

CITY OF LOS ANGELES

CALIFORNIA



BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 19, 2017

Council District: # 11

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

JOB ADDRESS: **1360 EAST PRESTON WAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4244-028-024**

On December 20, 2003, 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: **1360 East Preston Way, 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.


Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Late Charge/Collection Fee (250%)	\$ 250.00
Accumulated Interest (1%/month)	389.55
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>681.55</u>

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 **\$681.55** 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 **\$681.55** 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 Orgele
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. T13340
Dated as of: 06/29/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4244-028-024

Property Address: 1360 E PRESTON WAY ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : RALPH W GABRIEL JR AKA RALPH WHITNEY GABRIEL JR AND MARTHA I GABRIEL
AKA IDA MARTHA GABRIEL AKA IDA MARTHA REICH AKA MARTHA IDA REICH TRUSTEES OF
THE GABRIEL FAMILY TRUST

Grantor : RALPH W GABRIEL JR AND MARTHA I GABRIEL

Deed Date : 07/20/1995

Recorded : 07/31/1995

Instr No. : 95-1241432

MAILING ADDRESS: RALPH W GABRIEL JR AKA RALPH WHITNEY GABRIEL JR AND MARTHA I
GABRIEL AKA IDA MARTHA GABRIEL AKA IDA MARTHA REICH AKA MARTHA IDA REICH
TRUSTEES OF THE GABRIEL FAMILY TRUST
1360 PRESTON WAY VENICE CA 90291

SCHEDULE B

LEGAL DESCRIPTION

Lot: 81 Abbreviated Description: LOT:81 CITY:REGION/CLUSTER: 07/07123

SUBD:DURLEY PARK TRACT DURLEY PARK LOT 81 City/Muni/Twp: REGION/CLUSTER: 07/07123

MORTGAGES/LIENS

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

95 1241432

RECORDING REQUESTED BY:
JAMES A. MARCINKUS, Attorney at Law

And When Recorded Mail to:
RALPH GABRIEL and MARTHA GABRIEL
Trustees of The Gabriel Trust
1360 Preston Way
Venice, California 90291

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
9:41 AM JUL 31 1995

Mail Tax Statements to:
RALPH GABRIEL and MARTHA GABRIEL
Trustee of The Gabriel Trust
1360 Preston Way
Venice, California 90291

Space above this line for Recorder's use

TRUST TRANSFER DEED

FEE \$10 V
2

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A Sect. 1 et. seq.)
The undersigned Grantor(s) declare(s) under the penalty of perjury that the following is true and correct:

Documentary transfer tax in NONE. THIS IS A TRANSFER TO A REVOCABLE TRUST and is NOT subject to a documentary transfer tax pursuant to Revenue and Taxation Code Sect. 11911.

THIS IS A TRUST TRANSFER under Section 62(d) of the Revenue and Taxation Code, pursuant to which Grantor(s) have transferred the herein property to a Revocable Trust and is excluded from reassessment.


James A. Marcinkus, Attorney

Assessor's Identification No.:
4244 028 024
Map Book Page Parcel

Common Address: 1360 Preston Way, Venice, California 90291
CITY, STATE, ZIP CODE

GRANTOR(S):

RALPH W. GABRIEL, JR. and MARTHA I. GABRIEL, husband and wife, as joint tenants

HEREBY GRANT(S) TO:

RALPH W. GABRIEL, JR. aka RALPH WHITNEY GABRIEL, JR. and MARTHA I. GABRIEL aka MARTHA IDA GABRIEL, aka IDA MARTHA GABRIEL, aka IDA MARTHA REICH, aka MARTHA IDA REICH, Trustees of the Gabriel Family Trust dated 20 July 1995

The following real property in the County of Los Angeles, State of California:

LOT 81 DURLEY PARK TRACT AS PER MAP RECORDED IN BOOK 20, PAGES 94

AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

This property is being conveyed to a Revocable Trust for the benefit of the grantor(s).

Dated: 20 July 1995

Ralph W. Gabriel, Jr.
RALPH W. GABRIEL, JR.

Dated: 20 July 1995

Martha I. Gabriel
MARTHA I. GABRIEL

State of California)

County of Los Angeles)

On 20 July 1995 before me, A.J. MARCINKUS,

(DATE) (NAME, TITLE OF OFFICER - NOTARY PUBLIC)

personally appeared RALPH W. GABRIEL, JR. and MARTHA I. GABRIEL

(NAMES(S) OF SIGNER(S))

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.

