

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

June 7, 2017

Council District: # 3

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

JOB ADDRESS: **7000 NORTH JUMILLA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2135-017-004**

On April 26, 2016, 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: **7000 North Jumilla 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 April 26, 2016, 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>
System Development Surcharge Late Fee	\$ 50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 932.40

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 **\$932.40** 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 **\$932.40** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T14177
Dated as of: 04/19/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2135-017-004

Property Address: 7000 N JUMILLA AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : JUAN MIGUEL HERNANDEZ

Grantor : GUMERCINDA VERONICA HERNANDEZ

Deed Date : 04/06/2006

Recorded : 04/07/2006

Instr No. : 06-0764658

MAILING ADDRESS: JUAN MIGUEL HERNANDEZ
7000 JUMILLA AVE WINNETKA CA 91306

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 **Tract No:** 19675 **Abbreviated Description:** LOT:1 CITY:REGION/CLUSTER:
02/02150 **TR#:** 19675 **TRACT #** 19675 **LOT 1 City/Muni/Twp:** REGION/CLUSTER: 02/02150

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/07/2006

Document #: 06-0764659

Loan Amount: \$508,000

Lender Name: WASHINGTON MUTUAL BANK FA

Borrowers Name: JUAN MIGUEL HERNANDEZ

MAILING ADDRESS: WASHINGTON MUTUAL BANK FA
2210 ENTERPRISE DR. FLORENCE, SC 29501

4/7/06

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE COMPANY

AND WHEN RECORDED MAIL TO:

Juan Miguel Hernandez
7000 Jumilla Avenue
Winnetka, CA 91306

06 0764658

A.P.N.: 2135-017-004
Order No.: 2311440-43
Escrow No.: SWH302415-MK

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) ~~\$~~
DOCUMENTARY TRANSFER TAX IS \$NONE

- (X) Computed on full value of property conveyed, or
- () Computed on full value less value of liens or encumbrances remaining at time of sale
- () Unincorporated area: (X) City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Gumercinda Veronica Hernandez, wife of the grantee herein

hereby remise, release and forever quitclaim to

Juan Miguel Hernandez

, a married man as his sole and separate property

the following described property, in the County of Los Angeles, State of California.

Lot 1 of Tract No. 19675, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 496, Page(s) 50 of Maps, in the office of the County Recorder of said County.

Property Address: 7000 Jumilla Avenue, Winnetka, CA 91306

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

Dated: April 6, 2006

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

on April 6, 2006 before me

Jessica Rose Esposito

a Notary Public in and for said County and State, personally appeared

Gumercinda Veronica Hernandez
Gumercinda Veronica Hernandez

Gumercinda Veronica Hernandez

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

Jessica Rose Esposito
Signature of Notary

(This Area for Notary Seal Only)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

4/7/06

Z

Recording Requested By:
WASHINGTON MUTUAL BANK

06 0764659

Return To:
WASHINGTON MUTUAL BANK
2210 ENTERPRISE DRIVE
FLORENCE, SC 29501
DOC OPS M/S FSCE 440

Prepared By:
ANGELICA MOLINA

2311440-43

[Space Above This Line For Recording Data]

ZCA1
M35

DEED OF TRUST

3061491985-077

2135-17-004

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 APRIL 05, 2006 together with all Riders to this document.

(B) "Borrower" is JUAN MIGUEL HERNANDEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

JMH

Borrower's address is 7000 JUMILLA AVENUE, LOS ANGELES, CA 91306
Borrower is the trustor under this Security Instrument.

