

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

June 09, 2015

Council District: # 8

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

JOB ADDRESS: **731 WEST 77TH STREET, LOS ANGELES, CA**
(AKA: 733 WEST 77TH STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **6020-019-022**

On May 16, 2013, 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: **731 West 77th Street, (aka: 733 West 77th Street), Los Angeles California** (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 April 16, 2013 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	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	234.16
Title Report fee	42.00
Grand Total	\$ 3,447.72

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,447.72** 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 **\$3,447.72** 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


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
 CULVER CITY, CA 90230
 Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T11470
 Dated as of: 05/15/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6020-019-022

Property Address: 731 W 77TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : Violeta Castillo, a married woman as her sole and separate property, and Maria Ortiz, a single woman, as joint tenants

Grantor : Violeta Castillo, a married woman as her sole and separate property

Deed Date : 10/3/2007

Recorded : 10/3/2007

Instr No. : 20072278439

Mailing Address: Violeta Castillo and Maria Ortiz
 733 West, 77th Street, Los Angeles, CA 90044.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot(s) 248 of the Figueroa Boulevard Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map Recorded in Book 10 Page(s) 132 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 6020-019-022

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$399,600.00

Dated : 9/26/2007

Trustor : Violeta Castillo

Trustee : Chicago Title Company

Beneficiary : MERS, Inc., as nominee for California Financial Group, Inc., DBA California Financial Services

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11470

SCHEDULE B (Continued)

Loan No. : MIN 1002695-0980104338-5

Recorded : 10/2/2007

Instr No. : 20072257118

Maturity Date is: 11/1/2037

Mailing Address: Chicago Title Company – 535 North Brand Blvd, Glendale, California 91203.

Mailing Address: Mortgage Electronic Registration Systems, Inc – P.O. Box 2026, Flint, MI 48501-2026.

Mailing Address: California Financial Group, Inc., DBA California Financial Services – 4940 Irvine Boulevard, Suite 111, Irvine, California 92620.

Amendment to said security instrument for a credit limit increase

Recorded : 9/10/2010

Instr No. : 20101274713

New Principal : \$434,511.47

Mailing Address: Ocwen Loan Servicing, LLC,
1661 Worthington Road, Suite 10, West Palm Beach, FL 33409.

Assignment of the above referenced security instrument is as follows:

Assignee : Nationstar Mortgage LLC

Recorded : 7/11/2013

Instr No. : 20131023938

Mailing Address: Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067.

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$58,000.00

Dated : 3/30/2015

Trustor : Violeta E. Castillo and Maria Ortiz, who acquired title as, violeta Castillo and Maria Ortiz

Trustee : CalHFA Mortgage Assistance Corporation, a California nonprofit public benefit corporation

Beneficiary : CalHFA Mortgage Assistance Corporation, a California nonprofit public benefit corporation

Recorded : 4/7/2015

Instr No. : 20150381360

Mailing Address: CalHFA Mortgage Assistance Corporation, a California nonprofit public benefit corporation – P.O. Box 5678, Riverside, CA 92517.

Mailing Address: CalHFA Mortgage Assistance Corporation, a California nonprofit public benefit corporation - P.O. Box 5678, Riverside, CA 92517.

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 8/8/2014

Instr No. : 20140830339

Mailing Address: Violeta Castillo, 733 W 77th St, Los Angeles CA, 90044.

Mailing Address: Department of Building and Safety Financial Services Division,
201 N Figueroa St., 9th Floor, Los Angeles, CA 90012.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name **VIOLETA CASTILLO ET AL**
Street Address **733 WEST 77TH STREET**
City & State **LOS ANGELES, CA.**
Zip **90044**

10/03/07



20072278439

Title Order No _____ Escrow No _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ -0-
 unincorporated area City of LOS ANGELES

Parcel No 6020-019-022

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,
VIOLETA CASTILLO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY.

hereby GRANT(S) to

**VIOLETA CASTILLO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AND
MARIA ORTIZ, A SINGLE WOMAN, AS JOINT TENANTS.**

the following described real property in the **CITY OF LOS ANGELES**
county of **LOS ANGELES**, state of California:

**LOT(S) 248 OF THE FIGUEROA BOULEVARD TRACT, IN THE CITY OF LOS ANGELES, IN
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
10 PAGE(S) 132 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**" THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T
11911"**

COMMONLY KNOWN AS: 731 & 733 WEST 77TH STREET LOS ANGELES, CA. 90044

Dated OCTOBER 3RD., 2007

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES S.S.

