

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
501 NORTH FIGUEROA STREET
LOS ANGELES, CA 90015

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 6, 2017

Council District: # 15

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

JOB ADDRESS: **1632 EAST 112TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6069-021-032**
RE: Invoice # 699751-1

On September 19, 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 **1632 East 112th 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 98.0451, the property owner was issued an order on September 19, 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>
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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14675
Dated as of: 09/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6069-021-032

Property Address: 1632 E 112TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARIA JAIMES AND ELVIRA JAIMES

Grantor : SALVADOR PEREZ,; MARIA JAIMES,; ELVIRA JAIMES,; ELVIRA JAIMEZ,; MARIA JAIMEZ,

Deed Date : 05/13/2005

Recorded : 05/23/2005

Instr No. : 05-1199797

MAILING ADDRESS: MARIA JAIMES AND ELVIRA JAIMES
1632 E 112TH ST LOS ANGELES CA 90059

SCHEDULE B

LEGAL DESCRIPTION

Lot: 76 Block: A Abbreviated Description: LOT: 76 BLK: A CITY: REGION/CLUSTER: 14/14137
SUBD: GOLDEN STATE COMPANYS LIFELONG TRACT GOLDEN STATE COS LINCOLN TRACT
LOT 76 BLK A City/Muni/Twp: REGION/CLUSTER: 14/14137

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 11/21/2016

Document #: 16-1461968

Loan Amount: \$243,000

Lender Name: GOLDEN EMPIRE MORTGAGE INC

Borrowers Name: ELVIRA JAIMES AND MARIA JAIMES,

MAILING ADDRESS: NATIONWIDE TITLE CLEARING, INC.
2100 ALT. 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD

05 1199797

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
05/23/05 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$10 FF
2

D.T.T

~~S~~

NOTIFICATION SENT-\$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

6069 - 021 - 032

001

THIS FORM NOT TO BE DUPLICATED

5/23/05

2

RECORDING REQUESTED BY:
Investors Title Company

05 1199797

AND WHEN RECORDED MAIL TO:

Miss Maria Jaimes
1632 East 112th Street
Los Angeles, CA 90059

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.. 14061523

Escrow No.: 001204-YC

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

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 City of Los Angeles **AND**

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

Salvador Perez, A Single Man and Maria Jaimes, a Single Woman and Elvira Jaimes, A Single ^{woman} ~~woman~~
maria jaimes and Elvira Jaimes
hereby GRANT(s) to:

Maria Jaimes, A Single Woman and Elvira Jaimes, A Single ^{woman} ~~Man~~ ^{Woman} Joint Tenants,

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

Also Known as: 1632 East 112th Street, Los Angeles, CA 90059

AP#: 6069-021-~~320~~ 032

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

DATED May 13, 2005

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

On

May 13, 2005

Before me,

Graciela Ortiz

A Notary Public in and for said State, personally appeared

Salvador Perez

Maria Jaimes and

Elvira Jaimes

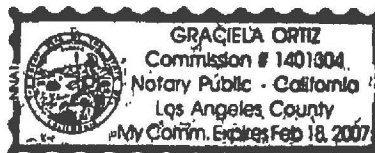
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) here subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Salvador Perez
Salvador Perez

Maria Jaimes
Maria Jaimes

Elvira Jaimes
Elvira Jaimes



Signature

Graciela Ortiz

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

5/23/05

3

EXHIBIT 'A'

Lot 76 in Block "A" of the Golden State Company's Lifelong Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 5, Pages 165 and 166 of Maps, in the Office of the County Recorder of said County.

Except therefrom all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet from the surface of said property, but with no right of surface entry, as provided in deeds of record

05 1199797

This page is part of your document - DO NOT DISCARD



20161461968



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

11/21/16 AT 02:07PM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201611210120025

00012978296



007957406

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

396926380

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
Ditech Financial LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 36023554-001

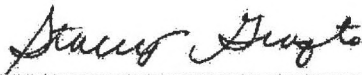
CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GOLDEN EMPIRE MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI 48501-2026, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to DITECH FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 7360 SOUTH KYRENE ROAD, T314, TEMPE, AZ 85283 (800)643-0202, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by MARIA JAIMES AND ELVIRA JAIMES and recorded on 05/23/2005 as Instrument # 05 1199798 in the office of the LOS ANGELES County Recorder, CA.

