

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 26, 2017

Council District: # 6

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

JOB ADDRESS: **7254 NORTH ENCINO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2228-013-025**

On July 9, 2014, 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: **7254 North Encino Avenue, 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 on July 9, 2014, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T14130
Dated as of: 04/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2228-013-025

Property Address: 7254 N ENCINO AVE ✓

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantee: ALVIN J. CUNNINGHAM, JR. AND CLAUDIA J. CUNNINGHAM

Grantor: ALFRED WAYNE HARVEY AND VIRGINIA R. HARVEY, HUSBAND AND WIFE.

Dated: 10/03/1962

Recorded: 12/06/1962

Instrument: 2759

MAILING ADDRESS: ALVIN J. CUNNINGHAM, JR. AND CLAUDIA J. CUNNINGHAM
7254 ENCINO AVENUE VAN NUYS, CA 91406

MAILING ADDRESS: ALVIN J. CUNNINGHAM, JR. AND CLAUDIA J. CUNNINGHAM
645 FAIRVIEW RD OJAI CA 93023

SCHEDULE B

LEGAL DESCRIPTION

LOT 206 OF TRACT 15634, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 350 PAGES 26 TO 30 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN MORTGAGE AND DEED OF TRUST FOUND

RECORDING REQUESTED BY
PAID AT THE RECORDING OFFICE \$10.00

2759

WHEN RECORDED MAIL TO

Mr. & Mrs. Alvin J. Cunningham, Jr.
7254 Encino Avenue
Van Nuys, California

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
R Min. 8 A.M. DEC 6 1962
RAY E. LEE, County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE



LEE
\$2
6

\$ 14.00 IN THIS SPACE

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ALFRED WAYNE HARVEY and VIRGINIA R. HARVEY, husband and wife,

hereby GRANT(S) to

ALVIN J. CUNNINGHAM, JR. and CLAUDIA J. CUNNINGHAM, husband and wife, as Joint Tenants,

the following described real property in the
county of Los Angeles, state of California:

Lot 236 of Tract 15634, in the city of Los Angeles,
county of Los Angeles, state of California, as per
map recorded in Book 350 Pages 26 to 30 inclusive
of Maps, in the office of the county recorder of said
county.

Dated: October 3, 1962

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.
On October 3, 1962 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared Alfred Wayne Harvey and
Virginia R. Harvey

Alfred Wayne Harvey
Alfred Wayne Harvey

Virginia R. Harvey
Virginia R. Harvey

_____, known to me
to be the person, or whose name _____ subscribed to the within
instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

(Seal) Julie A. Colquhoun
Name (Typed or Printed)

Notary Public in and for said County and State
If executed by a Corporation the Corporation Form of
Acknowledgment must be used.

Title Order No. Grant # 141980-R

Escrow No. 3-2934

Robert 2610782

EXHIBIT B

ASSIGNED INSPECTOR: **RICHARD SIMONS**

Date: **May 26, 2017**

JOB ADDRESS: **7254 NORTH ENCINO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2228-013-025**

Last Full Title: **04/13/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALVIN J AND CLAUDIA J CUNNINGHAM
7254 ENCINO AVENUE
VAN NUYS, CA 91406-9505
CAPACITY: OWNERS

- 2). ALVIN J AND CLAUDIA J CUNNINGHAM
645 FAIRVIEW RD
OJAI, CA 93023-9505
CAPACITY: OWNERS

Property Detail Report

For Property Located At :
7254 ENCINO AVE, VAN NUYS, CA 91406-2443



Owner Information

Owner Name: **CUNNINGHAM ALVIN J JR & CLAUDIA J**
 Mailing Address: **645 FAIRVIEW RD, OJAI CA 93023-9505 R008**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 15634 LOT 206	APN:	2228-013-025
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1319.00 / 3	Subdivision:	15634
Township-Range-Sect:		Map Reference:	14-E3 /
Legal Book/Page:	350-26	Tract #:	15634
Legal Lot:	206	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	LKBL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/06/1962 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
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:	PARKING AVAIL	Construction:	
Living Area:	813	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,000	Lot Width/Depth:	60 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$45,303	Assessed Year:	2016	Property Tax:	\$718.54
Land Value:	\$22,755	Improved %:	50%	Tax Area:	16
Improvement Value:	\$22,548	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$45,303				

