

J: MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

02-0005-S148

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012

Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

PLACE IN FILES

JUL 18 2002

DEPUTY

CD 6

July 12, 2002

Bureau of Engineering
Fire Department,
Attn: Legal Liaison Unit
L.A. Housing Department, Stop 958
cc: Shahry Deyhimy " "
cc: Norman Koplin " "
Controller, Room 1200
Accounting Division, F&A
Disbursement Division

Councilmember Greuel
Councilmember Galanter

Watson Terrace Limited Partnership
Attn: Stephen Grier
600 Corporate Pointe, Suite #1100
Culver City, CA 90230

RE: PROPERTY LOCATED AT 6128 SOUTH 11TH AVENUE IS REMOVED FROM
THE RENT ESCROW ACCOUNT PROGRAM - CASE NO. 5439

At the meeting of the Council held JULY 10, 2002, the following
action was taken:

Attached resolution adopted.....	<u>X</u>
Attached motion () adopted.....	_____
Ordinance adopted.....	_____
Motion adopted to approve attached report.....	_____
Mayor concurred.....	_____
Findings adopted.....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____
Generally exempt.....	_____
EIR certified.....	_____

J. Michael Carey
City Clerk
vdw

steno\020005.148



25

RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment in encouraging compliance by landlords with respect to maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173810 was established by Council to prevent deterioration of residential buildings by allowing tenants to place their rents into an escrow account with the purpose of halting the building's cash flow to owners who will not keep their properties habitable; and

WHEREAS, the owner(s) of the building at 6128 S. 11th Avenue was cited for fire protection equipment, sanitation, weatherproofing, maintenance, electrical and plumbing/gas violations (REAP Case No. 5439), has corrected those specific REAP violations and the staff of the Los Angeles Housing Department verified compliance with the Los Angeles Housing Department Code Enforcement Unit regarding cited violations in REAP Case No. 5439; and

WHEREAS, the staff of the Los Angeles Housing Department verified that the owner of the building does not have outstanding Department of Water and Power fees; and

WHEREAS, the staff of the Los Angeles Housing Department referred the property to the Los Angeles Housing Department Code Enforcement Unit for an inspection; and

WHEREAS, the staff of the Los Angeles Housing Department verified that the owner of the building does not have outstanding rental units registration fees; and

WHEREAS, the tenants of the building at 6128 S. 11th Avenue have paid rent monies into Account #2220 - "REAP Escrowed Rents"; and

WHEREAS, Maria Arroyo from Inquilinos Unidos verified that all tenant issues have been addressed; and

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT: REAP Case No. 5439 concerning this property located at 6128 S. 11th Avenue is removed from the Rent Escrow Account Program/Rent Reduction Program and the Controller is authorized to expend funds from the Rent Stabilization Trust Fund #440 to reduce liability from Account #2220 - "REAP Escrowed Rents" upon proper demand by the General Manager, LAHD.

PRESENTED BY: _____

SECONDED BY: _____

Reso
ADOPTED

JUL 10 2002

LOS ANGELES CITY COUNCIL

COUNCIL VOTE

Jul 10, 2002 10:36:57 AM, #3

Items for Which Public Hearings Have Not Been Held - Items 13-35
Voting on Item(s): 14-15,17-25,28a-32,34-35
Roll Call

BERNSON	Yes
GALANTER	Absent
GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
HOLDEN	Yes
LABONGE	Yes
MISCIKOWSKI	Yes
PACHECO	Yes
PERRY	Yes
REYES	Yes
RIDLEY-THOMAS	Yes
WEISS	Absent
ZINE	Yes
*PADILLA	Yes