A.J. Marcinkus
SIGNATURE OF NOTARY



95 1241432

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GARTH**
JOB ADDRESS: **1360 EAST PRESTON WAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4244-028-024**

Date: **May 19, 2017**

Last Full Title: **06/29/2016**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RALPH W GABRIEL JR
AKA RALPH WHITNEY GABRIEL JR
AND MARTHA I GABRIEL AKA
IDA MARTHA GABRIEL AKA IDA MARTHA REICH
AKA MARTHA IDA REICH, TRUSTEES
THE GABRIEL FAMILY TRUST
1360 PRESTON WAY
VENICE, CA 90291

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
1360 PRESTON WAY, VENICE, CA 90291-2946



Owner Information

Owner Name: **GABRIEL RALPH JR (TE) & MARTHA/GABRIEL**
 Mailing Address: **1360 PRESTON WAY, VENICE CA 90291-2946 C023**
 Vesting Codes: **// TE**

Location Information

Legal Description:	DURLEY PARK LOT 81	APN:	4244-028-024
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2731.00 / 2	Subdivision:	DURLEY PARK
Township-Range-Sect:		Map Reference:	49-D2 /
Legal Book/Page:	67-37	Tract #:	
Legal Lot:	81	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C11	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/31/1995 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	1241432		

Last Market Sale Information

Recording/Sale Date:	07/13/1964 /	1st Mtg Amount/Type:	/
Sale Price:	\$26,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$9.65
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,694	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1929 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB COMPOSITION SHINGLE	Quality:	
# of Stories:	2.00	Roof Material:		Condition:	
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.25	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	10,891	Lot Width/Depth:	63 x 174	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$110,346	Assessed Year:	2016	Property Tax:	\$1,537.40
Land Value:	\$57,142	Improved %:	48%	Tax Area:	67
Improvement Value:	\$53,204	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$103,346				

Comparable Summary

For Property Located At



1360 PRESTON WAY, VENICE, CA 90291-2946

5 Comparable(s) found. (Click on the address to view more property information)

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 5

	Subject Property	Low	High	Average
Sale Price	\$26,000	\$1,725,000	\$2,420,000	\$2,058,000
Bldg/Living Area	2,694	2,315	2,656	2,471
Price/Sqft	\$9.65	\$703.09	\$971.92	\$833.73
Year Built	1929	1929	2014	1978
Lot Area	10,891	4,332	8,347	5,987
Bedrooms	4	4	5	4
Bathrooms/Restrooms	3	3	3	3
Stories	2.00	1.00	1.00	1.00
Total Value	\$110,346	\$819,659	\$2,054,826	\$1,271,537
Distance From Subject	0.00	0.28	0.48	0.38

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		1360 PRESTON WAY	\$26,000	1929	4	3	07/13/1964	2,694	10,891	0.0
Comparables										
<input checked="" type="checkbox"/>	1	2031 WALNUT AVE	\$1,795,000	1996	4	3	05/24/2016	2,553	5,077	0.28
<input checked="" type="checkbox"/>	2	2033 WALNUT AVE	\$1,725,000	1996	4	3	07/15/2016	2,385	8,347	0.29
<input checked="" type="checkbox"/>	3	3604 GREENWOOD AVE	\$2,420,000	2014	4	3	09/09/2016	2,656	5,151	0.42
<input checked="" type="checkbox"/>	4	1062 INDIANA CT	\$2,250,000	1957	4	3	07/12/2016	2,315	7,028	0.42
<input checked="" type="checkbox"/>	5	1045 AMOROSO PL	\$2,100,000	1929	5	3	09/14/2016	2,444	4,332	0.48

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1360 PRESTON WAY, VENICE, CA 90291-2946**5 Comparable(s) Selected.**

Report Date: 11/30/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$26,000	\$1,725,000	\$2,420,000	\$2,058,000
Bldg/Living Area	2,694	2,315	2,656	2,471
Price/Sqft	\$9.65	\$703.09	\$971.92	\$833.73
Year Built	1929	1929	2014	1978
Lot Area	10,891	4,332	8,347	5,987
Bedrooms	4	4	5	4
Bathrooms/Restrooms	3	3	3	3
Stories	2.00	1.00	1.00	1.00
Total Value	\$110,346	\$819,659	\$2,054,826	\$1,271,537
Distance From Subject	0.00	0.28	0.48	0.38

