

June 7, 2007

Honorable Members of City Council  
City of Los Angeles  
Room 395, City Hall  
Attention: City Clerk

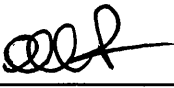
**REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)**

The Los Angeles Housing Department is recommending the termination of the rent reductions and the termination of the escrow account of properties listed below, thereby removing the properties from the Rent Escrow Account Program (REAP).

1. Case No. 40383 represents property at 5143 W Washington Blvd 90019  
The Notice of Acceptance was sent on 1/11/2007  
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  
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project
2. Case No. 8983 represents property at 1029 S Curson Ave 90019  
The Notice of Acceptance was sent on 5/17/2007  
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  
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos
3. Case No. 8989 represents property at 1016 S Curson Ave 90019  
The Notice of Acceptance was sent on 11/14/2006  
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  
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition For Economic Survival
- ✓ 4. Case No. 12684 represents property at 122 E Gage Ave, 90003  
The Notice of Acceptance was sent on 11/16/2006  
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  
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos
5. Case No. 12834 represents property at 182 E 35th St, 90011  
The Notice of Acceptance was sent on 5/25/2006  
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  
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition For Economic Survival

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.

MERCEDES MARQUEZ  
GENERAL MANAGER

By:  \_\_\_\_\_

Adria Williams, Supervisor  
Rent Escrow Account Program

MMM:RA:AW

Attachments: Resolutions

## RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173810, (REAP) was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **122 E Gage Ave, 90003**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **12684**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Inquilinos Unidos** verified that all tenant issues have been addressed; and

WHEREAS, the Los Angeles Housing Department is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow the Los Angeles Housing Department to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs, and pre-paid monitoring fees for two annual inspections beyond the initial inspection and re-inspections included in the Systematic Code Enforcement fee;

**NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:**

All orders affecting the units and the common areas have been signed off by the appropriate Enforcement Agency; that there are no other outstanding orders affecting the units or common areas of the building, and all electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

**FURTHERMORE**, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

**IN ADDITION**, City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to Section 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building and any penalties thereto pursuant to Section 151.05, any remaining funds shall be returned to the current landlord.

**SPECIFICALLY**, The subject property shall be removed from the Rent Escrow Account Program and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of the Los Angeles Housing Department.

**IN ADDITION**, the Los Angeles Housing Department shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees penalties, and costs to the Los Angeles Housing Department.

REAP RESOLUTION

COUNCIL FILE NO.: \_\_\_\_\_

CD: 9 \_\_\_\_\_

REMOVAL x INCLUSION \_\_\_\_\_ RELEASE OF ESCROW FUNDS \_\_\_\_\_

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 122 E Gage Ave, 90003

CASE NO.: 12684

EFFECTIVE DATE: 7/7/2005

TYPE OF VIOLATION(S): Sanitation, Weatherproofing, Maintenance,

ASSESSOR ID NO.: 6006014027

REGISTRATION NO. NONE

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS:

None \_\_\_\_\_

COMMENTS: The Inquilinos Unidos verified that all tenant issues  
have been addressed.

# Case Activity Report

APN:	6006014027	<u>122 E GAGE</u>	Case No.
CD:	9	<u>Los Angeles 90003</u>	Case Sub Type
Census Tract:	239320	<b>LUPAM / BOE:</b>	Source
RSU:		MOLLINEDO,JORGE	Inspector ]
HPOZ:	No	00118 E GAGE AVE	Case Manager ]
Total Units (LUPAMS):	4	LOS ANGELES CA 90003	Phone No. (
Total SCEP Exemptions:		<b>LAHD:</b>	
		JORGE MOLLINEDO	
		118 E GAGE AVE	
		LOS ANGELES CA 90003.	