Comparable Summary

For Property Located At



7254 ENCINO AVE, VAN NUYS, CA 91406-2443

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	\$0	\$325,000	\$630,000	\$452,800
Bldg/Living Area	813	805	819	809
Price/Sqft	\$0.00	\$396.83	\$777.78	\$560.00
Year Built	1949	1949	1950	1949
Lot Area	6,000	5,599	6,184	5,958
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$45,303	\$46,339	\$305,481	\$141,936
Distance From Subject	0.00	0.06	0.42	0.25

*= 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										
		7254 ENCINO AVE		1949	2	1		813	6,000	0.0
Comparables										
<input checked="" type="checkbox"/>	1	17417 WYANDOTTE ST	\$449,000	1949	2	1	04/05/2017	805	6,000	0.06
<input checked="" type="checkbox"/>	2	17412 VALERIO ST	\$415,000	1949	2	1	12/07/2016	805	5,599	0.16
<input checked="" type="checkbox"/>	3	7235 SHOSHONE AVE	\$445,000	1950	2	1	04/17/2017	806	6,184	0.23
<input checked="" type="checkbox"/>	4	17350 SATICOY ST	\$325,000	1950	2	1	01/25/2017	819	6,009	0.37
<input checked="" type="checkbox"/>	5	7516 WHITE OAK AVE	\$630,000	1950	2	1	12/16/2016	810	6,000	0.42

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7254 ENCINO AVE, VAN NUYS, CA 91406-2443**5 Comparable(s) Selected.**

Report Date: 05/23/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$325,000	\$630,000	\$452,800
Bldg/Living Area	813	805	819	809
Price/Sqft	\$0.00	\$396.83	\$777.78	\$560.00
Year Built	1949	1949	1950	1949
Lot Area	6,000	5,599	6,184	5,958
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$45,303	\$46,339	\$305,481	\$141,936
Distance From Subject	0.00	0.06	0.42	0.25

* = user supplied for search only

Comp #:1 Distance From Subject:0.06 (miles)
 Address: 17417 WYANDOTTE ST, VAN NUYS, CA 91406-2442
 Owner Name: GACEK SHIMA R & EDWARD J
 Seller Name: RANDALL TRUST
 APN: 2228-012-010 Map Reference: 14-E3 / Living Area: 805
 County: LOS ANGELES, CA Census Tract: 1319.00 Total Rooms: 4
 Subdivision: 15634 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/05/2017 Prior Rec Date: 06/08/1979 Bath(F/H): 1 /
 Sale Date: 03/08/2017 Prior Sale Date: Yr Built/Eff: 1949 / 1949
 Sale Price: \$449,000 Prior Sale Price: \$68,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 373037 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$426,550 Lot Area: 6,000 Pool:
 Total Value: \$127,518 # of Stories: 1.00 Roof Mat: COMPOSITION
 SHINGLE
 Land Use: SFR Park Area/Cap#: / 1 Parking: ATTACHED
 GARAGE

