

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012



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SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

April 4, 2022

Council District: # 9

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

JOB ADDRESS: **1258 WEST VERNON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5017-016-009**
Re: Invoice #750941-6, 786977-2

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: **1258 West Vernon 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.

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 April 13, 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%)	1,650.00
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	147.43
Title Report fee	30.00
Grand Total	\$ 3,377.83

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 **\$3,377.83** 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 **\$3,377.83** 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

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. T16900
Dated as of: 09/14/2021

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5017-016-009

Property Address: 1258 W VERNON AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ROCHA ZENA

Grantor : VERONICA HUESO

Deed Date : 04/20/2017 Recorded : 05/04/2017

Instr No. : 17-0496493

MAILING ADDRESS: ROCHA ZENA
1256 W VERNON AVE, LOS ANGELES, CA 90037

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 9 Block: 3 Subdivision Name: VERMONT AVENUE SQUARE Brief Description:
VERMONT AVE SQUARE EX OF ST LOT 9 BLK 3

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20170496493



Pages:
0003

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

05/04/17 AT 10:20AM

FEES :	45.00
TAXES :	0.00
OTHER :	0.00
PAID :	45.00

PCOR SURCHARGE \$20.00



LEADSHEET



201705043300004

00013677388



008309004

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

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

Name Rocha Zena
Street Address 1256 W Vernon Avenue
City & State Los Angeles CA
Zip 90037

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

APN: 5017-016-009

DOCUMENTARY TRANSFER TAX IS \$ 0 (11)

unincorporated area City of Los Angeles PET 11911

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,
Veronica Hueso A Single Woman

hereby GRANT(S) to
Rocha Zena A Single Woman

the following described real property in the City of Los Angeles

County of Los Angeles, state of California

PLEASE SEE EXHIBIT "A" ATTACHED THIS CONVEYANCE CONVEYS A CHANGE OF NAME AND THE SIGNATOR AND THE GRANTEE ARE THE SAME PARTY

Veronica Hueso (signature)

Dated

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

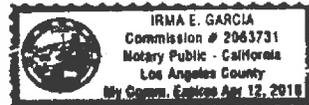
On 4/20/17 before me, Irma E. Garcia, Notary Public (here insert name and title of the officer)

, notary public, personally appeared Veronica Hueso 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 (signature)



(This area for official notarial seal)

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

Rocha Zena 1256 W Vernon Avenue Los Angeles, CA. 90037
Name Street Address City, State & Zip

7

EXHIBIT A

Loan No.221508

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT 9 IN BLOCK 3 OF VERMONT AVENUE SQUARE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5017-016-009

INITIALS: VA _____

Page 1 of 1

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Exhibit A

Non-Order Search

Page 7 of 27

Requested By: Romeo Yanez , Printed: 4/19/2017 10:52 AM

Doc: 2012-185692 TDD 02-02-2012

EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: **April 4, 2022**

JOB ADDRESS: **1258 WEST VERNON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5017-016-009**

Last Full Title: **09/14/2021**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

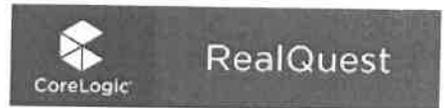
1) ROCHA ZENA
1256 W VERNON AVE
LOS ANGELES, CA 90037

CAPACITY: OWNER

Property Detail Report

For Property Located At :

1256 W VERNON AVE, LOS ANGELES, CA 90037-2311

**Owner Information**

Owner Name: ZENA ROCHA
 Mailing Address: 1256 W VERNON AVE, LOS ANGELES CA 90037-2311 C044
 Vesting Codes: //

Bldg Card: 000 of 003

Location Information

Legal Description: VERMONT AVE SQUARE EX OF ST LOT 9
 County: LOS ANGELES, CA APN: 5017-016-009
 Census Tract / Block: 2322.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: VERMONT AVE SQUARE
 Legal Book/Page: 5017-6 Map Reference: 51-F2 /
 Legal Lot: 9 Tract #:
 Legal Block: 3 School District: LOS ANGELES
 Market Area: C34 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: 06037L0003

Owner Transfer Information

Recording/Sale Date: 05/04/2017 / 04/20/2017 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 496493

Last Market Sale Information

Recording/Sale Date: 02/22/2013 / 01/03/2013 1st Mtg Amount/Type: \$338,725 / FHA
 Sale Price: \$345,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 273775
 Document #: 273774 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$135.83
 New Construction: Multi/Split Sale:

Title Company: STEWART TITLE/CA
 Lender: PLATINUM HM MTG CORP
 Seller Name: CARMONA RICARDO

Prior Sale Information

Prior Rec/Sale Date: 02/02/2012 / 01/10/2012 Prior Lender: REHABBERS FIN'L INC
 Prior Sale Price: \$165,000 Prior 1st Mtg Amt/Type: \$200,000 / CONV
 Prior Doc Number: 185591 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: 2,540 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: 4 Finish Bsmnt Area: Pool:
 Bath(F/H): 3 / Basement Type: Air Cond: YES
 Year Built / Eff: 1940 / Roof Type: Style:
 Fireplace: / Foundation: Quality:
 # of Stories: Roof Material: Condition:

