

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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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: # 11

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

JOB ADDRESS: 7439 WEST 88TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4119-022-016
Re: Invoice # 728645-8, # 752864-6

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **7439 West 88th Place, 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's 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 July 7, 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)	110.20
Title Report fee	38.00
Grand Total	\$ 3,704.76

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 **\$3,704.76** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles ("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 **\$3,704.76** 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. T16462
Dated as of: 01/14/2020

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 4119-022-016

Property Address: 7439 W 88TH PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : THOMAS COLLINS ALSO KNOWN AS TOM COLLINS

Grantor : EUGENE L KLOHS; COLLINS REVOCABLE FAMILY TRUST; GENE KLOHS

Deed Date : 03/15/2016

Recorded : 04/20/2016

Instr No. : 16-0447758

MAILING ADDRESS: THOMAS COLLINS
7439 W 88TH PL LOS ANGELES CA 90045

SCHEDULE B

LEGAL DESCRIPTION

Lot: 79 Tract No: 14439 Abbreviated Description: LOT:79 TR#:14439 TRACT NO 14439 LOT 79

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20160447758



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

04/20/16 AT 03:41PM

Pages:
0003

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201604203240044

00011985644



007505152

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TAX
STATEMENTS TO:

THOMAS COLLINS
7439 WEST 88th PLACE
LOS ANGELES, CA 90045

Law Offices of Michael K. Lanning, A.P.L.C.
11777 San Vicente Blvd., #750
Los Angeles, CA 90049

BY: *Aliza Pearl*
Signature of Declarant or Agent determining tax-Firm Name:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DOCUMENTARY TRANSFER TAX \$-0-

CONVEYANCES GIVEN FOR NO VALUE: "This is a bonafide gift and the
grantor received nothing in return, R & T 11911

THERE IS NO CONSIDERATION FOR THIS TRANSFER

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

EUGENE L. KLOHS, also known as Gene Klohs, Successor Trustee of the COLLINS REVOCABLE FAMILY TRUST
DATED NOVEMBER 25, 1987, and any amendments thereto

hereby GRANT(S) to: THOMAS COLLINS, also known as Tom Collins, a Single Man

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

LOT 79 OF TRACT 14439, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA AS PER
MAP RECORDED IN BOOK 378, PAGE(S) 37 TO 40, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

REAL PROPERTY MORE COMMONLY KNOWN AS:
ASSESSOR'S PARCEL NUMBER:

7439 West 88th Place, Los Angeles, CA. 90045
4119-022-016

Dated 3/15/16

Eugene L. Klohs
EUGENE L. KLOHS, Successor Trustee

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Oregon)
COUNTY OF Lane) SS.

On March 11th, 2016 before me, Anne Long,
a Notary Public, personally appeared Anne K Long,
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 Oregon that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Anne Long



EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **7439 WEST 88TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4119-022-016**

Date: April 21, 2020

Last Full Title: **1/14/2020**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) THOMAS COLLINS
7439 WEST 88TH PLACE
LOS ANGELES, CA 90045

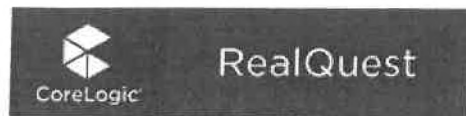
CAPACITY: OWNER

EXHIBIT C

Property Detail Report

For Property Located At :

7439 W 88TH PL, LOS ANGELES, CA 90045-3412



Owner Information

Owner Name: COLLINS THOMAS
 Mailing Address: 7439 W 88TH PL, LOS ANGELES CA 90045-3412 C034
 Vesting Codes: //

Location Information

Legal Description:	TRACT NO 14439 LOT 79	APN:	4119-022-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2766.04 / 1	Subdivision:	14439
Township-Range-Sect:		Map Reference:	55-F2 /
Legal Book/Page:	378-37	Tract #:	14439
Legal Lot:	79	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C29	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/20/2016 / 03/15/2016	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	447758		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:

Lender:

Seller Name:

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:	1,788	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	SPA
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1951 / 1953	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE Building Permit				

