

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA

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

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
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ERIC GARCETTI
MAYOR

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

July 13, 2018

Council District: # 1

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

JOB ADDRESS: 1410 SOUTH FEDORA STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5075-008-037
Re: Invoice #724449-0

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: **1410 South Fedora 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.

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>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	243.14
Title Report fee	42.00
Grand Total	\$ 1,935.14

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 **\$2,595.14** 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 **\$2,595.14** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T15430
Dated as of: 06/20/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5075-008-037

Property Address: 1410 S FEDORA ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : KUN CHA KIM; KIM KUN CHA LIVING TRUST

Grantor : KUN CHA KIM; KUN CHA KIM

Deed Date : 01/08/2018

Recorded : 01/17/2018

Instr No. : 18-0046263

MAILING ADDRESS: KUN CHA KIM; KIM KUN CHA LIVING TRUST
1410-1412 FEDORA ST LOS ANGELES CA 90006

SCHEDULE B

LEGAL DESCRIPTION

Lot: 8 Block: C Abbreviated Description: LOT:8 BLK:C URMY HOMESTEAD TRACT W 65 FT OF LOT 8 BLK C

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20180046263



Pages:
0003

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

01/17/18 AT 08:20AM

FEES: 27.00

TAXES: 0.00

OTHER: 0.00

PAID: 27.00



LEADSHEET



201801173280003

00014770452



008842291

SEQ:
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
We The People of Irvine

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Kun Cha Kim
1410-1412 S. Fedora ST.
Los Angeles, CA 90006



Space above this line reserved for recorder's use

QUITCLAIM DEED

APN: 5075-008-037

No Documentary Transfer Tax Due: \$0.00

"This conveyance transfers an interest into or out of a Living Trust, under Cal. Rev & Tax Code R & T 11930.

[Signature]
Signature of Declarant or Agent Determining Tax. Firm name

Exempt from SB2 fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.

For a valuable consideration, receipt of which hereby acknowledged, Kun Cha Kim, a single woman who acquired title as a married woman, as her sole and separate property ("Grantor") does hereby remise, release and forever quitclaim to, Kun Cha Kim, Trustee, of the Kim, Kun Cha Living Trust dated Jan. 8, 2018 all rights, title, and interest that Grantor has in the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

See legal Description as attached hereto as Exhibit "A" and made a part hereof.

Dated JAN. 8, 2018

[Signature]
Kun Cha Kim

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy, or validity of that documents.

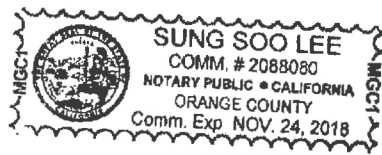
State of California
County of LOS ANGELES

On JAN. 8, 2018 before me, SUNG SOO LEE, notary public personally appeared, Kun Cha Kim who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Signature] (Seal)



3

EXHIBIT A

The land referred to is situated in the County of Los Angeles, City of Los Angeles, State of California, and is described as follows:

The West one-half of Lot 8 in Block "C" of Umy Homestead Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Page 2 of Miscellaneous Records, in the Office of the County Recorder of said County.

APN: 5075-008-037

EXHIBIT B

ASSIGNED INSPECTOR: **ARA HAGNAZARIAN**
JOB ADDRESS: **1410 SOUTH FEDORA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5075-008-037**

Date: July 13, 2018

Last Full Title: **6/20/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). KUN CHA KIM
KIM KUN CHA LIVING TRUST
1410-1412 FEDORA ST
LOS ANGELES, CA 90006

CAPACITY: OWNER

Property Detail Report

EXHIBIT C

For Property Located At :
1410 FEDORA ST, LOS ANGELES, CA 90006-4326



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **CHA KIM & KUN LIVING TRUST**
 Mailing Address: **1410 FEDORA ST, LOS ANGELES CA 90006-4326 C053**
 Vesting Codes: **// LT**

Location Information

Legal Description: **URMY HOMESTEAD TRACT W 65 FT OF LOT 8**
 County: **LOS ANGELES, CA** APN: **5075-008-037**
 Census Tract / Block: **2212.20 / 1** Alternate APN:
 Township-Range-Sect: **43-F3 /** Subdivision:
 Legal Book/Page: **URMY HOMESTEAD TR** Map Reference:
 Legal Lot: **8** Tract #: **LOS ANGELES**
 Legal Block: **C** School District:
 Market Area: **C16** School District Name:
 Neighbor Code: **LOS ANGELES** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/17/2018 / 01/08/2018** Deed Type: **QUIT CLAIM DEED**
 Sale Price: **46263** 1st Mtg Document #:
 Document #: **46263**

Last Market Sale Information

Recording/Sale Date: **05/28/1999 / 05/24/1999** 1st Mtg Amount/Type: **/**
 Sale Price: **\$190,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **984629** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$92.28**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **PARK NAM HEE**

