

BOARD OF  
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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

December 17, 2019

Council District: # 9

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

JOB ADDRESS: **353 EAST 64TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6006-020-021**  
Re: Invoice #748390-5

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: **353 East 64<sup>th</sup> 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.

Pursuant to Section 98.0421, the property owner was issued an order on March 9, 2018, 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>
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	38.00
<b>Grand Total</b>	<b>\$ 1,284.56</b>

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 **\$1,284.56** 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 **\$1,284.56** 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, 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](mailto:latitle@in2-res.com)

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## Property Title Report

Work Order No. T16271  
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 6006-020-021

Property Address: 353 E 64TH ST

City: Los Angeles

County: Los Angeles

### VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : ELLA MAE PIERCE; LAWRENCE SPANN; ELAINE ADAMS; EZELL TEMPLE; JOHN COOPER; LOUIS JONES; RUTH BROWN; TALFORD BROWN

Grantor : CITY OF LOS ANGELES

Deed Date : 12/07/2003

Recorded : 05/17/2004

Instr No. : 04-1252878

MAILING ADDRESS: ELLA MAE PIERCE; LAWRENCE SPANN; ELAINE ADAMS; EZELL TEMPLE;  
JOHN COOPER; LOUIS JONES; RUTH BROWN; TALFORD BROWN  
PO BOX 254 SIMI VALLEY CA 93062

### SCHEDULE B

### LEGAL DESCRIPTION

Lot: 18 Block: 10 Abbreviated Description: LOT:18 BLK:10 THE MCCARTHY COMPANY'S GREATER  
LOS ANGELES TRACT LOT 18 BLK 10

### MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

04 1252878

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1:01 PM MAY 17 2004

TITLE(S) : \_\_\_\_\_



FEE

D.TT

FEE \$11	YY
DAF \$2	

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

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUEST BY  
CITY OF LOS ANGELES

04 1252878

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO  
Ella M. Pierce, et.. al.  
353 E. 64<sup>th</sup> St.  
Los Angeles, CA 90003

5

SPACE ABOVE THIS LINE IS FOR RECORDERS' USE

This conveyance confirms title in the  
grantee (Rev. & Tax 11911).

R/W 47000-873

### QUITCLAIM DEED

APN# 6006-020-021  
AKA 353 East 64<sup>th</sup> St.

The **CITY OF LOS ANGELES**, a **municipal corporation**, pursuant to the provisions of Section 7.35.9 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, does hereby remise, release and forever quitclaim to

**Ella Mae Pierce, a widow, Lawrence Spann, Ezell Temple, Elaine Adams, Louis Jones, Ruth Brown, Talford Brown and John Cooper**

all right, title and interest, acquired by deed recorded on November 28, 2001, as Document No 01-2259353 of Official Records, in the Office of the County Recorder of Los Angeles County, in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows

**Lot 18, Block 10, McCarthy Company's Greater Los Angeles Tract, Book 9, Page 134 of Maps**

SUBJECT to a lien in favor of the City of Los Angeles revived, pursuant to Section 7 35 9 of Article 4 6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, and previously established by a Certificate of Assessment, recorded on **November 20, 1996**, as Document No **96-1882286** of Official Records, in the Office of the County Recorder of Los Angeles County

SUBJECT to all other existing liens for assessments or bonds for public improvements or maintenance charges

SUBJECT to covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record and easements and rights-of-way for public purposes

SUBJECT to all County Taxes now due or delinquent, including penalties and interest

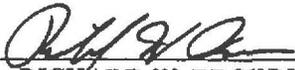
**IT IS INTENDED BY THIS DEED TO CONVEY ONLY SUCH RIGHT, TITLE AND INTEREST ACQUIRED BY THE GRANTOR HEREIN BY VIRTUE OF THE DEED HEREINABOVE SET FORTH AFFECTING THE ABOVE DESCRIBED PROPERTY.**

04 1252878

IN WITNESS WHEREOF the City of Los Angeles, through its Board of Public Works, as directed by its City Council pursuant to Ordinance No. 175596, enacted on December 7, 2003, has caused this Quitclaim Deed to be executed on its behalf this 1st day of May, 2004

3

BOARD OF PUBLIC WORKS OF  
THE CITY OF LOS ANGELES

By   
RICHARD W. BROWN  
CHIEF REAL ESTATE OFFICER II

5

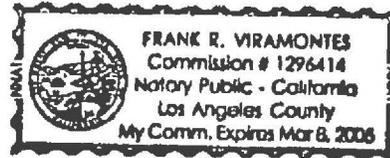
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES}

