

BOARD OF
BUILDING AND SAFETY
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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

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

April 21, 2020

Council District: # 9

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

JOB ADDRESS: **2315 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5127-008-031**
Re: Invoice # 743069-5, # 777101-1

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: **2315 South San Pedro 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 December 25, 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	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	205.95
Title Report fee	38.00
Grand Total	\$ 3,800.51

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,800.51** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,800.51** 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



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

Property Title Report

Work Order No. T16464
Dated as of: 01/14/2020

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5127-008-031

Property Address: 2315 S SAN PEDRO ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT

Grantee : LOUIS C. RODRIGUEZ & BEATRICE M. RODRIGUEZ

Grantor : EZEKIEL C RODRIGUEZ

Deed Date : 08/17/1988

Recorded : 09/15/1988

Instr No. : 88-1486770

MAILING ADDRESS: LOUIS C. RODRIGUEZ & BEATRICE M. RODRIGUEZ
2315 S SAN PEDRO ST LOS ANGELES CA 90011

SCHEDULE B

LEGAL DESCRIPTION

Lot: 4,5 Block: 3 Abbreviated Description: LOT:4,5 BLK:3 SUB OF LOT 4 BLK 3 OF GAREY PLACE
TRACT NE 33.2 FT OF SE 86.7 FT OF LOT 5

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

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

NAME LOUIS C. RODRIGUEZ
STREET ADDRESS 2315 S. SAN PEDRO ST.
CITY, STATE, ZIP LOS ANGELES, CA. 90011
Title Order No. _____ Escrow No. _____

88 1486770

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

31 MIN. 4 PM. SEP 15 1988
PAST.

FEE \$7 S
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT—DEATH OF JOINT TENANT

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

} ss.

LOUIS C. RODRIGUEZ & BEATRICE M. RODRIGUEZ² of legal age, being first duly sworn, deposes and says:

That EZEKIEL C. RODRIGUEZ, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as EZEKIEL C. RODRIGUEZ named as one of the parties in that certain JOINT TENANCY dated 12-16, 1986, executed by EZEKIEL C. RODRIGUEZ

to LOUIS C. RODRIGUEZ, BEATRICE M. RODRIGUEZ, EZEKIEL C. RODRIGUEZ * as joint tenants, recorded as Instrument No. 86-1748876, on 12-16, 1986, in Book 22, Page 11, of the Official Records in the Office of the County Recorder of LOS ANGELES

County, State of California, concerning the following described real property situated in the City of LOS ANGELES, County of LOS ANGELES, State of California:

* AND ALVIRA C. RODRIGUEZ, ALL AS JOINT TENANTS.

" LOT 5 except the Southwest 8.5 feet thereof and except the Northwest 75 feet thereof of Subdivision 4, Block 3, of Garey Place Tract as per map recorded in Book 22, Page 31 of Miscellaneous Records in the office of the County Recorder of said County.