Present: 13, Yes: 13 No: 0

REAP RESOLUTION

COUNCIL FILE NO.: _____

CD: 6 _____

REMOVAL x _____

INCLUSION _____

RELEASE OF ESCROW FUNDS _____

CITED BY: _____ BUILDING & SAFETY _____ FIRE DEPT. _____ DEPT. OF HEALTH SERVICES

_____ SPECIAL INSPECTION TASK FORCE

_____ INTERAGENCY TASK FORCE

x CODE ENFORCEMENT

ADDRESS: 6128 S. 11th Avenue

CASE NO.: 5439

EFFECTIVE DATE: February 21, 2002

TYPE OF VIOLATIONS(S): Fire protection equipment, sanitation, weatherproofing
Maintenance, electrical and plumbing/gas

ASSESSOR ID NO.: 4006-020-030

REGISTRATION NO.: None

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS: None

COMMENTS: Maria Arroyo from Inquilinos Unidos has verified that all tenant
Issues have been addressed.

GARRY W. PINNEY
GENERAL MANAGER

City of Los Angeles
CALIFORNIA



JAMES K. HAHN
MAYOR

LOS ANGELES
HOUSING
DEPARTMENT
111 No. Hope Street
Los Angeles, CA 90012
CODE ENFORCEMENT SECTION
6th Floor
(213) 367-9344
Fax (213) 367-9534

July 3, 2002

Honorable Members of City Council
City of Los Angeles
Room 300, City Hall
Attention: City Clerk

RECEIVED
CITY CLERK'S OFFICE
2002 JUL -3 PM 4:12
CITY CLERK
BY _____
DEPUTY

REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department is recommending the properties listed below be removed from the Rent Escrow Account Program (REAP).

1. Case No. 2912 represents property at 9501 Clovis Avenue. The REAP Committee recommended for inclusion of the property in the REAP and a resolution by the Los Angeles City Council placed this property into the REAP on March 22, 2000, Council File No. 00-0005-S32. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Brett Terrell from the Inner City Law Center has verified that all tenant issues have been addressed.
2. Case No. 4300 represents property at 601 W. 80th Street. The Notice of Acceptance was sent on March 14, 2002. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Brett Terrell from the Inner City Law Center has verified that all tenant issues have been addressed.
3. Case No. 4318 represents property at 1801-03 S. Hobart Boulevard. The Notice of Acceptance was sent on November 16, 2001. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Brett Terrell from the Inner City Law Center has verified that all tenant issues have been addressed.
4. Case No. 4599 represents property at 815 W. 120th Street. The Notice of Acceptance was sent on December 7, 2001. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Brett Terrell from the Inner City Law Center has verified that all tenant issues have been addressed.

5. Case No. 4626 represents property at 5336-36 1/2 7th Avenue. The Notice of Acceptance was sent on December 20, 2001. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Maria Aguila from the Los Angeles Center for Law & Justice has verified that all tenant issues have been addressed.
6. Case No. 4846 represents property at 763 W. Imperial Highway. The Notice of Acceptance was sent on December 28, 2001. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Maria Arroyo from Inquilinos Unidos has verified that all tenant issues have been addressed.
7. Case No. 4848 represents property at 167-67 1/2 S. Kingsley Drive. The Notice of Acceptance was sent on December 28, 2001. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Maria Arroyo from Inquilinos Unidos has verified that all tenant issues have been addressed.
8. Case No. 4912 represents property at 908 S. Kenmore Avenue. The Notice of Acceptance was sent on January 29, 2002. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Maria Arroyo from Inquilinos Unidos has verified that all tenant issues have been addressed.
9. Case No. 5143 represents property at 102 E. 104th Street. The Notice of Acceptance was sent on April 25, 2002. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Brett Terrell from the Inner City Law Center has verified that all tenant issues have been addressed.
10. Case No. 5164 represents property at 615 N. Echandia Street. The Notice of Acceptance was sent on March 4, 2002. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Maria Aguila from the Los Angeles Center for Law & Justice has verified that all tenant issues have been addressed.
11. Case No. 5423 represents property at 5305-07 7th Avenue. The Notice of Acceptance was sent on June 5, 2002. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit. Maria Arroyo from Inquilinos Unidos has verified that all tenant issues have been addressed.
12. Case No. 5439 represents property at 6128 S. 11th Avenue. The Notice of Acceptance was sent on April 25, 2002. Since that time, the owner of the indicated property has corrected the cited deficiencies. The corrections have been verified by the Los Angeles Housing Department Code

Enforcement Unit. Maria Arroyo from Inquilinos Unidos has verified that all tenant issues have been addressed.