(C) "Lender" is WASHINGTON MUTUAL BANK, FA

Lender is a FEDERAL SAVINGS BANK
organized and existing under the laws of THE UNITED STATES OF AMERICA

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMP-6(CA) (0207)

Page 1 of 15

Initials:

JMH

VMP MORTGAGE FORMS - (800)821-7291



4/7/06

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Lender's address is 2273 N. GREEN VALLEY PARKWAY, SUITE 14, HENDERSON, NV 89014

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORP

(E) "Note" means the promissory note signed by Borrower and dated APRIL 05, 2006

The Note states that Borrower owes Lender FIVE HUNDRED EIGHT THOUSAND AND

00/100

Dollars

(U.S. \$ 508,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than MAY 01, 2046

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and

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restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

THE LEGAL DESCRIPTION IS ATTACHED HERETO AS A SEPARATE EXHIBIT
AND IS MADE A PART HEREOF.

Parcel ID Number: 2135-017-004
7000 JUMILLA AVENUE
LOS ANGELES
("Property Address"):

which currently has the address of
[Street]
(City), California 91306 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the

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Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

JUAN MIGUEL HERNANDEZ (Seal)
-Borrower

MIGUEL / JUAN HERNANDEZ
JUAN MIGUEL

JMH

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

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State of California
County of LOS ANGELES

} ss.

On April 6, 2006

before me, Jessica Rose Esposito, Notary Public,
personally appeared

MIGUEL/ JUAN HERNANDEZ
JUAN MIGUEL

~~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.

Jessica Rose Esposito (Seal)



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EXHIBIT B

ASSIGNED INSPECTOR: **RONALD PACHECO**

Date: June 7, 2017

JOB ADDRESS: **7000 NORTH JUMILLA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2135-017-004**

Last Full Title: **04/19/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JUAN MUGUEL HERNANDEZ
7000 JUMILLA AVE
WINNETKA, CA 91306-3619
CAPACITY: OWNER

- 2). WASHINGTON MUTUAL BANK FA
2210 ENTERPRISE DR
FLORENCE, SC 29501
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

7000 JUMILLA AVE, WINNETKA, CA 91306-3619



Owner Information

Owner Name: HERNANDEZ JUAN M
 Mailing Address: 7000 JUMILLA AVE, WINNETKA CA 91306-3619 C011
 Vesting Codes: MM // SE

Location Information

Legal Description:	TRACT # 19675 LOT 1	APN:	2135-017-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1348.00 / 1	Subdivision:	19675
Township-Range-Sect:		Map Reference:	12-F4 /
Legal Book/Page:	496-50	Tract #:	19675
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WIN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/07/2006 / 04/06/2006	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	764658		

Last Market Sale Information

Recording/Sale Date:	04/07/2006 / 03/20/2006	1st Mtg Amount/Type:	\$508,000 / CONV
Sale Price:	\$635,000	1st Mtg Int. Rate/Type:	7.58 / ADJ
Sale Type:	FULL	1st Mtg Document #:	764659
Document #:	764657	2nd Mtg Amount/Type:	\$62,865 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	\$307.51
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE		
Lender:	WASHINGTON MUTUAL BK FA		
Seller Name:	AMBROSE VINCENT D & ALMA I		

Prior Sale Information

Prior Rec/Sale Date:	05/18/2005 / 04/12/2005	Prior Lender:	STEARNS LNDG INC
Prior Sale Price:	\$470,000	Prior 1st Mtg Amt/Type:	\$376,000 / CONV
Prior Doc Number:	1168888	Prior 1st Mtg Rate/Type:	6.88 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,065	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1953 / 1960	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	FAIR
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.24	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	10,464	Lot Width/Depth:	72 x 145	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$558,000	Assessed Year:	2016	Property Tax:	\$6,857.47
Land Value:	\$447,000	Improved %:	20%	Tax Area:	16
Improvement Value:	\$111,000	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$558,000				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

7000 JUMILLA AVE, WINNETKA, CA 91306-3619**1 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: 1**

	Subject Property	Low	High	Average
Sale Price	\$635,000	\$535,000	\$535,000	\$535,000
Bldg/Living Area	2,065	1,802	1,802	1,802
Price/Sqft	\$307.51	\$296.89	\$296.89	\$296.89
Year Built	1953	1953	1953	1953
Lot Area	10,464	8,085	8,085	8,085
Bedrooms	4	3	3	3
Bathrooms/Restrooms	3	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$558,000	\$197,884	\$197,884	\$197,884
Distance From Subject	0.00	0.25	0.25	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										
		7000 JUMILLA AVE	\$635,000	1953	4	3	04/07/2006	2,065	10,464	0.0
Comparables										
<input checked="" type="checkbox"/>	1	19843 ENADIA WAY	\$535,000	1953	3	2	10/12/2016	1,802	8,085	0.25