CERTIFICATE OF DEATH

STATE OF CALIFORNIA

STATE FILE NUMBER		LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER	
1A. NAME OF DECEDENT—FIRST 10 INITIALS		1A. DATE OF DEATH—MONTH, DAY, YEAR 21B. HOUR	
EZEKIEL		MAY 24, 1988 0344	
1C. LAST		1C. LAST	
RODRIGUEZ		RODRIGUEZ	
3. SEX	4. RACE/ETHNICITY	5. SPANISH-HISPANIC	6. DATE OF BIRTH
MALE	CAUCASIAN	<input checked="" type="checkbox"/> HISPANIC	APRIL 10, 1916
7. AGE	8. UNDER 1 YEAR	9. UNDER 24 HOURS	
72 YEARS			
8. BIRTHPLACE OF DECEDENT (STATE OR FOREIGN COUNTRY)		9. NAME AND BIRTHPLACE OF FATHER	
ARIZONA		JOSE RODRIGUEZ, MEXICO	
10. BIRTH NAME AND BIRTHPLACE OF MOTHER			
DOLORES CUEVAS, MEXICO			
11A. CITIZEN OF WHAT COUNTRY	11B. IF DECEDENT WAS EVER IN MILITARY GIVE DATES OF SERVICE	12. SOCIAL SECURITY NUMBER	13. MARITAL STATUS
USA	19-NA TO 19-NA	567-03-2674	MARRIED
14. NAME OF SURVIVING SPOUSE (IF ANY, ENTER BIRTH NAME)		15. KIND OF INDUSTRY OF DECEASED	
ELVIRA CASTILLO		BED MFG.	
16. PRIMARY OCCUPATION		17. EMPLOYER OR SELF-EMPLOYED, SO STATE	
MACHINIST		STANDARD MATTRESS	
18. USUAL RESIDENCE—STREET ADDRESS (STREET AND NUMBER OR LOCATION)		19C. CITY OR TOWN	
273 BEVERLY BLVD.		MONTEBELLO	
19D. COUNTY		20. NAME AND ADDRESS OF INFORMANT—RELATIONSHIP	
LOS ANGELES		LOUIS RODRIGUEZ, SON 2315 SO. SAN PEDRO STREET LOS ANGELES, CA 90011	
21A. PLACE OF DEATH		21B. COUNTY	
BEVERLY HOSPITAL		LOS ANGELES	
21C. STREET ADDRESS (STREET AND NUMBER OR LOCATION)		21D. CITY OR TOWN	
309 W. BEVERLY BLVD.		MONTEBELLO	
22. DEATH WAS CAUSED BY IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOUR A, B, AND C)		23. OTHER SIGNIFICANT CONDITIONS—CONTRIBUTING TO DEATH, BUT NOT RELATED TO CAUSE GIVEN IN 22A	
(A) CARDIAC ARREST (B) CONGESTIVE HEART FAILURE (C) ARTERIO SCLEROTIC HEART DISEASE		24. WAS DEATH REPORTED TO CORONER? 25. WAS BODILY PERFORMANCE? 26. WAS AUTOPSY PERFORMED?	
27. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEMS 22 OR 23? TYPE OF OPERATION		28. PHYSICIAN—SIGNATURE AND DEGREE OR TITLE 29. DATE SIGNED 30. PHYSICIAN'S LICENSE NUMBER	
28A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. 28B. TYPE PHYSICIAN'S NAME AND ADDRESS		29. DATE SIGNED 30. PHYSICIAN'S LICENSE NUMBER	
29. SPECIFY ACCIDENT, SUICIDE, ETC. 30. PLACE OF INJURY 31. INJURY AT WORK 32A. DATE OF INJURY—MONTH, DAY, YEAR 32B. HOUR		33. LOCATION (STREET AND NUMBER OR LOCATION AND CITY OR TOWN) 34. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)	
35A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED, AS REQUIRED BY LAW I HAVE HELD AN INQUIRY/INVESTIGATION		35B. CORONER—SIGNATURE AND DEGREE OR TITLE 35C. DATE SIGNED	
36. DISPOSITION		37. DATE—MONTH, DAY, YEAR	
BURIAL		MAY 27, 1988	
38. NAME AND ADDRESS OF CEMETERY OR CREMATORY		39. EMBALMER'S LICENSE NUMBER AND SIGNATURE	
RESURRECTION CEM., SOUTH SAN GABRIEL, CA		#4350	
40A. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH)		40B. LICENSE NO.	
PIERCE BROTHERS CUNNINGHAM & O'CONNOR, LOS ANGELES, CA		F 8	
41. LOCAL REGISTRAR—SIGNATURE		42. DATE ACCEPTED BY LOCAL REGISTRAR	
R. P. M. S.		MAY 23 1988	
STATE REGISTRAR			

THIS IS A TRUE CERTIFIED COPY OF THE RECORD
FILED IN THE COUNTY OF LOS ANGELES DEPARTMENT
OF HEALTH SERVICES IF IT BEARS THIS SEAL IN
PURPLE INK.

EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: April 21, 2020

JOB ADDRESS: 2315 SOUTH SAN PEDRO STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): **5127-008-031**

Last Full Title: 1/14/20120

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) LOUIS C. RODRIGUEZ & BEATRICE M. RODRIGUEZ
2315 S. SAN PEDRO STREET
LOS ANGELES, CA 90011

CAPACITY: OWNERS

EXHIBIT C

Property Detail Report

For Property Located At :

2315 S SAN PEDRO ST, LOS ANGELES, CA 90011-1501



RealQuest

Owner Information

Owner Name: RODRIGUEZ LOUIS C/RODRIGUEZ BEATRICE M
 Mailing Address: 2315 S SAN PEDRO ST, LOS ANGELES CA 90011-1501 C021
 Vesting Codes: / A /