* = user supplied for search only

Comp #:1 Distance From Subject:0.28 (miles)
 Address: **2031 WALNUT AVE, VENICE, CA 90291-4030**
 Owner Name: **WATER GARDEN LLC**
 Seller Name: **DRUCKER 2008 FAMILY TRUST**
 APN: **4242-019-019** Map Reference: **/** Living Area: **2,553**
 County: **LOS ANGELES, CA** Census Tract: **2737.00** Total Rooms:
 Subdivision: **51615** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **05/24/2016** Prior Rec Date: **11/16/2004** Bath(F/H): **3 /**
 Sale Date: **05/16/2016** Prior Sale Date: **09/23/2004** Yr Built/Eff: **1996 / 1996**
 Sale Price: **\$1,795,000** Prior Sale Price: **\$903,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **589342** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: Lot Area: **5,077** Pool:
 Total Value: **\$1,063,272** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:2 Distance From Subject:0.29 (miles)
 Address: **2033 WALNUT AVE, VENICE, CA 90291-4030**
 Owner Name: **FRASER EZRA/KASTER RACHEL**
 Seller Name: **NAKAJIMA REAL ESTATE INVS LLC**
 APN: **4242-019-020** Map Reference: **/** Living Area: **2,385**
 County: **LOS ANGELES, CA** Census Tract: **2737.00** Total Rooms:
 Subdivision: **51615** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **07/15/2016** Prior Rec Date: **08/11/2010** Bath(F/H): **3 /**
 Sale Date: **07/07/2016** Prior Sale Date: **07/20/2010** Yr Built/Eff: **1996 / 1996**
 Sale Price: **\$1,725,000** Prior Sale Price: **\$1,036,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **832483** Acres: **0.19** Fireplace: **/**
 1st Mtg Amt: **\$1,380,000** Lot Area: **8,347** Pool:
 Total Value: **\$1,121,219** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:3 Distance From Subject:0.42 (miles)
 Address: **3604 GREENWOOD AVE, LOS ANGELES, CA 90066-3018**
 Owner Name: **HARRIS HALLIE TRUST**
 Seller Name: **SANFORD DAVID B & MARCUS**
 APN: **4245-009-011** Map Reference: **49-E2 /** Living Area: **2,656**
 County: **LOS ANGELES, CA** Census Tract: **2721.00** Total Rooms:
 Subdivision: **7983** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **09/09/2016** Prior Rec Date: **06/03/2014** Bath(F/H): **3 /**
 Sale Date: **07/22/2016** Prior Sale Date: **05/09/2014** Yr Built/Eff: **2014 / 2014**
 Sale Price: **\$2,420,000** Prior Sale Price: **\$1,950,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1081792** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$1,573,000** Lot Area: **5,151** Pool: **POOL**
 Total Value: **\$2,054,826** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:4 Distance From Subject:0.42 (miles)
 Address: **1062 INDIANA CT, VENICE, CA 90291-2874**
 Owner Name: **STOVER GEOFFREY T/ST CHARLES PERSEPHENE**
 Seller Name: **SNYDER JEREMY**
 APN: **4243-025-009** Map Reference: **49-C2 /** Living Area: **2,315**
 County: **LOS ANGELES, CA** Census Tract: **2731.00** Total Rooms: **7**
 Subdivision: **23137** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **07/12/2016** Prior Rec Date: **08/16/2010** Bath(F/H): **3 /**
 Sale Date: **06/16/2016** Prior Sale Date: **07/22/2010** Yr Built/Eff: **1957 / 1959**
 Sale Price: **\$2,250,000** Prior Sale Price: **\$1,200,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **811000** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,462,500** Lot Area: **7,028** Pool: **POOL**
 Total Value: **\$1,298,710** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:	5			Distance From Subject:	0.48 (miles)
Address:	1045 AMOROSO PL, VENICE, CA 90291-3943				
Owner Name:	QUIN MARK A & LOUANN C				
Seller Name:	PHOENIX C & N TRUST				
APN:	4242-006-020	Map Reference:	49-D3 /	Living Area:	2,444
County:	LOS ANGELES, CA	Census Tract:	2737.00	Total Rooms:	4
Subdivision:	5385	Zoning:	LAR1	Bedrooms:	5
Rec Date:	09/14/2016	Prior Rec Date:	07/31/1998	Bath(F/H):	3 /
Sale Date:	09/08/2016	Prior Sale Date:	07/10/1998	Yr Built/Eff:	1929 / 2013
Sale Price:	\$2,100,000	Prior Sale Price:	\$339,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	1110295	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$1,050,000	Lot Area:	4,332	Pool:	POOL ROLL
Total Value:	\$819,659	# of Stories:	1.00	Roof Mat:	COMPOSITION DETACHED
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GARTH**
JOB ADDRESS: **1360 EAST PRESTON WAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4244-028-024**

Date: **May 19, 2017**

CASE#: **88791**
ORDER NO: **A-234118**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 20, 2003**
COMPLIANCE EXPECTED DATE: **December 20, 2003**
DATE COMPLIANCE OBTAINED: **January 11, 2008**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-234118

