

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

June 22, 2020

Council District: # 8

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

JOB ADDRESS: **6023 SOUTH 6TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4007-007-023**
Re: Invoice # 743149-6, #758261-5

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: **6023 South 6th Avenue, Los Angeles, CA**, ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on December 8, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the 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)	322.98
Title Report fee	38.00
Grand Total	\$ 3,917.54

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 **\$3,917.54** 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 **\$3,917.54** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T16397
Dated as of: 12/19/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4007-007-023

Property Address: 6023 S 6TH AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : VERONICA GORDON

Grantor : ADASSA T HEMMINGS

Deed Date : 12/13/2005

Recorded : 02/01/2006

Instr No. : 06-0236231

MAILING ADDRESS: VERONICA GORDON
6023 6TH AVE LOS ANGELES CA 90043

SCHEDULE B

LEGAL DESCRIPTION

Lot: 21 Block: 13 Tract No: 4515 Abbreviated Description: LOT:21 BLK:13 TR#:4515 TRACT NO 4515 LOT 21 BLK 13

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 08/28/2019

Document #: 19-0875545

Loan Amount: \$384,000

Lender Name: DOWNEY SAVINGS & LOAN ASSOCIATION FA

Borrowers Name: VERONICA GORDON

MAILING ADDRESS: WESTCOR LAND TITLE INSURANCE CO
600 W. GERMANTOWN PIKE STE 450 PLYMOUTH MEETING, PA 19462

This page is part of your document - DO NOT DISCARD

06 0236231

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
02/01/06 AT 08:00am

TITLE(S) : **DEED**



LEAD SHEET

FEE			D.T.T. 528. ⁰⁰ 2160. ⁰⁰	NOTIFICATION SENT-\$4 ⊙
FEE \$10 RR 2				
CODE 20				
CODE 19				
CODE 9				

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

4007 - 007 - 003

001

THIS FORM IS NOT TO BE DUPLICATED

Fidelity National Title Company

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

VERONICA GORDON
6023 6TH AVENUE
LOS ANGELES, CA 90043

2/1/06

2

06 0236231

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

ASSESSOR'S PARCEL NO.: 4007-007-023
TITLE ORDER NO.: 19447406 JM
ESCROW NO.: T2005284-LV

The undersigned Grantor(s) declare that the **DOCUMENT TRANSFER TAX IS:**
\$-528.00- County \$-2,160.00- City
☒ computed on the full value of the interest of property conveyed, or
___ computed on the full value less the value of liens or encumbrances remaining thereon
at the time of sale.
___ OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ADASSA T. HEMMINGS, A SINGLE WOMAN

hereby GRANT(S) to
VERONICA GORDON, A SINGLE WOMAN

all that real property situated in the City of **LOS ANGELES**, County of **LOS ANGELES**, State of **CALIFORNIA**, described as:

LEGAL DESCRIPTION, EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Dated December 13, 2005

State of California

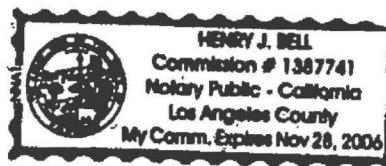
County **LOS ANGELES**

On 12/13/05 before me, HENRY J. BELL, Notary Public
personally appeared, **ADASSA T. HEMMINGS**

Adassa T. Hemmings
ADASSA T. HEMMINGS

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(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



SIGNATURE

MAIL TAX STATEMENTS TO:

(This area for official notary seal)

VERONICA GORDON
6023 6TH AVENUE
LOS ANGELES, CA 90043

2/1/06

Escrow No.: T2005284 -LV

3

EXHIBIT 'A'

LOT 21, BLOCK 13 OF TRACT NO 4515, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48, PAGE(S) 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

06 0236231

This page is part of your document - DO NOT DISCARD



20190875545



Pages:
0003

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

08/28/19 AT 04:33PM

FEES:	23.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	98.00



LEADSHEET



201908280140088

00017013804



010048304

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Westcor Land Title Insurance Co
600 W Germantown Pike, Suite 450
Plymouth Meeting, PA 19462

PREPARED BY:
TOWD POINT MASTER FUNDING TRUST
2018-PM23
C/O FirstKey Mortgage, LLC, 900 Third Avenue,
5th Floor, New York, NY 10022

ID: 781642
ALT ID: 9042133355
UID: FK154-781642_1214_WC072519

Parcel #: 4007-007-023

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned, **TOWD POINT MASTER FUNDING TRUST 2018-PM23**, located at C/O FirstKey Mortgage, LLC, 900 Third Avenue, 5th Floor, New York, NY 10022, ("ASSIGNOR/GRANTOR"), hereby grants, conveys, assigns to: **FIRSTKEY MORTGAGE, LLC**, located at: 900 Third Avenue, 5th Floor, New York, NY 10022, ("ASSIGNEE/GRANTEE"), all beneficial interest under that certain **DEED OF TRUST**, dated **01/19/2006** and executed by **VERONICA GORDON, A SINGLE WOMAN**, borrower(s) to: **DSL SERVICE COMPANY** as original trustee and **DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.**, as original lender, and certain instrument recorded **02/01/2006**, in **INSTRUMENT: 06 0236232**, in the Official Records of **Los Angeles County, the State of California**, given to secure a certain Promissory Note in the amount of **\$384,000.00** covering the property located at **6023 6TH AVE, LOS ANGELES, CA 90043**.

