

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

September 10, 2019

Council District: # 9

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

JOB ADDRESS: **1254 WEST 59TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6003-010-003**
Re: Invoice #720006-1

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: **1254 West 59th Street, Los Angeles, California**, (the "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 April 28, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

| <u>Description</u> | <u>Amount</u> |
|---------------------------------------|------------------|
| System Development Surcharge late fee | 50.40 |
| Late Charge/Collection fee (250%) | 840.00 |
| Title Report fee | 38.00 |
| Grand Total | \$ 928.40 |

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 **\$928.40** 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 **\$928.40** 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
Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T16150
Dated as of: 09/06/2019

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 6003-010-003

Property Address: 1254 W 59TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARINA GONZALEZ

Grantor : DELFINA GONZALEZ; MARIA GONZALEZ

Deed Date : 09/30/2015

Recorded : 10/05/2015

Instr No. : 15-1232714

MAILING ADDRESS: MARINA GONZALEZ
1254 W 59TH ST LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

Lot: 137 Tract No: 1266 Abbreviated Description: LOT:137 TR#:1266 TRACT # 1266 N 80 FT OF LOT 13

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20151232714



Pages:
0002

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

10/05/15 AT 02:39PM

| | |
|--------|-------|
| FEES: | 22.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| PAID: | 22.00 |



LEADSHEET



201510053240024

00011209406



007113818

SEQ:
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

2

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

Ms. Marina Gonzalez
1254 W. 59th Street
Los Angeles, CA 90044



Order No.:
Escrow No.:

APN: 6003-010-003

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ -0-

XX Computed on full value of property conveyed, or

Computed on full value less liens and encumbrances remaining at time of sale.

Unincorporated area XX City of Los Angeles

For valuable consideration, receipt of which is hereby acknowledged,

DELFINA GONZALEZ, a single woman and MARIA GONZALEZ, a single woman

Hereby GRANT(S) to

MARINA GONZALEZ, a single woman

The real property situated in the County of Los Angeles, State of California, more particularly described as follows:

Lot 137 of tract 1266, in the City of Los Angeles, as per map recorded in book 20, page 101 of maps, in the office of the county recorder of said county.

This is a bonafide gift and the grantor received nothing in return, R & T 11911

Dated: September 30, 2015

Delfina Gonzalez

Maria Gonzalez

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 CALIFORNIA

COUNTY OF Los Angeles } ss.

On Sept. 30 2015 before me, Vilma L. Montalvo, Notary Public, personally appeared Delfina Gonzalez + Maria Gonzalez

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **MEL KHACHATOURIAN**
JOB ADDRESS: **1254 WEST 59TH STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **6003-010-003**

Date: **September 10, 2019**

Last Full Title: **09/06/2019**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) MARINA GONZALEZ
1254 W 59TH ST
LOS ANGELES, CA 90044

CAPACITY: OWNER

Property Detail Report

For Property Located At :

1254 W 59TH ST, LOS ANGELES, CA 90044-2806



RealQuest

Owner Information

Owner Name: GONZALEZ MARINA
 Mailing Address: 1254 W 59TH ST, LOS ANGELES CA 90044-2806 C011
 Vesting Codes: //

Location Information

| | | | |
|-----------------------|---------------------------------|-----------------------|--------------|
| Legal Description: | TRACT # 1266 N 80 FT OF LOT 137 | | |
| County: | LOS ANGELES, CA | APN: | 6003-010-003 |
| Census Tract / Block: | 2372.01 / 1 | Alternate APN: | |
| Township-Range-Sect: | | Subdivision: | 1266 |
| Legal Book/Page: | 18-83 | Map Reference: | 51-F4 / |
| Legal Lot: | 137 | Tract #: | 1266 |
| Legal Block: | | School District: | LOS ANGELES |
| Market Area: | C34 | School District Name: | LOS ANGELES |
| Neighbor Code: | | Munic/Township: | |

Owner Transfer Information

| | | | |
|----------------------|-------------------------|---------------------|------------|
| Recording/Sale Date: | 10/05/2015 / 09/30/2015 | Deed Type: | GRANT DEED |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 1232714 | | |