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

WILLIAM J. ROUSE
PRESIDENT
ILAN ISRAELY
VICE-PRESIDENT
EFREN R. ABRATIQUE, P.E.
FRANCISCO ARRIZON
BARBARA BOUDREAUX

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

CR 11/14/03

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

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER

RAYMOND CHAN
EXECUTIVE OFFICER

SUBSTANDARD ORDER

234118

ST GABRIEL, RALPH JR AND MARTHA TRS GABRIEL FAMILY TR
1360 PRESTON WAY
VENICE, CA 90291

CASE #: 88791
EFFECTIVE DATE: November 20, 2003
COMPLIANCE DATE: December 20, 2003

OWNER OF:

SITE ADDRESS: 1360 E PRESTON WAY
ASSESSORS PARCEL NO.: 4244-028-024
ZONE: R1; One-Family Zone

As a result of an inspection of the property listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) as follows:

INSPECTION DATE: September 26, 2003

VIOLATION(S):

1. GARAGE/CARPORT CONVERSION

* PERMIT REQUIRED *

LOCATION: Attached garage.

SECTION(S): 12.21 A1(a), 12.21A4(a), 12.21A4(m), 91.106.1.1, 91.106.1.2, 93.0201, 94.103.1.1, 95.112.1, 91.108.4, 93.0304A, 94.103.5.1, 95.116.1, 91.104.2.2, 93.0306A, 94.103.5.1.4, 95.116.2, 91.106.3.2, 91.8105.

REMEDY: Restore the required covered parking area to its permitted use as a garage/carport or submit plans and obtain required permits and approvals.

COMMENTS: Garage converted to a bedroom and home office, with out required permits, inspections, and approvals. No kitchen or bathroom observed on this garage conversion at the time of inspection.

2. BUILDING OR PORTION OF BUILDING OCCUPIED FOR LIVING, SLEEPING, COOKING OR DINING.

LOCATION: Attached garage.

SECTION(S): 91.8902.14.

REMEDY: Immediately as of 9-26-03, discontinue the use of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

COMMENTS: Garage converted to a bedroom and home office, with out required permits, inspections, and approvals. No kitchen or bathroom observed on this garage conversion at the time of inspection.

3. PARKING IN REQUIRED FRONT YARD.

LOCATION: Front yard

SECTION(S): 12.21A.1(a), 12.21A.6(a), 12.21C.1(g).



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD
(1888-524-2845)

1010525200518081

REMEDY: Discontinue the parking of vehicles in the required front yard.

COMMENTS: Front yard being used as parking area for vehicles.

4. OBSTRUCTING/PARKING IN THE REQUIRED YARD.

LOCATION: Front yard

SECTION(S): 12.21C.1.(g), 12.21A.1.(a).

REMEDY: Remove obstruction(s) from and/or discontinue parking in the required yard(s).

COMMENTS: Front yard being used as parking area for vehicles.

5. ACCESSORY BUILDING PROVIDING LIVING QUARTERS OR DWELLING UNIT.

LOCATION: Rear storage buildings.

SECTION(S): 12.21C.1.(f), 12.21A.1.(a)

REMEDY: Discontinue the use of accessory building for the purpose of providing living quarters or dwelling unit.

COMMENTS: Storage buildings being used as habitable space.

6. OPEN STORAGE.

LOCATION: Rear and side yards.

SECTION(S): 12.21A.1.(a)

REMEDY: Discontinue the open storage of items on the premises.

COMMENTS: Accumulated miscellaneous open storage of items around the property.

INSPECTION DATE: November 26, 2003

VIOLATION(S):

7. UNAPPROVED CONSTRUCTION

*** PERMIT REQUIRED ***

LOCATION: Rear yard.

SECTION(S): 91.8105

REMEDY: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

COMMENTS: Several storage buildings at rear of the property built and/or connected together done without required permits, inspections, and approvals.

Immediately as of 9-26-03, Discontinue the use of the garage area for the un-approved use of a bedroom and home office. Restore the required covered parking area to its permitted use as a garage which is for parking. Remove and discontinue parking and storage of vehicles in the required front yard. Remove and discontinue all miscellaneous open storage of items around the property. Demolish and remove all un-permitted and un-approved storage buildings at the rear yard of the property or obtain required permits, inspections and approvals. Maintain the site in a safe and clean condition.

You are hereby ordered to secure all required permits and begin the necessary work to eliminate these code violation within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated. This order may not be a complete list of violations. Further investigation may result in additional orders being issued.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

1010525200518081

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

NOTIFICATION OF THE HOUSING DEPARTMENT:

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 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 and 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)789-2790 between the hours of 7:00 a.m. and 3:30 p.m. Monday through Friday.

Inspector: *Jeffrey Corpuz* *am*

Date: November 13, 2003

JEFFREY CORPUZ
8475 S VERMONT AVE
LOS ANGELES, CA 90044

[Signature]
REVIEWED BY

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