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Mortgage including the right to have reconveyed, in whole or in part, the real property described therein.

Dated: August 7, 2019

ASSIGNOR: TOWD POINT MASTER FUNDING TRUST
2018-PM23

By: FirstKey Mortgage, LLC, a Florida Limited Liability
Company, not in its individual capacity but solely as
Administrator

By: _____

Name: Craig Eckes

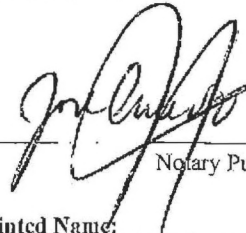
Title: Authorized Signatory

State of: NEW YORK

County of: NEW YORK

Before me, Jose Chavez, duly commissioned Notary Public, on this day personally appeared **Craig Eckes, Authorized Signatory of FirstKey Mortgage, LLC, a Florida Limited Liability Company, not in its individual capacity but solely as Administrator for TOWD POINT MASTER FUNDING TRUST 2018-PM23**, known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed in his/her authorized capacity.

Given under my hand and seal of office this 7 day of August, 2019.



Notary Public's Signature

Printed Name: _____

My Commission Expires: _____

Property Address: 6023 6TH AVE, LOS ANGELES, CA 90043

JOSE CHAVEZ
Notary Public, State of New York
Reg. No. 01CH6139294
Qualified in Westchester County
My Commission Expires Jan. 03, 2022

EXHIBIT B

ASSIGNED INSPECTOR: **GLEN RAND** Date: **June 22, 2020**
JOB ADDRESS: **1148 SOUTH VICTORIA AVENUE, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **5082-025-023**

Last Full Title: **3/17/2020** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ALAN & JUDITH SILBERT, AENGUS O NEIL DUNNE,
JENNIFER S SILBERT
1148 SOUTH VICTORIA AVENUE
LOS ANGELES, CA 90019

CAPACITY: OWNERS
- 2) CITY NATIONAL BANK
555 SOUTH FLOWER STREET 23RD FL
LOS ANGELES, CA 90071

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

6023 6TH AVE, LOS ANGELES, CA 90043-4226



RealQuest

Owner Information

Owner Name: GORDON VERONICA
 Mailing Address: 6023 6TH AVE, LOS ANGELES CA 90043-4226 C056
 Vesting Codes: SW //

Location Information

Legal Description:	TRACT NO 4515 LOT 21	APN:	4007-007-023
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2348.00 / 2	Subdivision:	4515
Township-Range-Sect:		Map Reference:	51-C4 /
Legal Book/Page:	48-92	Tract #:	4515
Legal Lot:	21	School District:	LOS ANGELES
Legal Block:	13	School District Name:	LOS ANGELES
Market Area:	PHHT	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	02/01/2006 / 12/13/2005	1st Mtg Amount/Type:	\$384,000 / CONV
Sale Price:	\$480,000	1st Mtg Int. Rate/Type:	7.09 / ADJ
Sale Type:	FULL	1st Mtg Document #:	236232
Document #:	236231	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$257.51
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:	DOWNEY S&L ASSN FA		
Seller Name:	HEMMINGS ADASSA T		

Prior Sale Information

Prior Rec/Sale Date:	04/30/1996 /	Prior Lender:	TEMPLE INLAND MTG CORP
Prior Sale Price:	\$161,000	Prior 1st Mtg Amt/Type:	\$157,904 / FHA
Prior Doc Number:	670902	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	NONE	Construction:	
Living Area:	1,864	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	WINDOW
Year Built / Eff:	1926 / 1936	Roof Type:		Style:	SPANISH
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	AVERAGE
Other Improvements:	FENCE; ADDITION; SHED				
	Building Permit				

Site Information

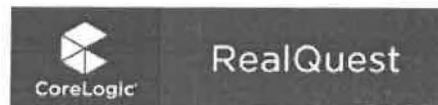
Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,801	Lot Width/Depth:	40 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$557,000	Assessed Year:	2019	Property Tax:	\$9,398.49
Land Value:	\$445,000	Improved %:	20%	Tax Area:	212
Improvement Value:	\$112,000	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$550,000				

Comparable Sales Report

For Property Located At



6023 6TH AVE, LOS ANGELES, CA 90043-4226

3 Comparable(s) Selected.

Report Date: 01/29/2020

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$480,000	\$555,000	\$716,000	\$644,500
Bldg/Living Area	1,864	1,600	1,680	1,631
Price/Sqft	\$257.51	\$346.88	\$444.17	\$395.13
Year Built	1926	1920	1927	1922
Lot Area	4,801	4,805	5,403	5,203
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$557,000	\$75,797	\$376,006	\$264,501
Distance From Subject	0.00	0.28	0.50	0.42

*= user supplied for search only

Comp #1

Distance From Subject: 0.28 (miles)