Other Improvements: Building Permit

Site Information

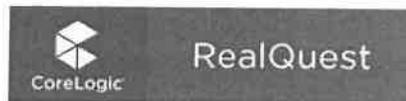
Zoning: LARD1.5 Acres: 0.16 County Use: MULTI-FAMILY 4-UNIT (0400)
 Lot Area: 7,143 Lot Width/Depth: x State Use:
 Land Use: QUADRUPLEX Res/Comm Units: 3 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$646,910 Assessed Year: 2020 Property Tax: \$8,300.78
 Land Value: \$517,444 Improved %: 20% Tax Area: 212
 Improvement Value: \$129,466 Tax Year: 2020 Tax Exemption:
 Total Taxable Value: \$646,910

Comparable Sales Report

For Property Located At



1256 W VERNON AVE, LOS ANGELES, CA 90037-2311

1 Comparable(s) Selected.

Report Date: 10/06/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$345,000	\$575,000	\$575,000	\$575,000
Bldg/Living Area	2,540	2,562	2,562	2,562
Price/Sqft	\$135.83	\$224.43	\$224.43	\$224.43
Year Built	1940	1911	1911	1911
Lot Area	7,143	3,232	3,232	3,232
Bedrooms	4	4	4	4
Bathrooms/Restrooms	3	4	4	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$653,611	\$29,833	\$29,833	\$29,833
Distance From Subject	0.00	0.47	0.47	0.47

*= user supplied for search only

Comp #:1				Distance From Subject:0.47 (miles)
Address:	4429 ORCHARD AVE, LOS ANGELES, CA 90037-3017			
Owner Name:	SMITH ALBERT			
Seller Name:	ARTISON NINA			
APN:	5018-005-009	Map Reference:	51-F2 /	Living Area: 2,562
County:	LOS ANGELES, CA	Census Tract:	2321.10	Total Rooms:
Subdivision:	MCCARTYS WALTER G VERNON AVE TR	Zoning:	LARD3	Bedrooms: 4
Rec Date:	06/04/2021	Prior Rec Date:		Bath(F/H): 4 /
Sale Date:	05/19/2021	Prior Sale Date:		Yr Built/Eff: 1911 / 1913
Sale Price:	\$575,000	Prior Sale Price:		Air Cond: YES
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	890321	Acres:	0.07	Fireplace: /
1st Mtg Amt:	\$460,000	Lot Area:	3,232	Pool:
Total Value:	\$29,833	# of Stories:		Roof Mat:
Land Use:	QUADRUPLEX	Park Area/Cap#:	/	Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: **April 4, 2022**

JOB ADDRESS: **1258 WEST VERNON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5017-016-009**

CASE NO.: **808005**

ORDER NO.: **A-4672644**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 13, 2018**

COMPLIANCE EXPECTED DATE: **May 13, 2018**

DATE COMPLIANCE OBTAINED: **No compliance to date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4672644

1 0 6 0 7 2 3 2 0 1 8 6 0 0 7 5

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

ZENA,ROCHA
1256 W VERNON AVE
LOS ANGELES, CA 90037

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

CASE #: 808005
ORDER #: A-4672644
EFFECTIVE DATE: April 13, 2018
COMPLIANCE DATE: May 13, 2018

OWNER OF
SITE ADDRESS: 1258 W VERNON AVE

APR 02 2018

ASSESSORS PARCEL NO.: 5017-016-009
ZONE: RD1.5; Min. Per Unit 1,500

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

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 single family dwelling as a triplex.

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: Throughout the 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 approximate 40' x 60' remodel of the single family dwelling into a triplex was/is 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.

Location: Throughout the single family residence

3. 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: Throughout the building

4. The building or premises is Substandard due to lack of hot/cold running water to plumbing fixtures.

You are therefore ordered to: Provide, repair or replace required hot/cold running water to plumbing fixtures in the dwelling unit.

Code Section(s) in Violation: 91.8902.1 #5, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the single family residence

5. The building or premises is Substandard due to lack of adequate heating.

You are therefore ordered to: Provide, repair or replace the required heating in all interior spaces intended for human occupancy to be capable of maintaining a minimum indoor temperature of 68 degrees at a point 3 feet above the floor.

Code Section(s) in Violation: 91.8902.1 #6, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the single family residence

6. Unapproved water heater replacement and/or relocation.

You are therefore ordered to: Obtain required permits for the replacement of the water heater and make it comply with all provisions of the L.A.M.C. Any water heater which is installed outside the building shall be installed in an approved enclosure.

Code Section(s) in Violation: 91.8112, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear of dwelling and side yard.

Comments: Three water heaters were install, one in the side yard and two in the rear yard.

7. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of auto parts construction materials and tools 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.

Location: Rear yard

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

1060723201860075

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.

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>

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

If you have any questions or require any additional information please feel free to contact me at (213)978-4497.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Mario Cuevas

Date: March 30, 2018

MARIO CUEVAS
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4497
Mario.Cuevas@lacity.org

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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.



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