Site Information

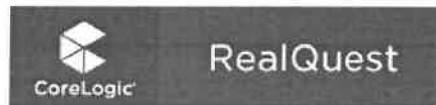
Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0104)
Lot Area:	6,561	Lot Width/Depth:	58 x 110	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$127,656	Assessed Year:	2019	Property Tax:	\$1,670.35
Land Value:	\$58,436	Improved %:	54%	Tax Area:	68
Improvement Value:	\$69,220	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$120,656				

Comparable Sales Report

For Property Located At

**7439 W 88TH PL, LOS ANGELES, CA 90045-3412****7 Comparable(s) Selected.**

Report Date: 01/27/2020

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$940,000	\$2,625,000	\$1,377,143
Bldg/Living Area	1,788	1,528	1,756	1,621
Price/Sqft	\$0.00	\$593.81	\$1,625.39	\$851.25
Year Built	1951	1942	1952	1949
Lot Area	6,561	5,451	8,000	6,374
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$127,656	\$108,299	\$1,326,000	\$530,989
Distance From Subject	0.00	0.11	0.46	0.25

*= user supplied for search only

Comp #1

Distance From Subject:0.11 (miles)

Address:	7359 W 87TH PL, LOS ANGELES, CA 90045-3401		
Owner Name:	SMITH SHELDON/BINS MARINA		
Seller Name:	ARIAS MIKE LIVING TRUST		
APN:	4119-024-014	Map Reference:	56-A2 /
County:	LOS ANGELES, CA	Census Tract:	2766.04
Subdivision:	14439	Zoning:	LAR1
Rec Date:	11/05/2019	Prior Rec Date:	04/01/2005
Sale Date:	10/08/2019	Prior Sale Date:	01/27/2005
Sale Price:	\$1,200,000	Prior Sale Price:	\$725,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1195517	Acres:	0.13
1st Mtg Amt:	\$960,000	Lot Area:	5,777
Total Value:	\$905,929	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,748
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #2

Distance From Subject:0.16 (miles)

Address:	7306 W 88TH ST, WESTCHESTER, CA 90045-3466		
Owner Name:	PDC NEWPORT INVESTMENT INC		
Seller Name:	HARDMAN STANLEY A 2013 TRUST		
APN:	4119-022-002	Map Reference:	56-A2 /
County:	LOS ANGELES, CA	Census Tract:	2766.04
Subdivision:	14439	Zoning:	LAR1
Rec Date:	11/01/2019	Prior Rec Date:	09/20/1988
Sale Date:	10/22/2019	Prior Sale Date:	08/1988
Sale Price:	\$985,000	Prior Sale Price:	\$280,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1183443	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,775
Total Value:	\$126,200	# of Stories:	1
		Living Area:	1,528
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1960
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

