



COMPLIANCE DIVISION – REAP/UMP

Los Angeles Housing Department

**LAHD**

1200 West 7th Street, 1st Floor, Los Angeles, CA 90017

tel 213.808.8500 | fax 213.808.8810

lahd.lacity.org



Antonio R. Villaraigosa, Mayor

Douglas Guthrie, General Manager

2/11/2011

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 recommends the termination of the rent reductions and the termination of the escrow account for the properties listed below, thereby removing the properties from the RENT ESCROW ACCOUNT PROGRAM (REAP).

1. Case No. **287413** represents property at **6137 S HOBART BLVD**. The notice of acceptance into REAP was sent on **8/26/2010**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Los Angeles Center for Law and Justice** has provided their advisory opinion to the Department as to the completion of the work. Further, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
2. Case No. **102314** represents property at **127 E 49TH ST**. The notice of acceptance into REAP was sent on **4/12/2007**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Inquilinos Unidos** has provided their advisory opinion to the Department as to the completion of the work. Further, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
- ✓ **CD 15** 3. Case No. **248827** represents property at **1435 S BEACON ST**. The notice of acceptance into REAP was sent on **2/25/2010**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Los Angeles Center for Law and Justice** has provided their advisory opinion to the Department as to the completion of the work. Further, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.
4. Case No. **179135** represents property at **154 S SOTO ST A.K.A 2405 S SOTO ST**. The notice of acceptance into REAP was sent on **7/31/2008**. Since that time, the **Los Angeles Housing Department Code Enforcement Unit** verified that the property is owner occupied and the Landlord Declaration Section has confirmed that the property had been removed from the rental market, and the owner has filed the proper documentation with the Los Angeles County Recorder's Office. **Inquilinos Unidos** has provided their advisory opinion to the Department as to the completion of the work

5. Case No. 268914 represents property at 1663 S WESTMORELAND BLVD A.K.A 1669 S WESTMORELAND BLVD. The notice of acceptance into REAP was sent on 4/15/2010. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
6. Case No. 236144 represents property at 1731 S CRENSHAW BLVD A.K.A 1733 1/2 S CRENSHAW BLVD. The notice of acceptance into REAP was sent on 6/24/2009. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Housing Law Project has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
7. Case No. 302795 represents property at 2328 W 29TH PL. The notice of acceptance into REAP was sent on 9/2/2010. Since that time, the owner of the indicated property has corrected the cited deficiencies. Coalition for Economic Survival has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
8. Case No. 311216 represents property at 2533 E LANCASTER AVE. The notice of acceptance into REAP was sent on 12/2/2010. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Center for Law and Justice has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
9. Case No. 79441 represents property at 433 W 54TH ST A.K.A 433 1/2 W 54TH ST. The notice of acceptance into REAP was sent on 5/3/2007. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inquilinos Unidos has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
10. Case No. 184498 represents property at 465 E 49TH ST. The notice of acceptance into REAP was sent on 8/14/2008. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
11. Case No. 220947 represents property at 465 E 49TH ST. The notice of acceptance into REAP was sent on 1/8/2009. Since that time, the owner of the indicated property has corrected the cited deficiencies. Inner City Law Center has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.
12. Case No. 182943 represents property at 646 S CONCORD AL. The notice of acceptance into REAP was sent on 9/3/2009. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Center for Law and Justice has provided their advisory opinion to the Department as to the completion of the work. Further, the Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected.

13. Case No. **300803** represents property at **720 S WESTLAKE AVE.** The notice of acceptance into REAP was sent on **11/10/2010**. Since that time, the owner of the indicated property has corrected the cited deficiencies. **Inquilinos Unidos** has provided their advisory opinion to the Department as to the completion of the work. Further, the **Los Angeles Housing Department Code Enforcement Unit** independently evaluated and determined the cited code violations were corrected.

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.

DOUGLAS GUTHRIE  
GENERAL MANAGER

By: 

Marc Lipton, Manager  
Rent Escrow Account Program

DG:RB:ML:jp

Attachments: Resolutions

---



Los Angeles Housing Department

COMPLIANCE DIVISION – REAP/UMP

**LAHD**

1200 West 7th Street, 1st Floor, Los Angeles, CA 90017  
tel 213.808.8500 | fax 213.808.8810  
lahd.lacity.org



Antonio R. Villaraigosa, Mayor  
Douglas Guthrie, General Manager

2/11/2011

Honorable Janice Hahn  
Council Member, Fifteenth District  
Room 435, City Hall Office

Attention: Jenny Chavez

**PROPERTY RECOMMENDED FOR REMOVAL FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)**

The Los Angeles Housing Department (LAHD) is recommending to the City Council the termination of the rent reductions and the termination of the escrow account for the units placed into the REAP program at the following address: **1435 S BEACON ST (Case No. 248827)**. The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected. **Los Angeles Center for Law and Justice** has provided their advisory opinion to the Department as to the completion of the work. Attached is the referral letter, listing the outstanding deficiencies noted by the citing department. The matter is scheduled to be heard by the City Council on **2/18/2011**.

Should you or your staff need additional information, please call the REAP Unit at (213) 808-8500.

