

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

JOHN WEIGHT
EXECUTIVE OFFICER

April 4, 2022

Council District: # 8

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

JOB ADDRESS: **10216 SOUTH SPRING STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6053-027-025**
Re: Invoice #769131-3

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: **10216 South Spring Street, 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 October 1, 2019, 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>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 **\$1,276.56** 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 **\$1,276.56** 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. T16858
Dated as of: 08/20/2021

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 6053-027-025

Property Address: 10216 S SPRING ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED
Grantee : CUSTODIO HERNANDEZ AND PABLO HERNANDEZ
Grantor : CUSTODIO HERNANDEZ
Deed Date : 05/10/2006 **Recorded :** 07/11/2006
Instr No. : 06-1529532

MAILING ADDRESS: CUSTODIO HERNANDEZ AND PABLO HERNANDEZ
10216 S SPRING ST, LOS ANGELES, CA 90003

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 125 **Tract No:** 3064 **Brief Description:** TRACT # 3064 LOT 125

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST
Recording Date: 02/18/2014 **Document #:** 14-0167944
Loan Amount: \$431,200
Lender Name: WELLS FARGO BANK
Borrowers Name: CUSTODIO HERNANDEZ AND PABLO HERNANDEZ

MAILING ADDRESS: WELLS FARGO BANK
PO BOX 1629 MINNEAPOLIS, MN 55440

This page is part of your document - DO NOT DISCARD

06 1529532

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

3:01 PM JUL 11 2006

TITLE(S) :

DEED



LEAD SHEET

FEE



D.T.T.

NOTIFICATION SENT - \$4

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

6053-027-025

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

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

Custodio Hernandez
10216 S. Spring St
Los Angeles, CA 90003

06 1529532

2

Quitclaim Deed

A.P.N. 6053-027-025

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ *0

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of Los Angeles, and

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

Custodio Hernandez, a Married Man as His Sole and Separate Property

do hereby REMISE, RELEASE AND QUITCLAIM to

Custodio Hernandez, a Married Man as His Sole and Separate Property, and
Pablo Hernandez, a Single Man all as Toint Tenants.

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as
Lot 125 of Tract 3064, in the city of Los Angeles, County of Los Angeles
State of California as per map recorded in Book 36, Page (s) 1 and 2
of Maps, in the Office of the County Recorder of said County.

Property more commonly Known as: 10216 S. Spring Street,
Los Angeles, CA 90003

" This is a bonafide gift and the Grantor received nothig in return,
R&T 11911."

Signature of Grantor

Dated 05/10/2006

CUSTODIO HERNANDEZ
Custodio Hernandez

State of California)
County of Los Angeles) S.S.

On May 10 2006 before me, Leonel Tafoya, (a Notary Public)

personally appeared

Custodio Hernandez

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.

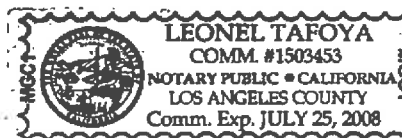
WITNESS my hand and official seal

Signature

MAIL TAX STATEMENTS TO

Form 3196-8 (6-94)

This Document provided by Commonwealth Land Title Insurance Company



(This area for official notarial seal)

This page is part of your document - DO NOT DISCARD



20140167944



Pages:
0002

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

02/18/14 AT 10:41AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201402180140068

00008872054



006041131

SEQ:
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

Send All Notices to Assignee

RECORDING REQUESTED BY:
WELLS FARGO BANK, N.A.
1000 BLUE GENTIAN RD
MAC: X9998-018
EAGAN MN 55121

AND WHEN RECORDED MAIL TO
WELLS FARGO BANK, N.A.
ASSIGNMENT TEAM
MAC: X9998-018
PO BOX 1629
MINNEAPOLIS, MN 55440-9049

MERS MIN#: 100273900103291547
MERS PHONE#: 1-888-679-6377

ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PEOPLE'S CHOICE HOME LOAN, INCORPORATED, ITS SUCCESSORS AND ASSIGNS, P.O. BOX 2026 FLINT, MI 48501. For VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC2, 60 LIVINGSTON AVENUE ST. PAUL, MN 55107 assignee, all beneficial interest under that certain deed of trust, together with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for \$431200.00 is recorded in the State of CA, County of Los Angeles Official Records, dated 04/26/2006 and recorded 05/08/2006, as Instrument No. 06 1001797, in Book No. —, at Page No. —.

Executed by CUSTODIO HERNANDEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as Trustors and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PEOPLE'S CHOICE HOME LOAN, INCORPORATED, ITS SUCCESSORS AND ASSIGNS as the original beneficiary. Legal Description: As more fully described in said Deed of Trust.

Dated: 02/18/2014

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PEOPLE'S CHOICE HOME LOAN, INCORPORATED, ITS SUCCESSORS AND ASSIGNS

April Jones

By: APRIL EMILY JONES Assistant Secretary

STATE OF MN
COUNTY OF Dakota } s.s.