Address: 6035 ARLINGTON AVE, LOS ANGELES, CA 90043-4220

Owner Name: SALISBURY CURTIS/ROSS ALLUM JR

Seller Name: PAN MANAGEMENT SERVICES INC

APN: 4007-002-024

Map Reference: 51-D4 /

Living Area: 1,680

County: LOS ANGELES, CA

Census Tract: 2348.00

Total Rooms: 5

Subdivision: 5556

Zoning: LAR1

Bedrooms: 3

Rec Date: 06/21/2019

Prior Rec Date: 02/24/1976

Bath(F/H): 3 /

Sale Date: 06/14/2019

Prior Sale Date:

Yr Built/Eff: 1927 / 1998

Sale Price: \$662,500

Prior Sale Price: \$24,500

Air Cond: YES

Sale Type: FULL

Prior Sale Type: FULL

Style: SPANISH

Document #: 596953

Acres: 0.11

Fireplace: /

1st Mtg Amt: \$629,375

Lot Area: 4,805

Pool:

Total Value: \$341,700

of Stories: 1

Roof Mat: ROLL

Land Use: SFR

Park Area/Cap#: /

COMPOSITION

PARKING AVAIL

Comp #2

Distance From Subject: 0.48 (miles)

Address: 5448 6TH AVE, LOS ANGELES, CA 90043-2640

Owner Name: YOON CYNTHIA

Seller Name: CENTURION CAP

APN: 5006-026-014

Map Reference: 51-C3 /

Living Area: 1,612

County: LOS ANGELES, CA

Census Tract: 2346.00

Total Rooms: 5

Subdivision: 1610

Zoning: LAR1

Bedrooms: 2

Rec Date: 01/14/2020

Prior Rec Date: 10/08/2019

Bath(F/H): 2 /

Sale Date: 12/18/2019

Prior Sale Date: 09/30/2019

Yr Built/Eff: 1920 / 1920

Sale Price: \$716,000

Prior Sale Price: \$500,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 51198

Acres: 0.12

Fireplace: Y / 1

1st Mtg Amt: \$644,400

Lot Area: 5,402

Pool:

Total Value: \$75,797

of Stories: 1

Roof Mat: ROLL

COMPOSITION

Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL**Comp #: **3**Distance From Subject: **0.50 (miles)**Address: **5439 6TH AVE, LOS ANGELES, CA 90043-2639**Owner Name: **JARRETT ROBIN**Seller Name: **RAWLES CHALAINA S**APN: **5006-023-025**Map Reference: **51-C3 /**Living Area: **1,600**County: **LOS ANGELES, CA**Census Tract: **2346.00**Total Rooms: **5**Subdivision: **1610**Zoning: **LAR1**Bedrooms: **3**Rec Date: **12/31/2019**Prior Rec Date: **11/17/2014**Bath(F/H): **2 /**Sale Date: **12/20/2019**Prior Sale Date: **09/16/2014**Yr Built/Eff: **1921 / 1975**Sale Price: **\$555,000**Prior Sale Price: **\$349,000**Air Cond: **CENTRAL**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **SPANISH**Document #: **1462952**Acres: **0.12**Fireplace: **Y / 1**1st Mtg Amt: **\$544,947**Lot Area: **5,403**

Pool:

Total Value: **\$376,006**# of Stories: **1**Roof Mat: **ROLL**Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**
JOB ADDRESS: **6023 SOUTH 6TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4007-007-023**

Date: **December 27, 2019**

CASE NO.: **784205**
ORDER NO.: **A-4502857**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 27, 2017**
COMPLIANCE EXPECTED DATE: **October 27, 2017**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4502857

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

GORDON, VERONICA
6023 6TH AVE
LOS ANGELES, CA 90043

CASE #: 784205

ORDER #: A-4502857

EFFECTIVE DATE: September 27, 2017

COMPLIANCE DATE: October 27, 2017

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

SEP 18 2017

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

OWNER OF
SITE ADDRESS: 6023 S 6TH AVE
ASSESSORS PARCEL NO.: 4007-007-023
ZONE: R1; One-Family Zone

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

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

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

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

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

VIOLATION(S):

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

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.

Location: Main dwelling

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

Comments: The Single family home has being converted to duplex with out a certificate of occupancy

2. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all doors, windows, cabinets, frames and similar finishes in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.5.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front of dwelling where the tenant lives

Comments: repairs need to done to the front of the home where the tenant lives

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

You are therefore ordered to: Repair and maintain all floors and floor coverings in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.6, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front of dwelling where the tenant lives

Comments: repairs need to done to the front of the home where the tenant lives

4. Maintenance and repair of existing building and premises.

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

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

Location: Front of dwelling where the tenant lives

Comments: repairs need to done to the front of the home where the tenant lives

5. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front of dwelling where the tenant lives

Comments: repairs need to done to the front of the home where the tenant lives

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)978-4513.
Office hours are 7:00 a.m. to 5:30 p.m. Monday through Thursday.

Inspector :

Enrique Preza

Date: September 13, 2017

ENRIQUE PREZA
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(213)978-4513

Enrique Preza
Enrique.Preza@lacity.org

REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org