Initial Inspection Date 7/7/2005

View NTC/Substandard Print Date 7/28/2005

Compliance Date 9/3/2005

NTC Reinspection Date 9/23/2005

Inspector Extension

Sr.Inspector Extension

View Photos 9/23/2005

Supporting Documents of approved use

View **Other**

View Owner Matrix

View Tenant Matrix

View FTC 1/26/2006

View Substandard Document #

Substandard Record Date

Substandard Termination Date

View FTB Document #

FTB Record Date

FTB Termination Date

FTB Cancellation Date

View REAP Document #

REAP Record Date

View Sr. Appeal

View Re-Inspection Report

Referred to Health Dept.

Referred to Building & Safety

Referred to Sr. Inspector 9/26/2005

Referred to Pr. Inspector 9/29/2005

Referred to CM 10/3/2005

**PMTP**

Refer To Hearing 1/26/2006

Notice of GM Hearing 3/30/2006

**REAP Appeal Due Date 4/14/2006**

**REAP Appeal Received Date 4/5/2006**

**NOA/REAP Acceptance Date 11/16/2006**

**GM Hearing Date 5/2/2006**

**Referred To Legal Date 5/16/2006**

**Referred to CA Date**

**CA Filed Date**

**All Deficiencies Resolved Date 5/23/2007**

**Outreach Contractor Inquilinos Unidos**

**CM Outreach Request Date**

**Outreach Finding Positive**

**Positive Report Date 4/19/2007**

**Scheduled Council Date**

**REAP Case Balance 3612.0000**

**ESCROW Account Closed Date**

**REAP Closed Date**

<a href="#">Work Log</a>	<a href="#">Unit Information</a>	<a href="#">Notices</a>	<a href="#">View Docs</a>	<a href="#">View REAP Acct Info</a>	<a href="#">Ins</a>
--------------------------	----------------------------------	-------------------------	---------------------------	-------------------------------------	---------------------

Welcome mario\_saborio! | May 29, 2007 | System Documentation | Logoff



© 2003-2006 City of Los Angeles

# Los Angeles Housing Department Code and Rent Information System

Antonio R. Villaraigosa, Mayor

Mercedes Márquez, General Manager



## REAP

### Case Main

Search > Search Results >

Select a group: [Program Management](#) | [Release of Escrow](#) | [REAP Removal](#) | [OutReach](#) | **Case No: 12684** | **APN: 6006014027**

#### Property Information

APN: 6006014027  
Address: 122 E GAGE AVE Los Angeles CA 90003

Owner: JORGE MOLLINEDO  
Owner Address: 118 E GAGE AVE LOS ANGELES CA 90003  
Owner Phone:

#### Inspector Contact

Address  
122 E GAGE AVE  
Owner  
JORGE MOLLINEDO  
CD  
Council District 9  
Status  
Open  
Closed Date  
Initial Mailing Date  
3/30/2006  
NOA Date  
11/16/2006  
Case manager (Inspector)  
Timothy Hess  
Outreach Agency  
N/A  
CM Sign Off  
5/23/2007  
Positive Received

#### Add/Edit Outreach Case

#### Units/Buildings Work Log Docs

Case Type: REAP  
Case Number: 12684  
Contractor: Inquilinos Unidos  
Case Manager: Kenneth Lam  
Units: 122, 124

#### Comments:

#### General Log

Log Entry

Worklog Listing

Recorded By | Date Recorded | Log Text

[Create Log W/Email](#)

[Create Log](#)

[Close](#)