DOUGLAS GUTHRIE  
GENERAL MANAGER

Attachments: Referral Notice

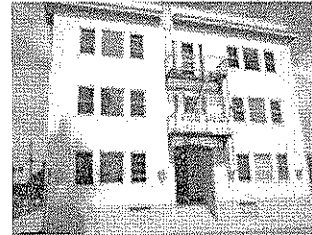
Case Activity Report

CASE #: 248827

APN: 7456012006	<u>1435 S BEACON ST</u>	Case Sub	Legal Cases:	CLOSED	Year Built	1900
CD: 15	<u>SAN PEDRO 90731</u>	Type	Dorothy Mae done:	4/27/1988	Purchase Date:	7/25/2002
Census Tract: 297120	LUPAMS / BOE:	Source SCEP	Residential Hotel:	NO	Obsolete:	No
RSU: 0020438	OBAN RENAISSANCE LLC	Inspector Louie Aranda	Task Force:	NO	Manager:	
HPOZ:	0 PO BOX 5348	Case Willie Manager Andrews	Home:	NO	Code Office:	South Regional Office
Total Units (LUPAMS): 21	LAHD: TRUST DEEDS TO GOLD INC	Phone No. (310) 524-1269	Mom Pop:	No	RENT Office:	South
Total Units (LAHD): 21	600 S PACIFIC AVE 103	Owner Information	<a href="#">View Other Property Cases</a>			
Total SCEP Exemptions:	SAN PEDRO CA 90731					

Initial Inspection Date 6/15/2009  
 View NTC/Substandard Print Date 8/3/2009  
 Compliance Date 9/9/2009  
 NTC Reinspection Date 9/14/2009  
 Inspector Extension  
 Sr. Inspector Extension  
[View Photos](#) 11/25/2009  
 Supporting Documents of approved use  
[View Other](#)  
[View Owner Matrix](#)  
[View Tenant Matrix](#)  
[View FTC](#) 2/1/2010  
[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 12/28/2009  
 Referred to Pr. Inspector 1/19/2010  
 Referred to CM 2/1/2010  
 PMTP  
 Refer To Hearing 2/1/2010  
 Notice of GM Hearing 2/25/2010  
 REAP Appeal Due Date 3/12/2010  
 REAP Appeal Received Date 3/11/2010  
 NOA/REAP Acceptance Date 7/7/2010  
 GM Hearing Date 4/14/2010  
 Referred To Legal Date 6/16/2010  
 Referred to CA Date  
 CA Filed Date  
 Initial/Remaining Violations 45/0  
 All Violations Resolved Date 1/26/2011  
 Sr. CM Sign Off Date  
 CODE Suspend Date  
 Los Angeles  
 Outreach Contractor Center for Law and Justice  
 CM Outreach Request Date  
 Outreach Finding Positive  
 Outreach Un-Resolved Date  
 Outreach Resolved Date 12/2/2010  
 Scheduled Council Date  
 REAP Case Balance 7781.5000  
 ESCROW Account Closed Date  
 REAP Closed Date



LINKS

APIS  
 IDIS (B & S Permits, etc.)  
 Property Activity Report  
 USPS

[View Outreach Comments](#)

[Work Log](#) [Unit Information](#) [Notices](#) [View Docs](#) [View REAP Account Info](#) [Inspection History](#) [View Bills](#)

Effective  Referred  NOA  Sign Off  Positive  Amount   
 Orders  Units Cited  ? NC SH FWD EX FPE Haz Test Secure S W Main-EL P&G H&V

## STATUS REPORT FOR CITY COUNCIL MEETING

**City Council Date: 2/18/2011**

**To:** Honorable Members of City Council  
**From:** Marc Lipton  
Manager, Rent Escrow Account Program  
**Date:** 2/11/2011  
**REAP Case No.:** 248827  
**Address:** 1435 S BEACON ST

**Citing Agency:** Los Angeles Housing Department Code Enforcement Unit  
**Violations:** Maintenance, Plumbing/Gas  
**Recommendation:** REMOVAL  
**Effective date:** 6/15/2009

**Background:**

On 2/1/2010, LAHD received the referral from the Los Angeles Housing Department Code Enforcement Unit listing outstanding Maintenance, Plumbing/Gas violations with an effective date of 6/15/2009. The owner failed to comply and therefore was referred to REAP.

**Update:**

The notice of acceptance into REAP was sent on 2/25/2010. Since that time, the owner of the indicated property has corrected the cited deficiencies. Los Angeles Center for Law and Justice has provided their advisory opinion to the Department as to the completion of the work. Subsequently, the Los Angeles Housing Department Code Enforcement Unit contacted the property owner and inspected the property. The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected. LAHD recommends that the property be removed from REAP.

## 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 **1435 S BEACON ST**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **248827**); and

WHEREAS, The Los Angeles Housing Department Code Enforcement Unit independently evaluated and determined the cited code violations were corrected; 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 **Los Angeles Center for Law and Justice** has provided their advisory opinion to the Department as to the completion of the work; 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.

(Last revised 07/10)

REAP RESOLUTION

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

CD: 15

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

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 1435 S BEACON ST

CASE NO.: 248827

EFFECTIVE DATE: 6/15/2009

TYPE OF VIOLATION(S): Maintenance, Plumbing/Gas

ASSESSOR ID NO.: 7456012006

REGISTRATION NO. NONE

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

None

COMMENTS: Los Angeles Center for Law and Justice has provided their advisory opinion to the Department as to the completion of the work.