUYEN HUNG T & MAI T		
APN:	7467-009-007	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2976.02
Subdivision:	PACIFIC IMPROV TR SAN PEDRO	Zoning:	LAR1
Living Area:	2,121		
Rec Date:	04/04/2019	Prior Rec Date:	08/01/2005
Sale Date:	01/22/2019	Prior Sale Date:	05/29/2005
Sale Price:	\$1,016,000	Prior Sale Price:	\$999,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	295280	Acres:	0.11
1st Mtg Amt:	\$445,000	Lot Area:	5,001
Total Value:	\$899,300	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Total Rooms:	5		
Bedrooms:	4		
Bath(F/H):	4 /		
Yr Built/Eff:	1950 / 1976		
Air Cond:			
Style:	CONVENTIONAL		
Fireplace:	/		
Pool:			
Roof Mat:	ROLL COMPOSITION		
Parking:	PARKING AVAIL		

Comp #:5	Distance From Subject:0.11 (miles)		
Address:	3500 S KERCKHOFF AVE, SAN PEDRO, CA 90731-6808		
Owner Name:	DESIMONE JOSEPH/DESIMONE JACI		
Seller Name:	MULKER KEITH R		
APN:	7467-008-025	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2976.02
Subdivision:	PACIFIC IMPROV	Zoning:	LAR1
Living Area:	2,197		
Rec Date:	08/16/2017	Prior Rec Date:	05/06/1987
Sale Date:	07/18/2017	Prior Sale Date:	
Sale Price:	\$745,000	Prior Sale Price:	\$175,000
Sale Type:	FULL	Prior Sale Type:	FULL
Total Rooms:	5		
Bedrooms:	3		
Bath(F/H):	3 /		
Yr Built/Eff:	1992 / 1992		
Air Cond:			
Style:	CONVENTIONAL		

Document #:	924852	Acres:	0.09	Fireplace:	Y / 1
1st Mtg Amt:	\$558,750	Lot Area:	3,733	Pool:	SPA
Total Value:	\$759,900	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:	6	Distance From Subject: 0.11 (miles)			
Address:	3425 S KERCKHOFF AVE, SAN PEDRO, CA 90731-6805				
Owner Name:	SUMMERS DANIEL R/FEIGELSON LESLIE A				
Seller Name:	MCMILLIN R/E & MTG				
APN:	7467-009-006	Map Reference:	78-F6 /	Living Area:	2,242
County:	LOS ANGELES, CA	Census Tract:	2976.02	Total Rooms:	6
Subdivision:	PACIFIC IMPROV TR SAN PEDRO	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/12/2018	Prior Rec Date:	04/22/1987	Bath(F/H):	3 /
Sale Date:	06/15/2018	Prior Sale Date:	03/1987	Yr Built/Eff:	1978 / 1978
Sale Price:	\$889,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	695255	Acres:	0.06	Fireplace:	Y / 1
1st Mtg Amt:	\$800,100	Lot Area:	2,500	Pool:	
Total Value:	\$889,000	# of Stories:	2	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: April 21, 2020

JOB ADDRESS: **3605 SOUTH CAROLINA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7467-012-010**

CASE NO.: 687182

ORDER NO.: A-4324860

EFFECTIVE DATE OF ORDER TO COMPLY: **March 22, 2017**

COMPLIANCE EXPECTED DATE: **April 21, 2017**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4324860

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 AND NOTICE OF FEE

RAMOS, RODRIGO AND CYNTHIA B TRS RAMOS FAMILY TRUST
877 CALLE LA PRIMAVERA
GLENDALE, CA 91208

CASE #: 687182

ORDER #: A-4324860

EFFECTIVE DATE: March 22, 2017

COMPLIANCE DATE: April 21, 2017

OWNER OF

SITE ADDRESS: 3605 S CAROLINA ST

ASSESSORS PARCEL NO.: 7467-012-010

ZONE: R2; Two 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 approximate 20'x 12' construction of an enclosed carport/shed was 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,

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

2. Electrical work has been done in the enclosed carport/shed without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals for work done in the enclosed carport/shed

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Carport located on West side along the alley.

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.

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>

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

1060623201737592

If you have any questions or require any additional information please feel free to contact me at (310)732-4532.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Andrew Beeli

Date: March 15, 2017

ANDREW BEELI
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532
Andrew.Beeli@lacity.org

JTC

REVIEWED BY

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

MAR 16 2017

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

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