Location Information

Legal Description: SUB OF LOT 4 BLK 3 OF GAREY PLACE TRACT NE 33.2 FT OF SE 86.7 FT OF LOT 5
 County: LOS ANGELES, CA APN: 5127-008-031
 Census Tract / Block: 2264.10 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: GAREY PLACE TR
 Legal Book/Page: Map Reference: 44-C6 /
 Legal Lot: 5 Tract #:
 Legal Block: 3 School District: LOS ANGELES
 Market Area: C42 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 09/15/1988 / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 1486770 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:

Lender:

Seller Name: OWNER RECORD

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:		Construction:	
Living Area:	1,453	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1902 / 1912	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

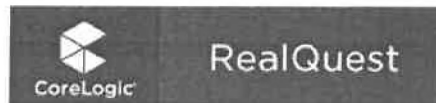
Zoning:	LAC2	Acres:	0.07	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	2,943	Lot Width/Depth:	33 x 87	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$18,794	Assessed Year:	2019	Property Tax:	\$357.56
Land Value:	\$12,060	Improved %:	36%	Tax Area:	6658
Improvement Value:	\$6,734	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$11,794				

Comparable Sales Report

For Property Located At

**2315 S SAN PEDRO ST, LOS ANGELES, CA 90011-1501****6 Comparable(s) Selected.**

Report Date: 01/27/2020

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$340,000	\$720,000	\$497,667
Bldg/Living Area	1,453	1,282	1,667	1,452
Price/Sqft	\$0.00	\$203.96	\$554.70	\$349.57
Year Built	1902	1893	1914	1902
Lot Area	2,943	5,250	7,305	6,418
Bedrooms	4	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.17
Total Value	\$18,794	\$22,360	\$357,971	\$152,672
Distance From Subject	0.00	0.13	0.42	0.28

*= user supplied for search only

Comp #1

Distance From Subject:0.13 (miles)

Address: **816 E 22ND ST, LOS ANGELES, CA 90011-1120**Owner Name: **KINGDOM BUILDERS PROP LLC**Seller Name: **UNG CLARK T JR TRUST**APN: **5131-017-007**Map Reference: **44-C6 /**Living Area: **1,464**County: **LOS ANGELES, CA**Census Tract: **2264.20**

Total Rooms:

Subdivision: **MENLO PARK SUB**Zoning: **LAR2**Bedrooms: **2**Rec Date: **07/03/2019**

Prior Rec Date:

Bath(F/H): **1 /**Sale Date: **06/13/2019**

Prior Sale Date:

Yr Built/Eff: **1901 / 1901**Sale Price: **\$450,000**

Prior Sale Price:

Air Cond:

Sale Type: **FULL**

Prior Sale Type:

Style:

Document #: **643255**Acres: **0.17**Fireplace: **Y / 1**1st Mtg Amt: **\$405,000**Lot Area: **7,260**

Pool:

Total Value: **\$22,360**# of Stories: **1**

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #2

Distance From Subject:0.24 (miles)

Address: **1036 E 23RD ST, LOS ANGELES, CA 90011-1263**Owner Name: **NKD ASSETS LLC**Seller Name: **JETER CHRYSTAL C**APN: **5131-019-010**Map Reference: **44-C6 /**Living Area: **1,400**County: **LOS ANGELES, CA**Census Tract: **2264.20**

Total Rooms:

Subdivision: **MENLO PARK SUB**Zoning: **LAR4**Bedrooms: **3**Rec Date: **05/23/2019**Prior Rec Date: **05/17/2000**Bath(F/H): **2 /**Sale Date: **04/12/2019**

Prior Sale Date:

Yr Built/Eff: **1905 / 1916**Sale Price: **\$425,000**

Prior Sale Price:

Air Cond:

Sale Type: **FULL**

Prior Sale Type:

Style:

Document #: **475422**Acres: **0.14**Fireplace: **/**

1st Mtg Amt:

Lot Area: **6,192**

Pool:

Total Value: **\$28,074**# of Stories: **1**

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #3

Distance From Subject:0.25 (miles)

Address:	1047 E 23RD ST, LOS ANGELES, CA 90011-1262		
Owner Name:	MENDEZ ANDREW		
Seller Name:	CONTRERAS SELENE V		
APN:	5131-016-017	Map Reference:	44-C6 /
County:	LOS ANGELES, CA	Census Tract:	2264.20
Subdivision:	MENLO PARK SUB	Zoning:	LARD1.5
Rec Date:	10/18/2019	Prior Rec Date:	03/29/2000
Sale Date:	10/11/2019	Prior Sale Date:	03/24/2000
Sale Price:	\$340,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1117844	Acres:	0.14
1st Mtg Amt:	\$289,000	Lot Area:	6,258
Total Value:	\$357,971	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,667
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1898 / 1898
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #4