Comp #:2 Distance From Subject:0.16 (miles)
 Address: 17412 VALERIO ST, VAN NUYS, CA 91406-2439
 Owner Name: CHUA MARCIAL & MARGRETHE
 Seller Name: RODRIGUEZ CONSUELO
 APN: 2228-009-008 Map Reference: 14-E3 / Living Area: 805
 County: LOS ANGELES, CA Census Tract: 1319.00 Total Rooms: 4
 Subdivision: 15634 Zoning: LAR1 Bedrooms: 2
 Rec Date: 12/07/2016 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 11/29/2016 Prior Sale Date: Yr Built/Eff: 1949 / 1949
 Sale Price: \$415,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: CONVENTIONAL
 Document #: 1546445 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$311,250 Lot Area: 5,599 Pool:
 Total Value: \$46,339 # of Stories: 1.00 Roof Mat: COMPOSITION
 SHINGLE
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.23 (miles)
 Address: 7235 SHOSHONE AVE, VAN NUYS, CA 91406-2337
 Owner Name: BOUZAGLO SHLOMO & EILANIT
 Seller Name: RIVAS ROMMEL A
 APN: 2228-002-016 Map Reference: 14-D3 / Living Area: 806
 County: LOS ANGELES, CA Census Tract: 1319.00 Total Rooms: 4
 Subdivision: 14425 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/17/2017 Prior Rec Date: 02/28/2000 Bath(F/H): 1 /
 Sale Date: 03/02/2017 Prior Sale Date: 12/27/1999 Yr Built/Eff: 1950 / 1951
 Sale Price: \$445,000 Prior Sale Price: \$137,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 420992 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$333,750 Lot Area: 6,184 Pool: POOL
 Total Value: \$178,508 # of Stories: 1.00 Roof Mat: COMPOSITION
 SHINGLE
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.37 (miles)
 Address: 17350 SATICOY ST, VAN NUYS, CA 91406-2435
 Owner Name: AHMADI BEN
 Seller Name: ELLIOT HELEN J LIVING TRUST
 APN: 2202-011-030 Map Reference: 14-E3 / Living Area: 819
 County: LOS ANGELES, CA Census Tract: 1319.00 Total Rooms: 4
 Subdivision: 16180 Zoning: LAR1 Bedrooms: 2
 Rec Date: 01/25/2017 Prior Rec Date: 03/29/1973 Bath(F/H): 1 /
 Sale Date: 01/09/2017 Prior Sale Date: Yr Built/Eff: 1950 / 1950
 Sale Price: \$325,000 Prior Sale Price: \$21,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 103007 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$227,500 Lot Area: 6,009 Pool:
 Total Value: \$51,834 # of Stories: 1.00 Roof Mat: COMPOSITION
 SHINGLE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:	5	Distance From Subject:	0.42 (miles)		
Address:	7516 WHITE OAK AVE, VAN NUYS, CA 91406-2349				
Owner Name:	VON KUNSSBERG ETIENNE				
Seller Name:	CONTEMPORARY HABITATS INC				
APN:	2202-025-011	Map Reference:	14-D3 /	Living Area:	810
County:	LOS ANGELES, CA	Census Tract:	1319.00	Total Rooms:	4
Subdivision:	14425	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/16/2016	Prior Rec Date:	04/11/2016	Bath(F/H):	1 /
Sale Date:	11/17/2016	Prior Sale Date:	03/28/2016	Yr Built/Eff:	1950 / 1950
Sale Price:	\$630,000	Prior Sale Price:	\$352,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1602225	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$409,000	Lot Area:	6,000	Pool:	POOL
Total Value:	\$305,481	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **RICHARD SIMONS**

Date: **May 26, 2017**

JOB ADDRESS: **7254 NORTH ENCINO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2228-013-025**

CASE#: **628675**

ORDER NO: **A-3553478**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 9, 2014**

COMPLIANCE EXPECTED DATE: **July 19, 2014**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3553478

BOARD OF
BUILDING AND SAFETY
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VAN AMBATIELOS
PRESIDENT

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VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHA
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

**NOTICE OF ORDER TO ABATE VACANT STRUCTURE,
NOTICE OF FEE, AND FILE STATEMENT OF INTENT**

ALVIN J. JR. & CLAUDIA J. CUNNINGHAM
645 FAIRVIEW RD.
OJAI, CA 93023

CASE #: 628675
ORDER #: A-3553478
EFFECTIVE DATE: July 09, 2014
COMPLIANCE DATE: July 19, 2014
COUNCIL DISTRICT: 6

OWNER OF

SITE ADDRESS: 7254 N ENCINO AVE
ASSESSORS PARCEL NO.: 2228-013-025
BUILDING DESCRIPTION: SINGLE FAMILY DWLLING

An inspection has revealed that the property (Site Address) listed above and/or structures thereon were found to be vacant. A "Vacant Structure" is defined as any structure that: 1) is unoccupied or occupied by unauthorized persons; and 2) is unsecured or barricaded. This condition violates provisions of Sections 91.8904 and 98.0700 et seq of the Los Angeles Municipal Code (L.A.M.C.).