Prior Sale Information

Prior Rec/Sale Date: **08/11/1997 /** Prior Lender: **AMERICAN SVGS BK**
 Prior Sale Price: **\$146,000** Prior 1st Mtg Amt/Type: **\$102,200 / CONV**
 Prior Doc Number: **1233354** Prior 1st Mtg Rate/Type: **/ ADJ**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: 2,059	Parking Type:	Construction:
Living Area: 2,059	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 2 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1907 / 1920	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning: LAR3	Acres: 0.08	County Use: DUPLEX (0200)
Lot Area: 3,314	Lot Width/Depth: x	State Use:
Land Use: DUPLEX	Res/Comm Units: 2 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$256,634	Assessed Year: 2017	Property Tax: \$3,207.63
Land Value: \$128,317	Improved %: 50%	Tax Area: 210
Improvement Value: \$128,317	Tax Year: 2017	Tax Exemption:
Total Taxable Value: \$249,634		

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1410 FEDORA ST, LOS ANGELES, CA 90006-4326**10 Comparable(s) Selected.**

Report Date: 07/11/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$190,000	\$750,000	\$3,490,000	\$1,221,000
Bldg/Living Area	2,059	1,757	2,216	1,992
Price/Sqft	\$92.28	\$338.45	\$1,701.61	\$613.28
Year Built	1907	1895	1922	1907
Lot Area	3,314	5,393	7,301	6,202
Bedrooms	3	2	6	4
Bathrooms/Restrooms	2	1	5	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$256,634	\$29,731	\$1,050,000	\$402,599
Distance From Subject	0.00	0.04	0.43	0.31

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.04 (miles)			
Address:	1404 S KENMORE AVE, LOS ANGELES, CA 90006-4433				
Owner Name:	COHEN AVNER				
Seller Name:	RADIX LLC				
APN:	5075-007-011	Map Reference:	43-F3 /	Living Area:	2,067
County:	LOS ANGELES, CA	Census Tract:	2212.20	Total Rooms:	
Subdivision:	SOUTH SIDE TR	Zoning:	LAR3	Bedrooms:	5
Rec Date:	04/30/2018	Prior Rec Date:	06/01/2016	Bath(F/H):	5 /
Sale Date:	04/16/2018	Prior Sale Date:	05/26/2016	Yr Built/Eff:	1907 /
Sale Price:	\$810,000	Prior Sale Price:	\$700,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	419309	Acres:	0.16	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,802	Pool:	
Total Value:	\$775,200	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	2	Distance From Subject: 0.23 (miles)			
Address:	2025 CAMBRIDGE ST, LOS ANGELES, CA 90006-4303				
Owner Name:	PARK JAE S				
Seller Name:	PELAEZ TRINIDAD A & ANA L				
APN:	5075-012-021	Map Reference:	43-E4 /	Living Area:	2,216
County:	LOS ANGELES, CA	Census Tract:	2212.10	Total Rooms:	
Subdivision:	KRUTZ & BRADSHAW	Zoning:	LAR2	Bedrooms:	3
Rec Date:	03/16/2018	Prior Rec Date:	12/01/1999	Bath(F/H):	1 /
Sale Date:	03/07/2018	Prior Sale Date:	11/15/1999	Yr Built/Eff:	/
Sale Price:	\$750,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	258544	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$525,000	Lot Area:	6,497	Pool:	
Total Value:	\$29,731	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject: 0.26 (miles)			
Address:	1241 IROLO ST, LOS ANGELES, CA 90006-3219				
Owner Name:	LOS ANGELES IMMANUEL MISSION C				
Seller Name:	KIM PHILLIP LIVING TRUST				
APN:	5080-035-009	Map Reference:	43-E3 /	Living Area:	1,757
County:	LOS ANGELES, CA	Census Tract:	2132.02	Total Rooms:	
Subdivision:	ELECTRIC RAILWAY HOMESTEAD ASSOCIATION	Zoning:	LAR3	Bedrooms:	3
Rec Date:	06/14/2018	Prior Rec Date:	06/30/2017	Bath(F/H):	2 /
Sale Date:	06/05/2018	Prior Sale Date:	06/16/2017	Yr Built/Eff:	1910 / 1911
Sale Price:	\$960,000	Prior Sale Price:	\$780,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	593180	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,905	Pool:	
Total Value:	\$578,834	# of Stories:		Roof Mat:	

Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	
Comp #:4				Distance From Subject:0.28 (miles)	
Address:	2756 W 15TH ST, LOS ANGELES, CA 90006-4302				
Owner Name:	KIM HILARY				
Seller Name:	MUNOZ FAMILY TRUST				
APN:	5075-012-002	Map Reference:	43-E3 /	Living Area:	1,848
County:	LOS ANGELES, CA	Census Tract:	2212.10	Total Rooms:	
Subdivision:	KRUTZ & BRADSHAW	Zoning:	LAR2	Bedrooms:	2
Rec Date:	02/22/2018	Prior Rec Date:	08/27/1976	Bath(F/H):	2 /
Sale Date:	01/26/2018	Prior Sale Date:		Yr Built/Eff:	1922 / 1922
Sale Price:	\$810,000	Prior Sale Price:	\$29,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	176598	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$567,000	Lot Area:	6,500	Pool:	
Total Value:	\$58,835	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:5				Distance From Subject:0.29 (miles)	
Address:	1138 S NORMANDIE AVE, LOS ANGELES, CA 90006-3210				
Owner Name:	HERE IS MY RENT LLC				
Seller Name:	LEE CAROLINE				
APN:	5078-020-018	Map Reference:	43-E3 /	Living Area:	2,051
County:	LOS ANGELES, CA	Census Tract:	2133.10	Total Rooms:	
Subdivision:	ELECTRIC RAILWAY HOMESTEAD ASSOC	Zoning:	LAR4	Bedrooms:	3
Rec Date:	11/14/2017	Prior Rec Date:	01/25/1996	Bath(F/H):	2 /
Sale Date:	11/02/2017	Prior Sale Date:		Yr Built/Eff:	1903 /
Sale Price:	\$3,490,000	Prior Sale Price:	\$124,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1304925	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$2,792,000	Lot Area:	5,393	Pool:	
Total Value:	\$177,475	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:6				Distance From Subject:0.36 (miles)	
Address:	1125 IROLO ST, LOS ANGELES, CA 90006-3205				
Owner Name:	MNJ KEY CORP				
Seller Name:	HAHN CHONG S				
APN:	5080-034-006	Map Reference:	43-E3 /	Living Area:	2,024
County:	LOS ANGELES, CA	Census Tract:	2132.02	Total Rooms:	
Subdivision:	ELECTRIC RAILWAY HOMESTEAD ASSOC	Zoning:	LAR3	Bedrooms:	6
Rec Date:	02/05/2018	Prior Rec Date:	01/21/2016	Bath(F/H):	2 /
Sale Date:	01/19/2018	Prior Sale Date:	12/23/2015	Yr Built/Eff:	1912 /
Sale Price:	\$840,000	Prior Sale Price:	\$650,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	117304	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$630,000	Lot Area:	5,903	Pool:	
Total Value:	\$663,000	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:7				Distance From Subject:0.38 (miles)	
Address:	1046 DEWEY AVE, LOS ANGELES, CA 90006-2608				
Owner Name:	PHJ MANAGEMENT LLC				
Seller Name:	1040 DEWEY LLC				
APN:	5078-013-016	Map Reference:	43-F3 /	Living Area:	2,096
County:	LOS ANGELES, CA	Census Tract:	2133.20	Total Rooms:	
Subdivision:	ELECTRIC RAILWAY HOMESTEAD ASS	Zoning:	LAR4	Bedrooms:	5
Rec Date:	05/29/2018	Prior Rec Date:	08/29/2017	Bath(F/H):	2 /
Sale Date:	04/04/2018	Prior Sale Date:	07/05/2017	Yr Built/Eff:	1908 / 1948
Sale Price:	\$1,400,000	Prior Sale Price:	\$1,300,000	Air Cond:	REFRIGERATION
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	529244	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$500,000	Lot Area:	5,906	Pool:	
Total Value:	\$508,660	# of Stories:	1.00	Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:8				Distance From Subject:0.39 (miles)	
Address:	1040 DEWEY AVE, LOS ANGELES, CA 90006-2608				
Owner Name:	SUN JUNG G & MYUNG H				
Seller Name:	1040 DEWEY LLC				
APN:	5078-013-017	Map Reference:	43-F3 /	Living Area:	1,775
County:	LOS ANGELES, CA	Census Tract:	2133.20	Total Rooms:	
Subdivision:	ELECTRIC RAILWAY HOMESTEAD ASSOC	Zoning:	LAR4	Bedrooms:	4
Rec Date:	02/28/2018	Prior Rec Date:	04/04/2017	Bath(F/H):	2 /
Sale Date:	02/21/2018	Prior Sale Date:	02/22/2017	Yr Built/Eff:	1908 /
Sale Price:	\$1,250,000	Prior Sale Price:	\$860,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	195623	Acres:	0.14	Fireplace:	/