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

Comp #:3 Distance From Subject:0.16 (miles)
 Address: **7307 W 88TH ST, LOS ANGELES, CA 90045-3405**
 Owner Name: **SCHRIEFER ADRIEN M/DUNLEAVY CAITTIN P**
 Seller Name: **REDEARTH LIVING LLC**
 APN: **4119-023-026** Map Reference: **56-A2 /** Living Area: **1,528**
 County: **LOS ANGELES, CA** Census Tract: **2766.04** Total Rooms: **5**
 Subdivision: **14439** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/27/2019** Prior Rec Date: **03/29/2019** Bath(F/H): **2 /**
 Sale Date: **11/06/2019** Prior Sale Date: **03/04/2019** Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$1,365,000** Prior Sale Price: **\$985,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1310632** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,015,000** Lot Area: **6,300** Pool:
 Total Value: **\$133,547** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.18 (miles)
 Address: **7303 W 89TH ST, LOS ANGELES, CA 90045-3416**
 Owner Name: **IRCJ HOLDINGS LLC**
 Seller Name: **PATTERSON FAMILY TRUST**
 APN: **4119-021-020** Map Reference: **56-A2 /** Living Area: **1,583**
 County: **LOS ANGELES, CA** Census Tract: **2766.04** Total Rooms: **6**
 Subdivision: **14439** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **08/09/2019** Prior Rec Date: **12/11/1991** Bath(F/H): **2 /**
 Sale Date: **06/18/2019** Prior Sale Date: Yr Built/Eff: **1951 / 1951**
 Sale Price: **\$940,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **794814** Acres: **0.18** Fireplace: **Y / 1**
 1st Mtg Amt: **\$799,000** Lot Area: **8,000** Pool:
 Total Value: **\$108,299** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:0.30 (miles)
 Address: **7327 W 85TH ST, LOS ANGELES, CA 90045-2444**
 Owner Name: **LEE R S & JLEE A LIVING TRUST**
 Seller Name: **BENNETT DUSK & AMY**
 APN: **4114-031-010** Map Reference: **56-A1 /** Living Area: **1,589**
 County: **LOS ANGELES, CA** Census Tract: **2766.01** Total Rooms: **5**
 Subdivision: **1** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **12/18/2019** Prior Rec Date: **03/21/2008** Bath(F/H): **2 /**
 Sale Date: **11/20/2019** Prior Sale Date: **02/28/2008** Yr Built/Eff: **1942 / 1970**
 Sale Price: **\$1,290,000** Prior Sale Price: **\$815,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1412782** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: **\$715,000** Lot Area: **5,451** Pool:
 Total Value: **\$959,650** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:6 Distance From Subject:0.39 (miles)
 Address: **7315 W 82ND ST, LOS ANGELES, CA 90045-2418**
 Owner Name: **LACIS MARY K/LACIS IVARS**
 Seller Name: **PHIPPS MARY**
 APN: **4114-013-003** Map Reference: **55-F1 /** Living Area: **1,756**
 County: **LOS ANGELES, CA** Census Tract: **2766.01** Total Rooms: **6**
 Subdivision: **1** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **10/25/2019** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **10/15/2019** Prior Sale Date: Yr Built/Eff: **1946 / 1956**

Sale Price:	\$1,235,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1150356	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$926,250	Lot Area:	6,176	Pool:	
Total Value:	\$157,300	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:	0.46 (miles)
Address:	7400 W 80TH ST, LOS ANGELES, CA 90045-6805		
Owner Name:	GABBAI OMID		
Seller Name:	PARSONS WAY HOME LLC		
APN:	4114-014-013	Map Reference:	55-F1 /
County:	LOS ANGELES, CA	Census Tract:	2766.01
Subdivision:	9671	Zoning:	LAR1
Rec Date:	11/08/2019	Prior Rec Date:	
Sale Date:	09/27/2019	Prior Sale Date:	
Sale Price:	\$2,625,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1217463	Acres:	0.16
1st Mtg Amt:	\$1,560,000	Lot Area:	7,142
Total Value:	\$1,326,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,615
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **7439 WEST 88TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4119-022-016**

Date: April 21, 2020

CASE NO: 775160
ORDER NO: A-4424011

EFFECTIVE DATE OF ORDER TO COMPLY: **July 7, 2017**
COMPLIANCE EXPECTED DATE: **August 6, 2017**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4424011

1
0
5
0
6
0
2
0
1
7
4
3
1
0

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

COLLINS, THOMAS
7439 W 88TH PL
LOS ANGELES, CA 90045

OWNER OF
SITE ADDRESS: 7439 W 88TH PL

ASSESSORS PARCEL NO.: 4119-022-016
ZONE: R1; One-Family Zone

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

JUN 29 2017

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

CASE #: 775160
ORDER #: A-4424011
EFFECTIVE DATE: July 07, 2017
COMPLIANCE DATE: August 06, 2017

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 hazardous plumbing.

You are therefore ordered to: Remove or 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.

Location: Unapproved addition between Single Family Dwelling and Garage.

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. The approximate 12' x 10' garage addition and approximate 16' x 30' irregular shape addition between Single Family Dwelling and Garage 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, 12.08A, 12.21A.1.(a) of the L.A.M.C.

3. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 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.

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.

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

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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)978-4500.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : Ms Po Date: June 23, 2017

MARIAN PODPORA
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(213)978-4500
marian.podpora@lacity.org

PC
REVIEWED BY

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