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7000 JUMILLA AVE, WINNETKA, CA 91306-3619**1 Comparable(s) Selected.**

Report Date: 05/24/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$635,000	\$535,000	\$535,000	\$535,000
Bldg/Living Area	2,065	1,802	1,802	1,802
Price/Sqft	\$307.51	\$296.89	\$296.89	\$296.89
Year Built	1953	1953	1953	1953
Lot Area	10,464	8,085	8,085	8,085
Bedrooms	4	3	3	3
Bathrooms/Restrooms	3	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$558,000	\$197,884	\$197,884	\$197,884
Distance From Subject	0.00	0.25	0.25	0.25

*= user supplied for search only

Comp #:

1

Distance From Subject:

0.25 (miles)

Address:

19843 ENADIA WAY, WINNETKA, CA 91306-3610

Owner Name:

NGO TAYLORLOC H & KIRSTIE P

Seller Name:

OTA YOKO

APN:

2135-015-011

Map Reference:

12-F3 /

Living Area:

1,802

County:

LOS ANGELES, CA

Census Tract:

1348.00

Total Rooms:

6

Subdivision:

17361

Zoning:

LAR1

Bedrooms:

3

Rec Date:

10/12/2016

Prior Rec Date:

07/31/1986

Bath(F/H):

2 /

Sale Date:

08/26/2016

Prior Sale Date:

04/1986

Yr Built/Eff:

1953 / 1955

Sale Price:

\$535,000

Prior Sale Price:

\$120,000

Air Cond:

EVAP COOLER

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

CONVENTIONAL

Document #:

1248093

Acres:

0.19

Fireplace:

Y / 1

1st Mtg Amt:

\$401,250

Lot Area:

8,085

Pool:

Total Value:

\$197,884

of Stories:

1.00

Roof Mat:

WOOD SHAKE

Land Use:

SFR

Park Area/Cap#:

/

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: RONALD PACHECO

Date: June 7, 2017

JOB ADDRESS: 7000 NORTH JUMILLA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2135-017-004

CASE#: 716981

ORDER NO: A-4043822

EFFECTIVE DATE OF ORDER TO COMPLY: April 26, 2016

COMPLIANCE EXPECTED DATE: May 26, 2016

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4043822

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

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

ORDER TO COMPLY AND NOTICE OF FEE

HERNANDEZ, JUAN M
7000 JUMILLA AVE
WINNETKA, CA 91306

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day,

APR 20 2016

To the address as shown on the
last equalized assessment roll.
Initialed by *ML*

CASE #: 716981
ORDER #: A-4043822
EFFECTIVE DATE: April 26, 2016
COMPLIANCE DATE: May 26, 2016

OWNER OF
SITE ADDRESS: 7000 N JUMILLA AVE

ASSESSORS PARCEL NO.: 2135-017-004

ZONE: R1; One-Family 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.** 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.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The approximate 18' x 30' construction of a carport/patio structure to the property that was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear of property

2. The approximate 8' x 20' construction of an addition to the detached garage that was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear of garage

3. The approximate 16' x 36' construction of an addition to the dwelling that was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear of dwelling

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 days 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 \$660.00 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 \$2,310.00.

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.

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.

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 Los Angeles 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 charged 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 error 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.



CODE ENFORCEMENT BUREAU

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If you have any questions or require any additional information please feel free to contact me at (818)374-9863.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Willie Ross for

Date:

April 18, 2016

ROBERT REESE
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9863
Robert.Reese@lacity.org

MB

REVIEWED BY



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