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. The invoice/notice will be sent to the 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.

Vacant, unsecured or barricaded structures or vacant lots cause deterioration and instability in the neighborhoods where they are located. These types of structures/vacant lots are considered nuisances that often attract criminal activity which threatens the safety and welfare of the residents and surrounding properties. A "Notice of Nuisance - Abatement Proceedings" will be recorded with the County Recorder.

ACTIONS REQUIRED OF YOU

I. **Within ten (10) consecutive calendar days** of the effective date of this Notice, you are required to perform the following:

Remove all waste, rubbish, debris, flammable, combustible or hazardous materials from the interior of the structure(s), and all waste, rubbish, debris, excessive vegetation, inoperable vehicles, trailers, appliances and other similar materials from the property. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(a) and 98.0706.(b)

Barricade all doorways, windows, damaged walls, roof, foundations or exterior openings in accordance with the enclosed Board-Up Specifications. All exterior barricade material shall be uniformly covered with paint of similar color of the exterior of the building. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(c)

Fence the entire lot in accordance with the enclosed Fencing Specifications. L.A.M.C. Section(s) 98.0706.(d)



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

CASE NO.: 628675

Remove all graffiti by washing, sandblasting or chemical treatment, or completely and uniformly cover it with paint of similar color of the exterior of the building or other approved materials. Maintain free from graffiti. L.A.M.C. Section(s) 91.8904.1 and 91.8104.15

Post the property, in a conspicuous manner, with signs visible from each walkway and driveway entering the property stating: "THIS PROPERTY CLOSED TO THE PUBLIC No Entry Without Permission" L.A.M.C. SEC. 41.24. The lettering shall be at least 2 inches high. LAMC Sections 98.0706.(e) and 41.24

If you fail to comply with the above requirements within ten (10) calendar days of the effective date of this Notice and an appeal has not been filed, the City may abate the nuisance conditions without further notice, by executing, as needed, work orders to have the structure/parcel of land cleaned, fenced, barricaded or graffiti removed by the Department of Building and Safety's Contractors. The cost for such work, plus administrative fees, will be recovered pursuant to the procedures set forth in LAMC Section 91.8904. **YOU MAY ALSO BE SUBJECT TO CRIMINAL PROSECUTION.**

The assessment for this work will be approximately \$10,000.00 plus \$4,000.00 (40%) administrative costs.

The Department may determine that the unsecured structure(s) or vacant lot is an imminent hazard and without notice to the owner or responsible party may take action to abate the hazard by City forces pursuant to LAMC Section 91.8905.1.

- II. Within thirty (30) consecutive calendar days of the effective date of this Notice, you are required to perform the following: Secure the required permits to address the violations listed below that were observed at the time of inspection and to bring the property back into productive use or secure the required permits to demolish the building(s) and cap the sewer lines.

NOTE: A permit is required before repair or demolition is started and work must physically commence within 45 days from the effective date of this notice. The structure identified in this order may not be re-occupied, until all required permits, inspections and approvals have been obtained. Your Inspector must confirm all violations have been correctly resolved before the structure is occupied.