IN WITNESS WHEREOF, this Assignment is executed **this 18th day of November in the year 2016**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GOLDEN EMPIRE MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS



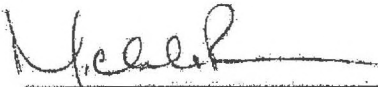
STACEY GIAQUINTO
ASST. SECRETARY

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

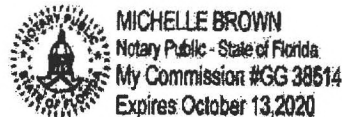
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 18th day of November in the year 2016, by Stacey Giaquinto as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GOLDEN EMPIRE MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



MICHELLE BROWN
COMM EXPIRES: 10/13/2020



Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
GTSAV 396926380 FNMA MIN 100055500000564592 MERS PHONE 1-888-679-6377 DOCR T171611-03:46:25 [C-1]
EFRMCA1



D0019810246

Property Detail Report

For Property Located At :
1632 E 112TH ST, LOS ANGELES, CA 90059-1916



Owner Information

Owner Name: **JAIMES MARIA & ELVIRA**
 Mailing Address: **1632 E 112TH ST, LOS ANGELES CA 90059-1916 C032**
 Vesting Codes: **SW // JT**

Location Information

Legal Description: **GOLDEN STATE COS LINCOLN TRACT LOT 76 BLK A**
 County: **LOS ANGELES, CA** APN: **6069-021-032**
 Census Tract / Block: **2427.00 / 4** Alternate APN:
 Township-Range-Sect: Subdivision: **GOLDEN STATE COS LINCOLN TR**
 Legal Book/Page: Map Reference: **/**
 Legal Lot: **76** Tract #:
 Legal Block: **A** School District: **LOS ANGELES**
 Market Area: **C37** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **05/23/2005 / 05/13/2005** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **1199798**
 Document #: **1199797**

Last Market Sale Information

Recording/Sale Date: **07/06/1999 / 04/09/1999** 1st Mtg Amount/Type: **\$106,250 / CONV**
 Sale Price: **\$125,000** 1st Mtg Int. Rate/Type: **9.75 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **1226452**
 Document #: **1226451** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$70.15**
 New Construction: Multi/Split Sale:
 Title Company: **NORTH AMERICAN TITLE**
 Lender: **NEW CENTURY MTG**
 Seller Name: **JORDAN NOBLE D;CYRETTA L**

Prior Sale Information

Prior Rec/Sale Date: **07/28/1995 /** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **1232727** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **QUIT CLAIM DEED**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,782	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):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	2003 / 2003	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.08	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	3,408	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$284,411	Assessed Year:	2017	Property Tax:	\$3,655.82
Land Value:	\$114,015	Improved %:	60%	Tax Area:	460
Improvement Value:	\$170,396	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$284,411				

Comparable Summary

For Property Located At



1632 E 112TH ST, LOS ANGELES, CA 90059-1916

2 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: 2

	Subject Property	Low	High	Average
Sale Price	\$125,000	\$335,000	\$390,000	\$362,500
Bldg/Living Area	1,782	1,542	1,747	1,644
Price/Sqft	\$70.15	\$217.25	\$223.24	\$220.24
Year Built	2003	1933	1982	1957
Lot Area	3,408	3,251	8,072	5,662
Bedrooms	4	3	3	3
Bathrooms/Restrooms	3	1	2	2
Stories	0.00	1.00	2.00	1.50
Total Value	\$284,411	\$226,423	\$260,000	\$243,212
Distance From Subject	0.00	0.08	0.13	0.11

*= 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										
		1632 E 112TH ST	\$125,000	2003	4	3	07/06/1999	1,782	3,408	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1646 E 113TH ST	\$390,000	1933	3	1	06/23/2017	1,747	8,072	0.08
<input checked="" type="checkbox"/>	2	1675 E 111TH PL	\$335,000	1982	3	2	06/08/2017	1,542	3,251	0.13

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1632 E 112TH ST, LOS ANGELES, CA 90059-1916

2 Comparable(s) Selected.

Report Date: 10/05/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$125,000	\$335,000	\$390,000	\$362,500
Bldg/Living Area	1,782	1,542	1,747	1,644
Price/Sqft	\$70.15	\$217.25	\$223.24	\$220.24
Year Built	2003	1933	1982	1957
Lot Area	3,408	3,251	8,072	5,662
Bedrooms	4	3	3	3
Bathrooms/Restrooms	3	1	2	2
Stories	0.00	1.00	2.00	1.50
Total Value	\$284,411	\$226,423	\$260,000	\$243,212
Distance From Subject	0.00	0.08	0.13	0.11