Last Market Sale Information

| | | | |
|----------------------|-------------------------|-------------------------|-----------------|
| Recording/Sale Date: | 06/14/2000 / 06/07/2000 | 1st Mtg Amount/Type: | \$85,000 / CONV |
| Sale Price: | \$76,000 | 1st Mtg Int. Rate/Type: | / FIXED |
| Sale Type: | FULL | 1st Mtg Document #: | 914485 |
| Document #: | 914484 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$64.41 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | UNITED TITLE | | |
| Lender: | MISCELLANEOUS FIN | | |
| Seller Name: | DURAN GINA | | |

Prior Sale Information

| | | | |
|----------------------|-------------------------|--------------------------|---|
| Prior Rec/Sale Date: | 06/14/2000 / 06/07/2000 | Prior Lender: | / |
| Prior Sale Price: | | Prior 1st Mtg Amt/Type: | / |
| Prior Doc Number: | 914483 | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | QUIT CLAIM DEED | | |

Property Characteristics

| | | | | | |
|---------------------|-----------------|--------------------|-----------------|----------------|---------------|
| Gross Area: | | Parking Type: | ATTACHED GARAGE | Construction: | FRAME |
| Living Area: | 1,180 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | 1 | Exterior wall: | BLOCK |
| Above Grade: | | Parking Spaces: | 1 | Porch Type: | |
| Total Rooms: | 5 | Basement Area: | | Patio Type: | |
| Bedrooms: | 2 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 1 / | Basement Type: | | Air Cond: | YES |
| Year Built / Eff: | 1926 / 1926 | Roof Type: | | Style: | MEDITERRANEAN |
| Fireplace: | Y / 1 | Foundation: | | Quality: | GOOD |
| # of Stories: | 1 | Roof Material: | BUILT-UP | Condition: | GOOD |
| Other Improvements: | Building Permit | | | | |

Site Information

| | | | | | |
|-----------------|-------|------------------|---------|-------------|----------------------------|
| Zoning: | LAR2 | Acres: | 0.07 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 3,201 | Lot Width/Depth: | 40 x 80 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | 1 / | Water Type: | PUBLIC |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value: | \$332,928 | Assessed Year: | 2018 | Property Tax: | \$4,154.74 |
| Land Value: | \$228,888 | Improved %: | 31% | Tax Area: | 212 |
| Improvement Value: | \$104,040 | Tax Year: | 2018 | Tax Exemption: | |
| Total Taxable Value: | \$332,928 | | | | |

EXHIBIT D

ASSIGNED INSPECTOR: **MEL KHACHATOURIAN**
JOB ADDRESS: **1254 WEST 59TH STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **6003-010-003**

Date: September 10, 2019

CASE NO.: 763035
ORDER NO.: A-4350968

EFFECTIVE DATE OF ORDER TO COMPLY: **April 28, 2017**
COMPLIANCE EXPECTED DATE: **May 28, 2017**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4350968

1050906201741939

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LOS ANGELES, CA 90012

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OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

GONZALEZ, MARINA
1254 W 59TH ST
LOS ANGELES, CA 90044

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

APR 19 2017

CASE #: 763035
ORDER #: A-4350968
EFFECTIVE DATE: April 28, 2017
COMPLIANCE DATE: May 28, 2017

OWNER OF

SITE ADDRESS: 1254 W 59TH ST

ASSESSORS PARCEL NO.: 6003-010-003

ZONE: R2; Two Family Zone

To the address as shown on the
last equalized assessment roll.
Initiated by L.F.

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 of the garage as a sleeping room and a unapproved addition used as a sleeping room.

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.

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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www.ladbs.org

2. The approximate 12'x15' construction of an addition to the rear of the dwelling was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

3. The remodel of the garage to a sleeping room was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

4. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Remove or obtain all required electrical permits and approvals.

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

Location: Garage and unapproved addition.

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.

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www.ladbs.org

1050906201741939

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:

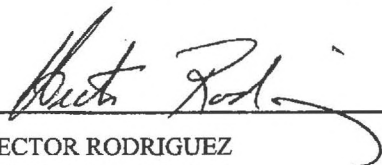
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when 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://heidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)846-2639.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: April 07, 2017

HECTOR RODRIGUEZ
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(323)846-2639

Hector.Rodriguez@lacity.org

137

REVIEWED BY

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