The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP/RRP.

GARRY W. PINNEY
GENERAL MANAGER

By: David Lipman
DAVID LIPMAN, Manager *HLK*
Rent Escrow Account Program

GWP:DL:CM:cm

Attachments: Resolutions

LOS ANGELES HOUSING DEPARTMENT
CODE ENFORCEMENT DIVISION

PROPERTY ADDRESS: 6128 S 11th Av Los Angeles, Cal 90043

APN: 4006002030

INSPECTOR'S STATEMENT:

The Code Enforcement Section of the Los Angeles Housing Department has determined by inspection that the deficiencies listed in the Department's Notice to Comply have been corrected.

☒ **The Outreach Contractor has concurred;** therefore the case is closed and no further enforcement is necessary.

☒ Terminate all REAP filing or processing

REAP Case No. _____ 5439 _____

Inspector: *Pattye*

Date: *6/12/2002* Phone: (213) 367-9475

SENIOR INSPECTOR'S RECOMMENDATIONS:

☒ Terminate enforcement and remand the case back to the Code Enforcement Section so that the case can be closed.

Senior Inspector: *Daniel E. Williamson*

Date: *6/12/2002* Phone: (213) 367-9382

Hearing Section Stamp

Enforcement Section ID #

Enforcement Section Stamp

RECEIVED
JUN 21 2002
Enforcement Unit

HEARING DETERMINATION:

☐ Adopt the recommendation of the Senior Inspector as stated above.

☐ Adopt the recommendation of the Senior Inspector as stated above with the following amendments:

This form is to be faxed to the LAHD no later than 24 hours after the site visit. FAX# (213) 367-9389

PROPERTY ADDRESS: 6128 11 th Ave	APN: 4006 002030
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☐ REAP

☐ **Complaint**

- ☒ This property is hereby eligible and referred for inclusion in the REAP/RRP program.
Inspected units with violations: 103, 104, 201, 204, 301, 302, 303

Violations, based on the inspectors assessment of the severity and pattern of the observed violations, are likely to exist in the following uninspected units: 102, 203,

Phone: (213) 367-9475

☒ That the case be **referred to the City Attorney's Office** for prosecution.

☐ That the **next periodic** inspection cycle be conducted in ____ months from the final inspection of this case and all inspection fees be paid in advance by the property owner or representative.

☐ That a **systematic inspection** is conducted within 30 days and that all inspection fees be billed immediately

☐ That the case be **continued** because _____

Phone: (213) 367-9090

Referral date: 3/27/2002

Enforcement Section Stamp

Referral Received

MAR 27 2002

Enforcement Unit

☐ Adopt the recommendation of the Senior Inspector as stated above.

☐ Adopt the recommendation of the Senior Inspector as stated above with the following amendments:

NO-Rent Regd.

- ☐ If the work is not completed by / / 2002, the case will be referred to the City Attorney's Office.



City of Los Angeles

HOUSING DEPARTMENT

Code Enforcement

111 North Hope Street Los Angeles, CA 90012



Job Address
Office
Attention
Address
City/State/Zip
Phone

6128 11TH AVE

WATSON TERRACE LIMITED
PARTNERSHIP

stephen grier

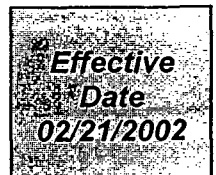
600 CORPORATE POINTE STE. #1100
CULVER CITY CA, 90230