Distance From Subject:0.27 (miles)

Address:	627 E 28TH ST, LOS ANGELES, CA 90011-1535		
Owner Name:	PM DEVELOPMENTS LLC		
Seller Name:	STEVENS MARCIA		
APN:	5128-012-018	Map Reference:	44-C6 /
County:	LOS ANGELES, CA	Census Tract:	2267.00
Subdivision:	JOHN WEBERS SUB	Zoning:	LARD1.5
Rec Date:	05/31/2019	Prior Rec Date:	10/05/1994
Sale Date:	05/24/2019	Prior Sale Date:	
Sale Price:	\$595,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	504201	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,245
Total Value:	\$241,180	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,599
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1914 / 1916
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #5

Distance From Subject:0.35 (miles)

Address:	222 E 25TH ST, LOS ANGELES, CA 90011-1404		
Owner Name:	BEIGE OPPORTUNITY FUND LLC		
Seller Name:	FUENTES GREGORIO A & FRANCISCO J		
APN:	5127-036-020	Map Reference:	44-B6 /
County:	LOS ANGELES, CA	Census Tract:	2240.20
Subdivision:	DAMAN & WILLARDS	Zoning:	LARD1.5
Rec Date:	08/02/2019	Prior Rec Date:	08/04/1986
Sale Date:	07/31/2019	Prior Sale Date:	06/1986
Sale Price:	\$720,000	Prior Sale Price:	\$81,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	770359	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,305
Total Value:	\$141,729	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,298
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1893 / 1923
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #6

Distance From Subject:0.42 (miles)

Address:	120 E 24TH ST, LOS ANGELES, CA 90011-1025		
Owner Name:	WT OPPORTUNITY ZONE FUND LLC		
Seller Name:	OCEAN DEV INC		
APN:	5127-033-017	Map Reference:	44-B6 /
County:	LOS ANGELES, CA	Census Tract:	2240.20
Subdivision:	B L FLASHS MAIN STREET	Zoning:	LARD2
Rec Date:	10/04/2019	Prior Rec Date:	09/16/2019
Sale Date:	09/24/2019	Prior Sale Date:	09/06/2019
Sale Price:	\$456,000	Prior Sale Price:	\$425,000
		Living Area:	1,282
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1901 / 1910
		Air Cond:	

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1052091	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,250	Pool:	
Total Value:	\$124,721	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: April 21, 2020

JOB ADDRESS: **2315 SOUTH SAN PEDRO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5127-008-031**

CASE NO: 785296

ORDER NO: A-4584646

EFFECTIVE DATE OF ORDER TO COMPLY: **December 25, 2017**

COMPLIANCE EXPECTED DATE: **January 24, 2018**

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

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4584646

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

RODRIGUEZ, LOUIS C AND BEATRICE M
2315 S SAN PEDRO ST
LOS ANGELES, CA 90011

First-class mail this notice
postage prepaid,
addressee on this day.

CASE #: 785296

ORDER #: A-4584646

EFFECTIVE DATE: December 25, 2017

COMPLIANCE DATE: January 24, 2018

DEC 15 2017

Assessed on the
assessment roll.
Assessed by L.F.

OWNER OF

SITE ADDRESS: 2315 S SAN PEDRO ST

ASSESSORS PARCEL NO.: 5127-008-031

ZONE: C2; Commercial Zone

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

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

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

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

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

VIOLATION(S):

1. The building or premises is Substandard due to deteriorated or ineffective waterproofing of walls, roof, foundations or floors.

You are therefore ordered to: Obtain the required permits, repair or replace deteriorated weatherproofing of exterior walls, roof, foundations or floors, including broken windows or doors.

Code Section(s) in Violation: 91.8902.7 #2, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the single family residence

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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2. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: Rear yard

3. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Side and rear yards

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.

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>

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If you have any questions or require any additional information please feel free to contact me at (213)978-4497.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: December 08, 2017

M. Cuevas
MARIO CUEVAS
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4497
M. Cuevas
Mario.Cuevas@lacity.org

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