**Created By:** Mario Saborio On 11/17/2006 1:51:00 PM

**First Visit:** 12/4/2006 6:03:00 PM

**Final Site Visit Request:**  Make Request

**Final Site Visit Scheduled Date:** 8:00 AM

**Final Site Visit by Contractor:** 4/19/2007 9:00:00 AM

**Positive Report Date:** 4/19/2007 9:00:00 AM

**All Deficiencies Resolved Date:** 5/23/2007 12:47:00 PM

**Case Close Date(Positive Sent):**

**ESCROW Close Date:** Date not set

**Transmittal Date:** Date not set

**Administrated Closed date:**

**If Administratively closed, specify:**

**Reason for Closure:**

MARIA ARROYO	4/19/2007 10:42:00 AM	Owner, call he told me that he finish with the repairs. I went to verify the work and he righth the 2 units are in compliance.POSITIVE REPORT	4/19/2007 9:00:00 AM W-9 Received N/A
MARIA ARROYO	3/20/2007 4:33:00 PM	On 3/13/07 I conducted a site visit the owner call and claim that the repairs were done and for me to give hem a positive. 5 items were bad and need repair in the unit # 124 On unit # 122 were 8 items to do he promised to call when finish.NEGATIVE REPOR.	WorkLog Activity Log REAP Units View Docs <b>Case Profile</b> Mailing List Upload Doc Combined Acct View Account
MARIA ARROYO	12/4/2006 6:00:00 PM	On 11/28/06 when to outreach no one answer the door so I left information for the tenants to call me in a later time. on 12/1/06 one the tenants call me for more information and I explaining the REAP I also told her to give the info to the other tenant she didi the other tenant call me on 12/4/2006 they promised to paid the city one by the 13 of December rent due. will see. still need repairs in there units. NEGATIVE REPORT.	
Mario Saborio	11/17/2006 1:52:00 PM	Please conduct an initial site visit. Contact case manager for owner information.	

**Site Visit Log**

Visit Type  
Initial

Final Visit Positive  
Date 5/29/2007 8:00 AM

Unit #	Tenant
122	Fernando Morales

124	Jamie Marroquin
<input type="button" value="Add Site Visit W/Email"/> <input type="button" value="Add Site Visit Log"/>	
<b>Visit Log History</b>	
<b>Close</b>	



HOUSING DEPARTMENT  
Systematic Code  
Enforcement Program  
CUSTOMER SERVICE  
AND INFORMATION  
(866) 557-RENT

City of Los Angeles



MERCEDES MÁRQUEZ  
General Manager

3550 Wilshire Blvd  
Suite #1500  
Los Angeles, CA 90010

Job Address : 122 E GAGE AVE  
Los Angeles CA 90003

Attention :  
Owner : JORGE MOLLINEDO  
Address :118 E GAGE AVE  
LOS ANGELES CA 90003

Case Number :12684  
# of Units :4  
A.P.N. :6006014027  
C.D. :9  
Census Tract :239320  
In Addition Notify :

Attention :

Address :

---

**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 FAVOR DE LLAMAR AL NUMERO TELEFONO DEL INSPECTOR INDICADO EN LA ULTIMA PAJINA DE ESTA NOTIFICACION.

**Compliance Date  
09/03/2005**

All Lead Hazard Control work must be performed by a professional, Certified by the California Department of Health Services (DHS). In order to locate a Lead Certified Professional and obtain additional information, you may phone the California DHS at (800)597-5323 or you may obtain information from the DHS Website at: <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

**ANY AND ALL UNITS AT THIS LOCATION ARE SUBJECT TO RE-INSPECTION AND ARE REQUIRED TO BE IN COMPLIANCE WITH ALL REQUIRED CORRECTIONS LISTED HEREIN. ANY ADDITIONAL DEFICIENCIES, SUCH AS THOSE LISTED BELOW, 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: 9/8/2005, at: 1:00:00 PM**

Repairable

Demolition Recommended

Building Vacant and Uninhabitable

**Plans and Permits Required to Repair Building**  
— (Call Building and Safety at 888-LA4-Build)

Demolition Ordered

Building Ordered Immediately Vacant

---

FIRE SAFETY

---

Remove security bars from one window at each sleeping area to provide emergency egress or install approved quick-release devices such that the security bars are openable with a single motion, without the use of a key or any other special knowledge. Restore the emergency egress window at each sleeping area to be fully functional. (91.0310.4.2, 91.0310.4.3 & 91.0310.4.4 L.A.M.C.)