On 5/12/2004 before me, Frank R. Viramontes, personally appeared, Richard W. Brown  
 proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the  
within instrument and acknowledged to me that he executed the same in his authorized capacity, and that  
by his signature on the instrument the person, or the entity upon behalf of which the person acted,  
executed the instrument

WITNESS my hand and official seal

Signature Frank R. Viramontes



My Commission expires March 8, 2005

THIS AREA FOR OFFICIAL NOTARIAL SEAL

# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **353 EAST 64TH STREET, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **6006-020-021**

Date: **December 17, 2019**

Last Full Title: **11/04/2019**

Last Update to Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) ELLA MAE PIERCE; LAWRENCE SPANN;  
ELAINE ADAMS; EZELL TEMPLE; JOHN COOPER;  
LOUIS JONES; RUTH BROWN; TALFORD BROWN  
PO BOX 254  
SIMI VALLEY, CA 93062

CAPACITY: OWNERS

**Property Detail Report**  
 For Property Located At :  
 353 E 64TH ST, LOS ANGELES, CA 90003



**Owner Information**

Owner Name: **PIERCE ELLA M/SPANN LAWRENCE**  
 Mailing Address: **PO BOX 254, SIMI VALLEY CA 93062-0254 B003**  
 Vesting Codes: **/ A /**

**Location Information**

Legal Description: **THE MCCARTHY COMPANY'S GREATER LOS ANGELES TRACT LOT 18**  
 County: **LOS ANGELES, CA** APN: **6006-020-021**  
 Census Tract / Block: **2393.30 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **MCCARTHY COMPANYS GRTR**  
**LOS AN**  
 Legal Book/Page: Map Reference: **52-B5 /**  
 Legal Lot: **18** Tract #:   
 Legal Block: **10** School District: **LOS ANGELES**  
 Market Area: **C42** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: **06/16/2008 / 06/09/2008** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **N** 1st Mtg Document #: **/**  
 Document #: **1065909** 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: **BARRIOS B**

**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**

Year Built / Eff: **/** Total Rooms/Offices  
 Gross Area: Total Restrooms:  
 Building Area: Roof Type:  
 Tot Adj Area: Roof Material:  
 Above Grade: Construction:  
 # of Stories: Foundation:  
 Other Improvements: **Building Permit** Exterior wall:  
 Basement Area:

Garage Area:  
 Garage Capacity:  
 Parking Spaces:  
 Heat Type:  
 Air Cond:  
 Pool:  
 Quality:  
 Condition:

**Site Information**

Zoning: **LAR2** Acres: **0.12** County Use: **VACANT RESIDENTIAL (010V)**  
 Lot Area: **5,430** Lot Width/Depth: **40 x 136** State Use:  
 Land Use: **RESIDENTIAL LOT** Commercial Units: Water Type:  
 Site Influence: **CORNER** Sewer Type: **TYPE UNKNOWN** Building Class:

**Tax Information**

Total Value: **\$15,053** Assessed Year: **2018** Property Tax: **\$158.82**  
 Land Value: **\$15,053** Improved %:  
 Improvement Value: Tax Year: **2018** Tax Area: **7**  
 Total Taxable Value: **\$8,053** Tax Exemption: **HOMEOWNER**

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **353 EAST 64TH STREET, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **6006-020-021**

**Date: December 17, 2019**

**CASE NO.: 805920**  
**ORDER NO.: A-4640412**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 09, 2018**  
COMPLIANCE EXPECTED DATE: **April 08, 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-4640412

1050522201856901

BOARD OF  
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LOS ANGELES, CA 90012

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OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

PIERCE, ELLA M ET AL  
0 PO BOX 254  
SIMI VALLEY, CA 93062

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

**CASE #: 805920**

**ORDER #: A-4640412**

**EFFECTIVE DATE: March 09, 2018**

**COMPLIANCE DATE: April 08, 2018**

**FEB 22 2018**

OWNER OF  
SITE ADDRESS: 353 E 64TH ST  
ASSESSORS PARCEL NO.: 6006-020-021  
ZONE: R2; Two Family Zone

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

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 an encampment on a vacant lot.**

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.

**2. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter,**

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](http://www.ladbs.org)

**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.

**3. Open storage located on the property.**

You are therefore ordered to: Discontinue the open storage of miscellaneous items located on the vacant lot.

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

**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://heidla.lacity.org>

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](http://www.ladbs.org)

1050522201856901

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 : *Hector Rodriguez*

Date: February 21, 2018

HECTOR RODRIGUEZ  
4301 S CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4496  
Hector.Rodriguez@lacity.org

REVIEWED BY

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