Job Unit
Apartment
Floor
In Additional City
Attention
Address

12
4006002030
06
stephen grier

NOTICE TO COMPLY

Pursuant to Los Angeles Municipal Code Section No 161.101 et seq, and the Health and Safety Code of the State of California, you are hereby notified to eliminate all listed deficiencies, obtain the services of qualified installers, secure all required permits from the Department of Building and Safety, and obtain the required final inspection approvals before any compliance date listed below, or if not specified, within 30 days from the effective date of this notice. Failure to comply may cause the building to be declared a Substandard Building as defined under section 17920.3 of the Health and Safety Code and be subject to the provisions in Sections 17980 through 17992 of the Health and Safety Code. PARA OBTENER TRADUCCION EN ESPANOL DE ESTA NOTIFICACION, FAVOR DE LLAMAR A LOS SIGUIENTES NUMEROS TELEFONICOS (213) 367-9320, 367-9325, or 367-9326.



ANY AND ALL UNITS AT THIS LOCATION ARE SUBJECT TO RE-INSPECTION AND ARE REQUIRED TO BE IN COMPLIANCE WITH ALL CORRECTIONS LISTED HEREIN. ANY ADDITIONAL CORRECTIONS FOUND IN UNITS NOT ACCESSIBLE FOR INSPECTION ON THE INITIALLY SCHEDULED INSPECTION DATE SHALL BECOME PART OF THIS NOTICE (U.H.C. 303).

NOTIFY ALL TENANTS OF THE SCHEDULED INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTOR IS TO ARRIVE. IF THE SCHEDULED DATE OR TIME IS INCONVENIENT, PLEASE CALL TO MAKE ARRANGEMENTS FOR A NEW DATE OR TIME.

A re-inspection has been scheduled for: 3/13/02 , at: 02:45 PM

☒ Repairable ☐ Demolition Recommended ☐ Demolition Ordered
☐ Plans and Permits Required to Repair Building
☐ Building Ordered Immediately Vacant ☐ Building Vacant and Uninhabitable



City of Los Angeles

HOUSING DEPARTMENT

Code Enforcement

111 North Hope Street Los Angeles, CA 90012



ACCESS FOR NEW UNIT INSPECTION

Compliance Date 3/7/02

Make arrangements to provide access for inspection of all units that were not inspected on the initial inspection.
Section 161.601

Building: 6128

Unit: 102

Owner Violation

~~Unit: 104~~

~~Owner Violation~~

~~Unit: 202~~

~~Owner Violation~~

Unit: 203

Owner Violation

~~Unit: 204~~

~~Owner Violation~~

ELECTRICAL

Compliance Date 3/7/02

SL - A5 +/

Replace all damaged or missing switch/receptacle plates or covers.
(91.8104.8 L.A.M.C. and 17920.3.d H.&S.C.)

Building: 6128

~~Unit: 103~~

~~Owner Violation~~

Unit: 204

Owner Violation

Note: SWITCH PLATE UNDER SINK

Compliance Date 3/7/02

Repair/replace the hazardous, missing, unapproved, defective, or improperly installed receptacle outlets. (91.8104.8 L.A.M.C. & 17920.3.d H.&S.C.)

Building: 6128

~~Unit: 201~~

~~Owner Violation~~

Note: BEDROOM

FIRE SAFETY

Compliance Date 3/7/02

SL - B1 M

Maintain all fire doors self-closing and self-latching as required for area or occupancy separation.
(91.302.4 & 91.8604.5.4 L.A.M.C. and 17920.3.a.13 H.&S.C.)

Building: 6128

Unit: COMMON

Owner Violation

MAINTENANCE

Compliance Date 3/7/02

SL - A8 L

Repair or remove and replace floor covering that is loose, has holes, or is torn, worn or partially missing. (91.8104.6 L.A.M.C. and 17920.3.a.13 H.&S.C.)

Building: 6128

Unit: 104

Owner Violation

Note: CARPET

Unit: 201

Owner Violation

Unit: 301

Owner Violation

Compliance Date 3/7/02

SL - A6 L

Repair damaged or deteriorated plaster/drywall and maintain walls/ceilings in a smooth and sanitary condition. Remove or cover damaged paint in an approved manner. Buildings constructed prior to 1978 may contain lead paint. For more information with regard to your lead hazard responsibilities call the Los Angeles County Health Department at (800) 524-5323.
(91.8104.4 L.A.M.C. and 17920.3.a.13 H.&S.C.)