On 02/18/2014, before me YVES AKARA KENAO, a Notary Public, personally appeared APRIL EMILY JONES 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

Yves Akara Kenao

YVES AKARA KENAO
My Commission Expires: 01/31/2017

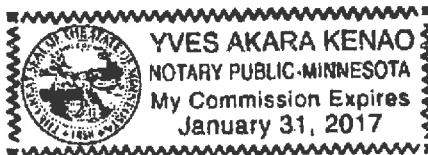


EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: April 4, 2022

JOB ADDRESS: 10216 SOUTH SPRING STREET, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 6053-027-025

Last Full Title: 08/20/2021

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|---|----------------------------|
| 1) CUSTODIO HERNANDEZ AND PABLO HERNANDEZ
10216 S SPRING ST
LOS ANGELES, CA 90003 | CAPACITY: OWNERS |
| 2) WELLS FARGO BANK
P.O. BOX 1629
MINNEAPOLIS, MN 55440 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

10216 S SPRING ST, LOS ANGELES, CA 90003-4635

RealQuest

Bldg Card: 000 of 002

Owner Information

Owner Name: **HERNANDEZ CUSTODIO/HERNANDEZ PABLO**
 Mailing Address: **10216 S SPRING ST, LOS ANGELES CA 90003-4635 C016**
 Vesting Codes: **MM / / JT**

Location Information

Legal Description:	TRACT # 3064 LOT 125	APN:	6053-027-025
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2405.00 / 3	Subdivision:	3064
Township-Range-Sect:		Map Reference:	58-B3 /
Legal Book/Page:	36-1	Tract #:	3064
Legal Lot:	125	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C37	Munic/Township:	06037LO003
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: **07/11/2006 / 05/10/2006** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:

Document #: **1529532****Last Market Sale Information**

Recording/Sale Date:	05/08/2006 / 04/26/2006	1st Mtg Amount/Type:	\$431,200 / CONV
Sale Price:	\$539,000	1st Mtg Int. Rate/Type:	6.99 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1001797
Document #:	1001796	2nd Mtg Amount/Type:	\$107,800 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$107.71
New Construction:		Multi/Split Sale:	

Title Company: **TICOR TITLE**
 Lender: **PEOPLES CHOICE HM LN**
 Seller Name: **CENTURY CENTER OF ECONOMIC OPPORT**

Prior Sale Information

Prior Rec/Sale Date:	05/05/2006 / 04/26/2006	Prior Lender:	PEOPLES CHOICE HM LN
Prior Sale Price:	\$539,000	Prior 1st Mtg Amt/Type:	\$431,200 / CONV
Prior Doc Number:	992627	Prior 1st Mtg Rate/Type:	6.99 / ADJUSTABLE INT RATE LOAN

Prior Deed Type: **GRANT DEED****Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	5,004	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:	10	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	6 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1940 / 2009	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Other Improvements: **Building Permit****Site Information**

Zoning:	LAR2	Acres:	0.19	County Use:	DUPLEX (0200)
Lot Area:	8,370	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$840,000	Assessed Year:	2020	Property Tax:	\$11,129.02
Land Value:	\$401,800	Improved %:	52%	Tax Area:	461
Improvement Value:	\$438,200	Tax Year:	2020	Tax Exemption:	
Total Taxable Value:	\$840,000				

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: April 4, 2022

JOB ADDRESS: **10216 SOUTH SPRING STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **6053-027-025**

CASE NO.: **832502**

ORDER NO.: **A-4844783**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 01, 2018**

COMPLIANCE EXPECTED DATE: **December 01, 2018**

DATE COMPLIANCE OBTAINED: **January 9, 2020**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4844783

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


CUSTODIO AND PABLO HERNANDEZ
10216 S SPRING ST
LOS ANGELES, CA 90003

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

OCT 18 2018

CASE #: 832502
ORDER #: A-4844783
EFFECTIVE DATE: November 01, 2018
COMPLIANCE DATE: December 01, 2018

OWNER OF
SITE ADDRESS: 10216 S SPRING ST
ASSESSORS PARCEL NO.: 6053-027-025
ZONE: R2; Two Family Zone

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

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. Conducting major auto repair in a residential zone.

You are therefore ordered to: Discontinue the major auto repair being conducted in a residential zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(a) of the L.A.M.C.

Location: DRIVEWAY, SIDEWALK AND STREET

2. Home occupation activities are visible outside of the 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

You are therefore ordered to: Discontinue the home occupation activities which are visible outside of the dwelling.

Code Section(s) in Violation: 12.05A.16.(a)(1), 12.21A.1.(a) of the L.A.M.C.

Location: DRIVEWAY , SIDEWALK AND STREET

3. The home occupation is creating a public nuisance.

You are therefore ordered to: Discontinue the home occupation which is creating a public nuisance.

Code Section(s) in Violation: 12.05A.16.(a)(7), 12.21A.1.(a) of the L.A.M.C.

Location: DRIVEWAY

4. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: GARAGE

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.

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

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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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>

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4508.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: October 17, 2018

KIM DOEPPING
8475 S. VERMONT AVE.SUITE 210
LOS ANGELES, CA 90044
(213)978-4508

Kim.Doepping@lacity.org

REVIEWED BY

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