Building: FRONT

Unit: 122

Bedroom 2

Permit Required

Note:

Unit: 124

Bedroom 1

Permit Required

Note:

---

Provide, repair, or replace ALL inoperable or missing smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms. New installations of smoke detectors must be electrically hardwired with battery backup and permits are required. Replacement smoke detectors must be electrically hardwired. Battery operated smoke detectors may be used for Single Family Dwellings. (91.310.9.1.1, 91.310.9.1.4, 91.8603.1.1 & 91.8603.1.2 L.A.M.C. and 17920.3(m) H.&S.C.)

Building: FRONT

Unit: 122

Bedroom 2

Permit Required

Note: Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

Unit: 124

Living Room

Permit Required

Note: Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

Bedroom 1

Permit Required

Note: Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

---

MAINTENANCE

---

Repair or replace all decayed, dry-rotted, or termite-damaged wood. (91.8104 L.A.M.C. and 17920.3.a.13 H.&S.C.)

Building: FRONT

Unit: General

Exterior

Note: Under kitchen sink -Repair or replace damaged wood in an approved manner.

---

PLUMBING

---

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: FRONT

Unit: 124

Hall Bath

Note: Repair or replace damaged/leaking fixtures in an approved manner. INCLUDE 1) MISSING TUB OVERFLOW

---

Reinstall or secure loose plumbing fixtures (Water closet, sink, lavatory, etc.). (91.8104.7 L.A.M.C. and 17920.3.c H.&S.C.)

Building: FRONT

Unit: 124

Hall Bath

Note: Repair or replace loose fixture in an approved manner. INCLUDE: 1) BATHROOM SINK

---

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: FRONT

Unit: 122

Service Room

Note: Follow manufactures installation instructions included with L.A. City Approved straps

Unit: 124

Service Room

Note: Follow manufactures installation instructions included with L.A. City Approved straps

---

Terminate water heater relief valve extension to an approved location. (94.608.5 L.A.M.C. and 17920.3.c & 17920.3.e H.&S.C.)

Building: FRONT

Unit: 124

Service Room

Note:

---

### SANITATION

---

Clean and maintain yards free from rubbish, debris and excessive vegetation. (91.8104 L.A.M.C. and 17920.3 H.&S.C.)

Building: FRONT

Unit: General

Exterior

Note:

---

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: FRONT

Unit: 122

Other

Note:

---

### UNAPPROVED CONSTRUCTION

---

The building at the job address listed above (or that portion described herein) was constructed without a building permit or inspection approvals. Demolish and remove the unapproved portion or alteration and restore structure to its originally approved condition, or obtain the required Permits and inspection approvals from the Department of Building and Safety. A \$400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits (161.902 L.A.M.C.)

Building: FRONT

Unit: 122

Dining Room

Note: DINING ROOM CONVERTED TO A BEDROOM. A permit is not required to restore to original condition and use.

Unit: 124

Dining Room

Permit Required

Note: OBTAIN PERMITS AND INSPECTION APPROVAL FROM BUILDING AND SAFETY FOR THE DINING ROOM CONVERTED TO A BEDROOM. A permit is not required to restore to original condition and use.

---

### UNAPPROVED USE OR OCCUPANCY

---

Obtain a Building Permit and Certificate of Occupancy from the Department of Building and Safety for the change of use or occupancy for the entire building at the job address listed above (or that portion described herein), or restore the use and/or occupancy to its approved condition. (12.26E, 91.0104.2.5, 91.8105, 91.0109.1, 91.8203 & 91.8204 L.A.M.C.)

Building: REAR

Unit: General

Common

Note: OBTAIN PERMITS WITH INSPECTION APPROVAL AND A NEW CERTIFICATE OF OCCUPANCY FOR THE UNITS AT THE REAR OF THE PROPERTY.