Permanently affix, in a conspicuous place on the structure/parcel of land, a notice stating the name, address and telephone number of both the owner and the owner's agent in charge or control of the Vacant Structure. Such notice shall be readable from each walkway or driveway entering the property and the lettering shall be at least two (2) inches high. L.A.M.C. Section(s) 98.0714

Sign and return the enclosed Trespass Arrest Authorization Form to: Department of Building and Safety, Citywide Nuisance Abatement Program, 3550 Wilshire Boulevard, Suite 1800, Los Angeles, CA, 90010 L.A.M.C. Section(s) 98.0706(f)

File Statement of Intent:

- A. You are required by law to properly fill out and file the enclosed Statement of Intent within thirty (30) consecutive calendar days from the effective date of this notice;
- B. You are required to identify and implement a detailed plan to bring the property back into productive use in a timely manner including, but not limited to, the following:
 - 1. Expected period of vacancy; and
 - 2. A plan for regular maintenance during the period of vacancy; and
 - 3. A plan and time line for the lawful occupancy rehabilitation or demolition of the barricaded structure; and
 - 4. Any additional information required by the Superintendent.

C. Send the completed Statement to: Department of Building and Safety, Citywide Nuisance Abatement Program, 3550 Wilshire Boulevard, Suite 1800, Los Angeles, CA, 90010. LAMC Sections 98.0713

If you fail to obtain the required permits to repair or demolish the building within thirty (30) consecutive calendar days, the Department may institute proceedings to cause the building to be demolished. The cost of demolition and removal plus administration fees will be assessed and recorded as a lien against the property pursuant to LAMC Section 91.8904.

The assessment for this work will be approximately \$10,000.00 plus \$4,000.00 (40%) administrative costs.

If you fail to file an approved Statement of Intent within thirty (30) consecutive calendar days of the effective date of this Notice and/or do not make a diligent and good faith effort to implement the actions identified in the Statement in a timely manner you may be subject to both civil and criminal penalties pursuant to LAMC Section 98.0704 and 98.0713.

THE FOLLOWING IS A LIST OF VIOLATIONS OBSERVED AT TIME OF INSPECTION



1. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.1 #13 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. The building or premises is Substandard due to deteriorated or ineffective waterproofing of walls, roof, foundations or floors.

You are therefore ordered to: Repair or replace deteriorated weatherproofing of exterior walls, roof, foundations or floors, including broken windows or doors.

Code Section(s) in Violation: 91.8902.7#2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. The building or premises is Substandard due to defective weather protection for exterior wall coverings.

You are therefore ordered to: Repair or replace defective weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

Code Section(s) in Violation: 91.8902.7#3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

In addition, if the nuisance, once abated, again becomes in violation, unsecured or the premises again contains debris, rubbish, waste or excessive vegetation, the City may again abate the nuisance and proceed to recover costs. If the property becomes in violation on two subsequent occasions, the City may start proceedings to demolish and remove the continuous nuisance pursuant to LAMC Section 91.8904.

VACANT STRUCTURE PENALTY WARNING:

Pursuant to LAMC Section 98.0716 et seq, any Responsible Person in charge of a structure which meets the definition of a Vacant Structure for thirty (30) consecutive calendar days may be liable for an administrative penalty in the amount of \$ 1,000 per structure per daynot to exceed \$ 100,000 per property per calendar year unless:

- (1) A statement of Intent has been filed and approved by LADBS; **and**
- (2) The building has been posted as required by by Section 98.0714 of the LAMC; **and**
- (3) One of the following applies:
 - a. That the structure is the subject of an active building permit for repair or rehabilitation and that the owner is proceeding diligently in good faith to complete the repair or rehabilitation; **or**
 - b. That the structure is properly barricaded and secured and is actively being offered for sale, lease or rent; **or**
 - c. That you can demonstrate that a diligent good faith effort is being made to implement the actions identified in the approved Statement of Intent within the time line contained in the Statement.

LAMC Sections 98.0716(a)(3)(A), 98.0716(a)(3)(B) and 98.0716(a)(3)(C)

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.

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.



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 98.04 II 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 charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.


Your cooperation in eliminating the nuisance conditions will contribute to a better neighborhood and a healthier and safer Los Angeles. If you have any questions or require any additional information please feel free to contact me at (213)252-3949. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: July 02, 2014

RICHARD SIMONS
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REVIEWED BY