VIOLETA CASTILLO

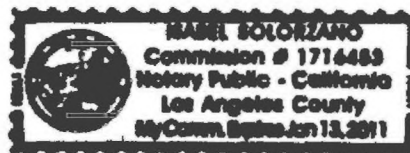
On OCTOBER 3RD., 2007 before me.

ISABEL SOLORZANO, NOTARY PUBLIC

a Notary Public in and for said County and State, personally appeared
VIOLETA CASTILLO.-

personally known to me (or 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

WITNESS my hand and official seal
Signature



FOR NOTARY SEAL OR STAMP

CHICAGO TITLE

2

Recording Requested By:
CALIFORNIA FINANCIAL GROUP,
INC., DBA CALIFORNIA FINANCIAL
SERVICES

10/02/07



20072257118

And After Recording Return To:
CALIFORNIA FINANCIAL GROUP,
INC., DBA CALIFORNIA FINANCIAL
SERVICES
4940 IRVINE BOULEVARD, SUITE 111
IRVINE, CALIFORNIA 92620
Loan Number: 980104338

710071011610 A43
6020-019-022

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 1002695-0980104338-5

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated SEPTEMBER 26, 2007, together with all Riders to this document.
- (B) "Borrower" is VIOLETA CASTILLO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.

(C) "Lender" is CALIFORNIA FINANCIAL GROUP, INC., DBA CALIFORNIA FINANCIAL SERVICES

Lender is a CALIFORNIA CORPORATION organized
and existing under the laws of CALIFORNIA
Lender's address is 4940 IRVINE BOULEVARD, SUITE 111, IRVINE,
CALIFORNIA 92620

(D) "Trustee" is CHICAGO TITLE COMPANY
535 NORTH BRAND BLVD, GLENDALE, CALIFORNIA 91203

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated SEPTEMBER 26, 2007
The Note states that Borrower owes Lender THREE HUNDRED NINETY-NINE THOUSAND SIX
HUNDRED AND 00/100 Dollars (U S \$ 399,600.00) plus interest.

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: June 09, 2015

JOB ADDRESS: 731 WEST 77TH STREET, LOS ANGELES, CA

(AKA: 733 WEST 77TH STREET, LOS ANGELES, CA)

ASSESSORS PARCEL NO. (APN): 6020-019-022

Last Full Title: 05/15/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). VIOLETA CASTILLO AND MARIA ORTIZ
733 W. 77TH ST.
LOS ANGELES, CA 90044
CAPACITY: OWNERS

- 2). CALIFORNIA FINANCIAL GROUP, INC.
4940 IRVINE BLVD., SUITE 111
IRVINE, CA 92620
CAPACITY: INTERESTED PARTIES

- 3). OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON RD., SUITE 10
WEST PALM BEACH, FL 33409
CAPACITY: INTERESTED PARTIES

- 4). NATIONSTAR MORTGAGE, LLC
350 HIGHLAND DR.
LEWISVILLE, TX 75067
CAPACITY: INTERESTED PARTIES

- 5). CALHFA MORTGAGE ASSISTANCE CORP.
P.O. BOX 5678
RIVERSIDE, CA 92517
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
731 W 77TH ST, LOS ANGELES, CA 90044-6015

**Owner Information**

Bldg Card: 000 of 002

Owner Name: **CASTILLO VIOLETA/ORTIZ MARIA**
 Mailing Address: **733 W 77TH ST, LOS ANGELES CA 90044-6015 C033**
 Vesting Codes: **MW // JT**