---

WEATHER PROTECTION

---

Paint all exposed surfaces to maintain exterior weatherproofing. Buildings constructed prior to 1978 may contain lead paint. For more information with regard to your lead hazards responsibilities call the Los Angeles County Health Department at (800) 524-5323. (91.8104.1 L.A.M.C. and 17920.3.c H.&S.C.)

Building: FRONT

Unit: General

Exterior

Note: Paint all exposed wood at exterior in an approved manner

**Inspector Name** Louis Aranda  
**Inspector Phone #** (213) 252-2840  
**Office Location** 3550 Wilshire Blvd  
Suite #1500  
Los Angeles, CA 90010  
**Survey Date** 7/7/2005

**WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED 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 WITH YOUR FAILURE TO COMPLY WITH THIS ORDER. CONTACT YOUR INSPECTOR.**

**Inspector's Signature**

**Date**

---

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor which is punishable by a fine of not more that \$5,000 and/or six(6) months imprisonment (Section 11.00(m)L.A.M.C.)

**TAX WARNING:**

The Housing Department may have determined by inspection that this building is substandard per Section 17229 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 the substandard by reason of violation of state of 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 standard structure where the substandard conditions are not concerned within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) months 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.

**SUBSTANDARD NOTIFICATION:**

If a building is declared a "Substandard Building" as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Substandard Conditions is recorded at the Los Angeles County Recorders Office. Within ten (10) days of recordation of said Notice, the owner or designated agent is required to register with the Los Angeles County's Environmental Health Division pursuant to Section 17997 of the California Health and Safety Code. Failure to comply with this registration requirement is a misemeanor which is punishable by a fine of not more than \$5000.00 and/or six (6) months imprisonment (Section 11.00(m) L.A.M.C.)

**RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:**

Failure to correct the deficiencies noted on this order could subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the number and severity of the uncorrected violations, and allows the tenant to pay the reduced rent to the City instead of to the landlord. (Section 162.00 et. seq. L.A.M.C., Added by Ord No. 173810, Eff. 4/16/01)

**INSPECTION FEES AND PENALTIES:**

If the violations continue to exist after the Compliance Date the Department will require that any subsequent inspection be charged at a minimum of \$169 per additional inspection plus administrative costs. Failure to pay any fees or costs imposed within 30 days of serving notice of the imposition of the fee or cost or, if timely appealed of any decision on the appeal, a penalty shall be imposed. The penalty fee shall be equal to two times the fee or cost and a collection fee of 50 percent of the original fee or cost. Any person who fails to pay the assessed fee or cost, penalty or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day after the date the billing notice was mailed. (Section 161.901,902 & 903 L.A.M.C., and Ordinance 175206, effective 6/18/03)

**CITATIONS:**

A citation requiring your appearance in court may be issued if compliance is not obtained by the Compliance Date. Violation of the Los Angeles Municipal Code may be a misdemeanor or an infraction and is punishable by a fine of not more than \$5000.00 and/or 6 months imprisonment. (Section 161.410 and 11.00(m) L.A.M.C.)

**APPEAL RIGHTS:**

Any person or entity subject to a Notice or Order or an inspection fee without hearing, pursuant to Section 161.901, may appeal the Notice, Order or fee to, or may request an extension of time from, a Senior Inspector. This Appeal shall be made in writing, upon appropriate forms provided by the Department, and shall specify the grounds for appeal. The Appeal shall be filed within ten days of the issuance of the Notice or Order, or within ten days of imposition of the fee. (Section 161.1001 L.A.M.C.)

FOR GENERAL INFORMATION YOU MAY CALL (866) 577-7368 BETWEEN 8:00 A.M. AND 4:30 P.M. PARA OBTENER TRADUCCION EN ESPANOL DE ESTA ORDEN FAVOR DE LLAMAR AL (866)557-7368 ENTRE LAS 8:00 A.M. Y 4:30 P.M.

