

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

August 14, 2019

Council District: # 9

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

JOB ADDRESS: 116 EAST 59TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6006-006-011
Re: Invoice #744271-9, #752839-8

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **116 East 59th Place, Los Angeles, CA**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department'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 January 5, 2018 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 the Department 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)	152.76
Title Report fee	38.00
Grand Total	\$ 3,747.32

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 **\$3,747.32** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,747.32** 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


Steve Ongele
Chief, 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. T15956
Dated as of: 06/06/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6006-006-011

Property Address: 116 E 59TH PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : DANE ERNEST SMITH LIFE ESTATE AND THE REMAINDER TO DANE ERNEST SMITH JR

Grantor : DANE ERNEST SMITH

Deed Date : 11/28/2012

Recorded : 12/18/2012

Instr No. : 12-1956464

MAILING ADDRESS: DANE ERNEST SMITH LIFE ESTATE AND THE REMAINDER TO DANE ERNEST SMITH JR
116 E 59TH PL LOS ANGELES CA 90003

SCHEDULE B

LEGAL DESCRIPTION

Lot: 144 Abbreviated Description: LOT:144 SUBD:METTLERS MAIN STREET SOUTH PARK TRACT
METTLER'S MAIN ST SOUTH PARK TRACT LOT 144

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20121956464



Pages:
0002

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

12/18/12 AT 11:01AM

FEES:	19.00
TAXES:	0.00
OTHER:	0.00
PAID:	19.00



LEADSHEET



201212180810010

00006944691



004511741

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME DANE ERNEST SMITH
116 East 59th PLACE
ADDRESS LOS ANGELES, CALIFORNIA
CITY 90003
STATE & ZIP

GRANT DEED

6006-006-011

TITLE ORDER NO. 813399021 ESCROW NO. 8809

APN NO. 600-6-11-01

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ 0

- ☐ computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale.
☒ Unincorporated area: ☒ City of LOS ANGELES and

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

DANE ERNEST SMITH

hereby GRANT(s) to DANE ERNEST SMITH, LIFE ESTATE, AND THE REMAINDER
TO DANE ERNEST SMITH JR

the following described real property in the County of LOS ANGELES State of California
LOT 144 OF METTLER, S MAIN STREET SOUTH PARK TRACT AS PER MAP
RECORDED IN BOOK 8, PAGE 194 OF MAPS IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

Dated NOVEMBER 28, 2012

Dane Ernest Smith
DANE ERNEST SMITH

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

ON November 28, 2012 before me, JUNG KI KIM, Notary Public
(here insert name and title of the officer), personally appeared
Dane Ernest Smith, Sr. Only

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 Jung Ki Kim

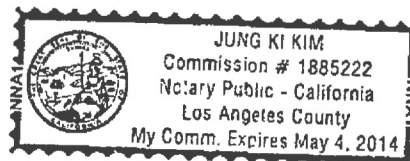


EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **116 EAST 59TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6006-006-011**

Date: June 11, 2019

Last Full Title: **06/06/2019**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

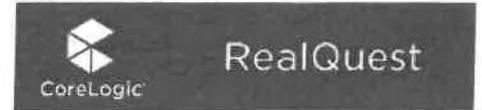
- 1) DANE ERNEST SMITH LIFE ESTATE
AND THE REMAINDER TO DANE ERNEST SMITH JR
116 E 59TH PL
LOS ANGELES CA 90003

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

116 E 59TH PL, LOS ANGELES, CA 90003-1203



Owner Information

Owner Name: SMITH DANE E
 Mailing Address: 116 E 59TH PL, LOS ANGELES CA 90003-1203 C051
 Vesting Codes: //

Location Information

Legal Description: METTLER'S MAIN ST SOUTH PARK TRACT LOT 144
 County: LOS ANGELES, CA APN: 6006-006-011
 Census Tract / Block: 2392.02 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: METTLERS MAIN STREET SOUTH PARK
 Legal Book/Page: Map Reference: 52-B4 /
 Legal Lot: 144 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C42 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 12/18/2012 / 11/28/2012 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 1956464

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: Construction:
 Living Area: 1,356 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: 3 Finish Bsmnt Area: Pool:
 Bath(F/H): 1 / Basement Type: Air Cond:
 Year Built / Eff: 1907 / 1925 Roof Type: Style:
 Fireplace: Y / 1 Foundation: Quality:
 # of Stories: 1 Roof Material: Condition:
 Other Improvements: Building Permit

Site Information

Zoning: LAR3 Acres: 0.12 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 5,121 Lot Width/Depth: 40 x 128 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: CORNER Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$151,361 Assessed Year: 2018 Property Tax: \$1,923.03
 Land Value: \$88,763 Improved %: 41% Tax Area: 7
 Improvement Value: \$62,598 Tax Year: 2018 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$144,361

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **116 EAST 59TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6006-006-011**

Date: **June 11, 2019**

CASE NO.: **799229**
ORDER NO.: **A-4594209**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 5, 2018**
COMPLIANCE EXPECTED DATE: **February 4, 2018**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4594209

1050320201353409

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LOS ANGELES, CA 90012

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OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

SMITH,DANE E
116 E 59TH PL
LOS ANGELES, CA 90003

OWNER OF
SITE ADDRESS: 116 E 59TH PL

ASSESSORS PARCEL NO.: 6006-006-011
ZONE: R3; Multiple Dwelling Zone

mailed this notice
postage prepaid,
see on this day,

DEC 22 2017

as shown on the
assessment roll,
by L.F.

CASE #: 799229
ORDER #: A-4594209
EFFECTIVE DATE: January 05, 2018
COMPLIANCE DATE: February 04, 2018

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 inadequate sanitation caused by general dilapidation or improper maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.13 #1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire Building.

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 building or premises is Substandard due to deteriorated or defective members of ceilings, roofs, ceiling and roof supports or other horizontal members.

You are therefore ordered to: Repair or replace deteriorated or defective members of ceilings, roofs, ceiling and roof supports or other horizontal members.

Code Section(s) in Violation: 91.8902.2 #6, 91.5R801.2, 91.5R802.1, 91.5R802.1.3.5, Table 91.5R802.4(1), 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Roof framing members are in a dilapidated condition.

3. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire property.

4. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of miscellaneous items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

5. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 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.

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www.ladbs.org

1050320201853409

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:

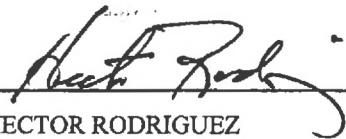
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when 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)978-4496.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: December 20, 2017

HECTOR RODRIGUEZ
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4496

Hector.Rodriguez@lacity.org

REVIEWED BY

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