Location Information

Legal Description:	FIGUEROA BOULEVARD TRACT LOT 248	APN:	6020-019-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2377.20 / 2	Subdivision:	FIGUEROA BLVD TR
Township-Range-Sect:		Map Reference:	52-A6 /
Legal Book/Page:		Tract #:	
Legal Lot:	248	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C36	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/03/2007 / 10/03/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2278439		

Last Market Sale Information

Recording/Sale Date:	03/27/1998 / 02/18/1998	1st Mtg Amount/Type:	\$189,469 / FHA
Sale Price:	\$195,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	503017
Document #:	503016	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$120.74
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE INS CO/NY		
Lender:	MORTGAGE CAP RSRC CO		
Seller Name:	MILLER JOHN C		

Prior Sale Information

Prior Rec/Sale Date:	04/17/1997 /	Prior Lender:	FIRST ST BK/STHRN CA
Prior Sale Price:	\$113,000	Prior 1st Mtg Amt/Type:	\$109,100 / CONV
Prior Doc Number:	582850	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	CORPORATION GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,615	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):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1945 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

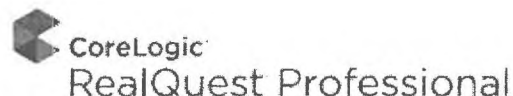
Zoning:	LAR3	Acres:	0.16	County Use:	DUPLEX (0200)
Lot Area:	7,000	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$261,673	Assessed Year:	2014	Property Tax:	\$3,258.68
Land Value:	\$194,855	Improved %:	26%	Tax Area:	212
Improvement Value:	\$66,818	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$247,673				

Comparable Sales Report

For Property Located At

731 W 77TH ST, LOS ANGELES, CA 90044-6015**5 Comparable(s) Selected.**

Report Date: 06/09/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$195,000	\$245,000	\$400,000	\$308,000
Bldg/Living Area	1,615	1,456	1,746	1,588
Price/Sqft	\$120.74	\$168.27	\$229.10	\$192.80
Year Built	1945	1914	1925	1920
Lot Area	7,000	3,600	7,005	5,402
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$261,673	\$130,589	\$294,723	\$189,207
Distance From Subject	0.00	0.15	0.46	0.32

*= user supplied for search only

Comp #:1				Distance From Subject:0.15 (miles)	
Address: 838 W 76TH ST, LOS ANGELES, CA 90044-5121					
Owner Name: SABA BAHRAM/SHOUSHANI SHOLEH					
Seller Name: DEUTSCH BANK 2006-10					
APN:	6020-010-006	Map Reference:	51-F6 /	Living Area:	1,456
County:	LOS ANGELES, CA	Census Tract:	2377.20	Total Rooms:	
Subdivision:	MCCARTHY COS	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	10/15/2014	Prior Rec Date:	09/17/1980	Bath(F/H):	2 /
Sale Date:	08/27/2014	Prior Sale Date:		Yr Built/Eff:	1914 /
Sale Price:	\$245,000	Prior Sale Price:	\$50,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1087002	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,400	Pool:	
Total Value:	\$294,723	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:2				Distance From Subject:0.21 (miles)	
Address: 643 W 74TH ST, LOS ANGELES, CA 90044-6114					
Owner Name: GUEVARA MARIA F/GUEVARA MARIO					
Seller Name: GUZMAN HERMILIO					
APN:	6020-026-015	Map Reference:	52-A6 /	Living Area:	1,662
County:	LOS ANGELES, CA	Census Tract:	2377.10	Total Rooms:	
Subdivision:	FIGUEROA BLVD TR	Zoning:	LAR3	Bedrooms:	3
Rec Date:	09/22/2014	Prior Rec Date:	09/19/1991	Bath(F/H):	2 /
Sale Date:	07/03/2014	Prior Sale Date:	07/1991	Yr Built/Eff:	1921 /
Sale Price:	\$330,000	Prior Sale Price:	\$152,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	999005	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$324,022	Lot Area:	7,005	Pool:	
Total Value:	\$219,246	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:3				Distance From Subject:0.34 (miles)	
Address: 905 W 73RD ST, LOS ANGELES, CA 90044-5110					
Owner Name: VASQUEZ ELIZABETH/AVILA VICTOR M					
Seller Name: VH G VENTURE LLC					
APN:	6020-001-021	Map Reference:	51-F6 /	Living Area:	1,746
County:	LOS ANGELES, CA	Census Tract:	2377.10	Total Rooms:	5
Subdivision:	MC CARTHY COS	Zoning:	LARD2	Bedrooms:	4
Rec Date:	11/20/2014	Prior Rec Date:	03/21/2012	Bath(F/H):	2 /
Sale Date:	08/15/2014	Prior Sale Date:	03/02/2012	Yr Built/Eff:	1922 / 1930
Sale Price:	\$400,000	Prior Sale Price:	\$100,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1245705	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$392,755	Lot Area:	5,811	Pool:	
Total Value:	\$155,117	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	DUPLEX	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:4				Distance From Subject:0.42 (miles)	
Address: 7000 ESTRELLA AVE, LOS ANGELES, CA 90044-6243					