Property Address: 122 E GAGE AVE

On 7/28/2005 the undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

# Los Angeles Housing Department

## Reinspection Report

Reinspection Date: 9/8/2005 1:00:00 PM

APN: 6006014027 Address: 122 E GAGE AVE

Inspector Name: Louis Aranda Phone: (213) 252-2840

Building	Unit	Room	Category	Description	O	T	P	Notes
FRONT	122	Bedroom 2	FIRE SAFETY	SECURITY BARS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
FRONT	122	Bedroom 2	FIRE SAFETY	SMOKE DETECTORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater
FRONT	122	Dining Room	UNAPPROVED CONSTRUCTION	UNAPPROVED CONSTRUCT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DINING ROOM CONVERTED TO A BEDROOM. A permit is not required to restore to original condition and use.
FRONT	122	Other	SANITATION	WINDOW/DOOR SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FRONT	122	Service Room	PLUMBING	W/H STRAP/SECURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Follow manufactures installation instructions included with L.A. City Approved straps
FRONT	124	Bedroom 1	FIRE SAFETY	SECURITY BARS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
FRONT	124	Bedroom 1	FIRE SAFETY	SMOKE DETECTORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater
FRONT	124	Dining Room	UNAPPROVED CONSTRUCTION	UNAPPROVED CONSTRUCT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OBTAIN PERMITS AND INSPECTION APPROVAL FROM BUILDING AND SAFETY FOR THE DINING ROOM CONVERTED TO A BEDROOM. A permit is not required to restore to original condition and use.
FRONT	124	Hall Bath	PLUMBING	FIXTURE DEF/LEAK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair or replace damaged/leaking fixtures in an approved manner. INCLUDE 1) MISSING TUB OVERFLOW
FRONT	124	Hall Bath	PLUMBING	LOOSE FIXTURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair or replace loose fixture in an approved manner. INCLUDE: 1) BATHROOM SINK
FRONT	124	Living Room	FIRE SAFETY	SMOKE DETECTORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater
FRONT	124	Service Room	PLUMBING	W/H STRAP/SECURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Follow manufactures installation instructions included with L.A. City Approved straps
FRONT	124	Service Room	PLUMBING	W/H T/P EXTENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FRONT	General	Exterior	MAINTENANCE	DRY-ROT/TERMITES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Under kitchen sink -Repair or replace damaged wood in an approved manner.
FRONT	General	Exterior	SANITATION	CLEAN YARDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FRONT	General	Exterior	WEATHER PROTECTION	EXTERIOR PAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Paint all exposed wood at exterior in an approved manner
REAR	General	Common	UNAPPROVED USE OR OCCUPANCY	NEW C/O REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OBTAIN PERMITS WITH INSPECTION APPROVAL AND A NEW CERTIFICATE OF OCCUPANCY FOR THE UNITS AT THE REAR OF THE PROPERTY.

**City of Los Angeles  
Los Angeles Housing Department  
Compliance Division  
RENT REDUCTION DETERMINATION**

**Rent Reduction Effective Date:** 4/19/2006

**Property Address:** 122 E GAGE AVE  
Los Angeles, CA 90003

**AKA:**

**Case #: 12684**

The Department has determined that the code violation(s) contained in the attached notice(s) would reasonably cause untenable unit(s) as stated by the citing agency and finds that the legal rent(s) for the affected unit(s) shall be reduced by the total percentage indicated in the Imposed Reduction Percentage column in the table below.  
[Si no entiende este aviso o necesita mas informacion, favor de llamar al (213) 808-8500.]

The legal rents for the units listed below can be found within the "Imposed Reduction Percentage" column below.

Unit	Nuisance Conditions	Structural Hazards	Fire Warning Devices	Exiting	Fire Protection Equipment	Hazardous Storage	Failure to Test/Certify	Failure to Manage/Secure	Sanitation	Weather-proofing	Maintenance	Electrical	Plumbing/Gas	Heating/Ventilation	Calculated Reduction Percentage	Imposed Reduction Percentage
122									M	L	M				40%	40%
124									M	L	M				40%	40%