*= user supplied for search only

Comp #:1		Distance From Subject:0.08 (miles)	
Address: 1646 E 113TH ST, LOS ANGELES, CA 90059-1920			
Owner Name: ORTEGA CIRILO B			
Seller Name: ANGELENO HOMES LLC			
APN: 6069-022-025	Map Reference: 58-D5 /	Living Area: 1,747	
County: LOS ANGELES, CA	Census Tract: 2427.00	Total Rooms:	
Subdivision: GOLDEN STATE	Zoning: LAR1	Bedrooms: 3	
COMPANYS LINCOLN	Prior Rec Date: 11/09/2016	Bath(F/H): 1 /	
Rec Date: 06/23/2017	Prior Sale Date: 11/03/2016	Yr Built/Eff: 1933 / 1933	
Sale Date: 05/17/2017	Prior Sale Price: \$260,000	Air Cond:	
Sale Price: \$390,000	Prior Sale Type: FULL	Style:	
Sale Type: FULL	Acres: 0.19	Fireplace: /	
Document #: 701021	Lot Area: 8,072	Pool:	
1st Mtg Amt: \$382,837	# of Stories: 1.00	Roof Mat:	
Total Value: \$260,000	Park Area/Cap#: /	Parking:	
Land Use: SFR			

Comp #:2		Distance From Subject:0.13 (miles)	
Address: 1675 E 111TH PL, LOS ANGELES, CA 90059-1943			
Owner Name: MACPHERSON LUIS M/MAGANA ALMA			
Seller Name: SUAREZ MARIO E			
APN: 6069-015-007	Map Reference: 58-D4 /	Living Area: 1,542	
County: LOS ANGELES, CA	Census Tract: 2427.00	Total Rooms:	
Subdivision: HUNTER	Zoning: LAR1	Bedrooms: 3	
Rec Date: 06/08/2017	Prior Rec Date: 10/05/2012	Bath(F/H): 2 /	
Sale Date: 06/06/2017	Prior Sale Date: 10/01/2012	Yr Built/Eff: 1982 / 1982	
Sale Price: \$335,000	Prior Sale Price: \$213,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 633988	Acres: 0.07	Fireplace: /	
1st Mtg Amt: \$289,987	Lot Area: 3,251	Pool:	
Total Value: \$226,423	# of Stories: 2.00	Roof Mat: COMPOSITION	
Land Use: SFR	Park Area/Cap#: /	SHINGLE	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **KEITH EDGHILL**
JOB ADDRESS: **1632 EAST 112TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6069-021-032**

Date: **October 6, 2017**

CASE#: **734942**
ORDER NO: **A-4156085**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 19, 2016**
COMPLIANCE EXPECTED DATE: **October 19, 2016**
DATE COMPLIANCE OBTAINED: **March 20, 2017**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # **A-4156085**

1050303201728999

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATIELOS
PRESIDENT**

**E. FELICIA BRANNON
VICE-PRESIDENT**

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

**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**

SUBSTANDARD ORDER AND NOTICE OF FEE

**JAIMES, MARIA AND ELVIRA
1632 E 112TH ST
LOS ANGELES, CA 90059**

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

SEP 07 2016

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

**CASE #: 734942
ORDER #: A-4156085
EFFECTIVE DATE: September 19, 2016
COMPLIANCE DATE: October 19, 2016**

**OWNER OF
SITE ADDRESS: 1632 E 112TH ST
ASSESSORS PARCEL NO.: 6069-021-032
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:

As a result of an inspection of the property (Site Address) 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.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations 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.

VIOLATION(S):

- 1. The garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a bedroom and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Comments: The garage has been converted to habitable space (a bedroom).

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

www.ladbs.org

1050303201728999

2. The approximate 18' x 20' remodel of the garage to a bedroom was/is 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, 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.

Comments: The garage has been converted to habitable space (a bedroom).

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

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 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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

1050303201728999

If you have any questions or require any additional information please feel free to contact me at (213)252-3952.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: September 01, 2016

SERGIO RODRIGUEZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3952

SergioRodriguez@lacity.org


REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

CODE ENFORCEMENT BUREAU

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

www.ladbs.org