Owner Name:	ANGELENO HOMES LLC				
Seller Name:	COX ELLIOT				
APN:	6013-024-001	Map Reference:	52-A5 /	Living Area:	1,600
County:	LOS ANGELES, CA	Census Tract:	2376.00	Total Rooms:	
Subdivision:	BURKE BROS FIGUEROA ST SUB	Zoning:	LAR2	Bedrooms:	2
Rec Date:	03/25/2015	Prior Rec Date:	12/24/2009	Bath(F/H):	2 /
Sale Date:	02/23/2015	Prior Sale Date:	11/11/2009	Yr Built/Eff:	1925 / 1925
Sale Price:	\$275,000	Prior Sale Price:	\$139,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	322777	Acres:	0.08	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,600	Pool:	
Total Value:	\$146,362	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	5			Distance From Subject:	0.46 (miles)
Address:	443 W 71ST ST, LOS ANGELES, CA 90003-1707				
Owner Name:	DEL VALLE JOSE L P				
Seller Name:	DIAZ RAUL R				
APN:	6013-028-010	Map Reference:	52-A5 /	Living Area:	1,478
County:	LOS ANGELES, CA	Census Tract:	2376.00	Total Rooms:	
Subdivision:	3467	Zoning:	LAR2	Bedrooms:	4
Rec Date:	03/02/2015	Prior Rec Date:	01/22/2014	Bath(F/H):	2 /
Sale Date:	12/17/2014	Prior Sale Date:	12/13/2013	Yr Built/Eff:	1920 /
Sale Price:	\$290,000	Prior Sale Price:	\$240,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	221408	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$280,321	Lot Area:	5,192	Pool:	
Total Value:	\$130,589	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ
JOB ADDRESS: 731 WEST 77TH STREET, LOS ANGELES, CA
(AKA: 733 WEST 77TH STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): 6020-019-022

Date: June 09, 2015

CASE#: 496319
ORDER NO: A-3235388

EFFECTIVE DATE OF ORDER TO COMPLY: April 16, 2013
COMPLIANCE EXPECTED DATE: May 16, 2013
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3235388

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

VIOLETA CASTILLO
733 W 77TH ST
LOS ANGELES, CA 90044

CASE #: 496319
ORDER #: A-3235388
EFFECTIVE DATE: April 16, 2013
COMPLIANCE DATE: May 16, 2013

OWNER OF
SITE ADDRESS: 731 W 77TH ST
ASSESSORS PARCEL NO.: 6020-019-022
ZONE: R3; Multiple Dwelling Zone

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 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:

VIOLATION(S):

1. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Location: Restore garage to covered parking

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage 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 canopy tent and storage

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 day 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 \$550.00 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 \$1,925.00.

Any person who fails to pay the non-compliance fee, late chage 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 LosAngeles 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 LosAngeles 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 chaged 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.

If you have any questions or require any additional information please feel free to contact me at (323)789-1490. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: April 11, 2013

EDMOND DECKERT
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490
Edmond.Deckert@lacity.org


REVIEWED BY