

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

September 10, 2019

Council District: # 9

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

JOB ADDRESS: **1341 WEST 59TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6003-008-027**
Re: Invoice # 724450-4

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: **1341 West 59th Street, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	444.89
Title Report fee	38.00
Grand Total	\$ 2,407.89

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 **\$2,407.89** 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 **\$2,407.89** 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

for: [Signature]
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. T16156
Dated as of: 09/06/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6003-008-027

Property Address: 1341 W 59TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ROXIE WILSON AMD JIMMY LEE WILSON AND LUVERCIE TODD

Grantor : ROXIE WILSON; JIMMY LEE WILSON

Deed Date : 05/15/2003

Recorded : 05/15/2003

Instr No. : 03-1394713

MAILING ADDRESS: ROXIE WILSON AMD JIMMY LEE WILSON AND LUVERCIE TODD
1341 W 59TH ST LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

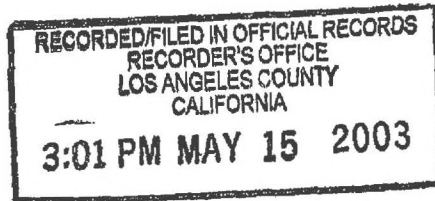
Lot: 56 Tract No: 1266 Abbreviated Description: LOT:56 TR#:1266 TRACT # 1266 LOT 56

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

03-1394713



TITLE(S) :

DEED



FEE

FEE \$ 7-0

D.T.T

J

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$4

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

6003 - 008 - 027

001

THIS FORM NOT TO BE DUPLICATED

03-1394713

2

RECORDING REQUESTED BY

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

Name ROXIE WILSON
Street JIMMY LEE WILSON
Address 1341 WEST 59th STREET
City & State LOS ANGELES, CALIFORNIA 90044
Zip

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ -0- GIFT

☐ unincorporated area ☒ City of LOS ANGELES

Parcel No. 6003-008-027

☐ computed on full value of interest or property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROXIE WILSON, A WIDOW AND JIMMY LEE WILSON, A MARRIED MAN AS HIS SOLE AND
SEPARATE PROPERTY AS JOINT TENANTS
hereby GRANT(S) to

ROXIE WILSON, A WIDOW, JIMMY LEE WILSON, A MARRIED MAN AS HIS SOLE AND SEPARATE
PROPERTY AND LUVERCIE TODD, A WIDOW ALL AS JOINT TENANTS

the following described real property in the CITY OF LOS ANGELES

county of LOS ANGELES, state of California:

LOT 56 OF TRACT NO. 1266 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 83 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

"THIS IS A BONA FIDE GIFT AND THE GRANTOR'S RECEIVED NOTHING IN RETURN, R & T 11911".

Dated MAY 15, 2003

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } S.S.
On MAY 15, 2003 before me,

PATRICIA ANN HILL

a Notary Public in and for said County and State, personally appeared
***** ROXIE WILSON and

JIMMY LEE WILSON*****
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

ROXIE WILSON

JIMMY LEE WILSON



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

EXHIBIT B

ASSIGNED INSPECTOR: MEL KHACHATOURIAN
JOB ADDRESS: 1341 WEST 59TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6003-008-027

Date: September 10, 2019

Last Full Title: 09/06/2019

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ROXIE WILSON; JIMMY LEE WILSON; LUVERCIE TODD
1341 W 59TH ST
LOS ANGELES, CA 90044

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

1341 W 59TH ST, LOS ANGELES, CA 90044-2807



RealQuest

Owner Information

Owner Name: **WILSON ROXIE/WILSON JIMMY L**
 Mailing Address: **1341 W 59TH ST, LOS ANGELES CA 90044-2807 C011**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TRACT # 1266 LOT 56	APN:	6003-008-027
County:	LOS ANGELES, CA	Alternate APN:	1266
Census Tract / Block:	2372.01 / 1	Subdivision:	51-E4 /
Township-Range-Sect:	18-83	Map Reference:	1266
Legal Book/Page:	56	Tract #:	LOS ANGELES
Legal Lot:	56	School District:	LOS ANGELES
Legal Block:	C34	School District Name:	LOS ANGELES
Market Area:		Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/15/2003 / 05/15/2003	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1394713		

Last Market Sale Information

Recording/Sale Date:	01/20/2000 / 01/20/2000	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	84308	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	TODD LUBERCIE		

Prior Sale Information

Prior Rec/Sale Date:	11/04/1997 /	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1755764	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	AFFIDAVIT		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,218	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:	YES
Year Built / Eff:	1914 / 1914	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	LAR2	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,800	Lot Width/Depth:	40 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$198,902	Assessed Year:	2018	Property Tax:	\$2,562.62
Land Value:	\$52,824	Improved %:	73%	Tax Area:	212
Improvement Value:	\$146,078	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$198,902				

EXHIBIT D

ASSIGNED INSPECTOR: MEL KHACHATOURIAN
JOB ADDRESS: 1341 WEST 59TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6003-008-027

Date: September 10, 2019

CASE NO.: 658418
ORDER NO.: A-3609104

EFFECTIVE DATE OF ORDER TO COMPLY: September 22, 2014
COMPLIANCE EXPECTED DATE: October 22, 2014
DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3609104

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

WILSON, ROXIE ET AL
1341 W 59TH ST
LOS ANGELES, CA 90044

CASE #: 658418
ORDER #: A-3609104
EFFECTIVE DATE: September 22, 2014
COMPLIANCE DATE: October 22, 2014

OWNER OF
SITE ADDRESS: 1341 W 59TH ST
ASSESSORS PARCEL NO.: 6003-008-027
ZONE: R2; Two Family Zone

Raf/15/14

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 I 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 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, 12.21A.1.(a) of the L.A.M.C.

Location: Required Yards

2. The premises are not maintained free from overgrown vegetation.

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

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Required 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 day 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 **\$550.00** 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 **\$1,925.00**.

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 Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

b6
b7C
b7D
b7E
b7F
b7G
b7H
b7I
b7J
b7K
b7L
b7M
b7N
b7O
b7P
b7Q
b7R
b7S
b7T
b7U
b7V
b7W
b7X
b7Y
b7Z

If you have any questions or require any additional information please feel free to contact me at (323)789-1488.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: September 11, 2014

JOHN KLARIN
8475 S VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1488

John.Klarin@lacity.org

REVIEWED BY