Building: 6128

~~Unit: 103~~

~~Owner Violation~~

Note: BATH

Unit: 201

Owner Violation

Note: BATH

Unit: 301

Owner Violation

Compliance Date 3/7/02

SL - A1 L

Repair or replace defective, damaged or inoperative windows or doors. (91.8104.5 L.A.M.C. and 17920.3.a.13 H.&S.C.)

Building: 6128

~~Unit: 103~~

~~Owner Violation~~

Note: SHELF UNDER KITCHEN SINK

Unit: 104

Owner Violation

Note: BEDROOM WINDOW WILL NOT COMPLETELY CLOSE





City of Los Angeles

HOUSING DEPARTMENT

Code Enforcement

111 North Hope Street Los Angeles, CA 90012



Unit: 201

Owner Violation

Note: ROTTEN WINDOW SILL @
BATH

Unit: 204

Owner Violation

Note: FRONT DOOR NEEDS REPAIR

PLUMBING

Compliance Date 3/7/02

SL - A2

Repair/replace all defective, damaged/leaking faucets or plumbing fixtures. (91.8104.7 L.A.M.C. and 17920.3.c & 17920.3.e H.&S.C.)

Building: 6128

Unit: 201

Owner Violation

Note: ALSO LEAK AT BATH
CEILING

Unit: 301

Owner Violation

Note: ANGLE STOPS @ bath

Compliance Date 3/7/02

SL - A2

Provide (isolation fitting) die-electric coupling(s) or union(s) at water heater's (galvanized pipe to copper) water connections. (94.510.4 L.A.M.C. and 17920.3.c, 17920.3.e H.&S.C.)

Building: 6128

Unit: 301

Owner Violation

Compliance Date 3/7/02

SL - A2

Repair, replace, or restore surfaces of bathtubs and sinks that are chipped, cracked, or damaged such that they are made to be sealed and sanitary. (91.8104.7, 94.303.1.1 L.A.M.C. and 17920.3.e H.&S.C.)

Building: 6128

Unit: 201

Owner Violation

Compliance Date 3/7/02

SL - A2

Anchor or strap water heater tank(s) in an approved manner to prevent horizontal or vertical displacement in the event of an earthquake. (91.310.14, 94.510.5 L.A.M.C. and 17920.3.c H.&S.C.)

Building: 6128

Unit: 201

Owner Violation

Unit: 301

Owner Violation

SANITATION

Compliance Date 3/7/02

SL - A1

Repair or replace all defective or missing window and door screens. (91.8104.5 L.A.M.C. and 17920.3.c H.&S.C.)

Building: 6128

Unit: 103

Owner Violation

Unit: 301

Owner Violation

WEATHER PROTECTION

Compliance Date 3/7/02

Other Weatherprotection Violation - See Note At Right

Building: 6128

Unit: 201

Owner Violation

Note: EXTERIOR DECK PATCH

Compliance Date 3/7/02

SL - A1

Replace broken glass and/or deteriorated or missing glazing on windows/doors. (91.8104 L.A.M.C. and 179.20.3.g.2 H.&S.C.)

Building: 6128

Unit: 302

Owner Violation

Unit: 303

Owner Violation





City of Los Angeles

HOUSING DEPARTMENT

Code Enforcement

111 North Hope Street Los Angeles, CA 90012



Inspector Name
Inspector Phone
Office Location
IRCU
Survey Date
Log No.

PATRICK TYNE
213-367-9475
111 North Hope Street, Suite 604
Los Angeles, CA 90012

02/12/2002

WHERE INDICATED ABOVE PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this Notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED TO YOUR FAILURE TO COMPLY WITH THIS ORDER. CONTACT YOUR INSPECTOR

Inspector's Signature

Pat Tyne

Date

2/14/02