1st Mtg Amt:	\$300,000	Lot Area:	5,907	Pool:	
Total Value:	\$34,044	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	9	Address: 1320 MENLO AVE, LOS ANGELES, CA 90006-4602			Distance From Subject:	0.42 (miles)
Owner Name:	DESA INVESTMENTS LLC					
Seller Name:	VEGA CANDIDA					
APN:	5056-002-023	Map Reference:	43-F3 /	Living Area:	2,016	
County:	LOS ANGELES, CA	Census Tract:	2211.10	Total Rooms:		
Subdivision:	VERMONT AVENUE	Zoning:	LARD1.5	Bedrooms:	3	
Rec Date:	06/15/2018	Prior Rec Date:	07/22/1981	Bath(F/H):	2 /	
Sale Date:	05/24/2018	Prior Sale Date:		Yr Built/Eff:	1901 /	
Sale Price:	\$820,000	Prior Sale Price:	\$97,500	Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	600580	Acres:	0.17	Fireplace:	/	
1st Mtg Amt:		Lot Area:	7,301	Pool:		
Total Value:	\$150,213	# of Stories:		Roof Mat:		
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:		

Comp #:	10	Address: 1017 S KENMORE AVE, LOS ANGELES, CA 90006-2609			Distance From Subject:	0.43 (miles)
Owner Name:	KIM ROSA					
Seller Name:	PHJ MANAGEMENT LLC					
APN:	5078-015-003	Map Reference:	43-F3 /	Living Area:	2,068	
County:	LOS ANGELES, CA	Census Tract:	2133.10	Total Rooms:		
Subdivision:	ELECTRIC RAILWAY HOMESTEAD ASSOC	Zoning:	LAR4	Bedrooms:	6	
Rec Date:	03/30/2018	Prior Rec Date:	10/28/2016	Bath(F/H):	3 /	
Sale Date:	03/15/2018	Prior Sale Date:	09/16/2016	Yr Built/Eff:	1895 /	
Sale Price:	\$1,080,000	Prior Sale Price:	\$1,050,000	Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	307987	Acres:	0.14	Fireplace:	/	
1st Mtg Amt:		Lot Area:	5,906	Pool:		
Total Value:	\$1,050,000	# of Stories:		Roof Mat:		
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:		

EXHIBIT D

ASSIGNED INSPECTOR: **ARA HAGNAZARIAN**
JOB ADDRESS: **1410 SOUTH FEDORA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5075-008-037**

Date: **July 13, 2018**

CASE#: **675363**
ORDER NO: **A-3988158**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 07, 2016**
COMPLIANCE EXPECTED DATE: **April 6, 2016**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3988158

1050845201015280

BOARD OF BUILDING AND SAFETY COMMISSIONERS

- VAN AMBATIELOS PRESIDENT
E. FELICIBRANNON 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

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

FRANK BUSH EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

KIM, KUN CHA 1410 FEDORA ST LOS ANGELES, CA 90006

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

CASE #: 675363 ORDER #: A-3988158 EFFECTIVE DATE: March 07, 2016 COMPLIANCE DATE: April 06, 2016

FEB 12 2016

OWNER OF SITE ADDRESS: 1410 S FEDORA ST ASSESSORS PARCEL NO.: 5075-008-037 ZONE: R3; Multiple Dwelling Zone

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

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. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear of the property.

Comments: One and two story addition approx. 16' x 37' has been added to existing two story structure without any permit or approvals



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

2. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy 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.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear

Comments: Two story addition has been added to existing structure in the rear in the sizes of approx 16' x 37' without any permit or approvals. Obtain permit, expose work for Inspection or demolish or remove.

3. Hazardous Mechanical Equipment in the residential quarters and in required side yard..

You are therefore ordered to: Repair or replace hazardous mechanical equipment

Code Section(s) in Violation: 91.8902.6, 91.8902, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Comments: 1) FAU unit installed in existing first floor living quarters does not meet mechanical code requirements. Obtain permit and reinstall FAU unit in an approved manner per code.
2) Installed two condenser units in the required side yard with very unsafe Installation
Obtain permit to relocate the units to a approved location.

4. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Entire two story structure.

Comments: The entire existing structure has been remodeled without any permits or approvals Obtain permit for all window change outs, Kitchens, plumbing, electrical, HVAC and expose work for all required Inspections.

5. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Remove all exposed unpermitted ABS ventilation and drainage lines and obtain permit for approved installation method.

6. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Existing Garage has been demolished without and valid permit Obtain permit for that purpose or obtain permit to rebuild the required garage structure.

7. For other than dwelling units, receptacles outlets shall be ground-fault circuit-interrupter in bathrooms and kitchens.

You are therefore ordered to: 1) Provide the required ground-fault circuit interrupter receptacles in bathrooms and kitchens.

Code Section(s) in Violation: 93.210.8(B)(1), 93.0104, 12.21A.1(a) of the L.A.M.C.

Comments: Obtain permit and install approved GFCI receptacles in all required locations.

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8. Missing, inoperable or insufficiently sized emergency escape and rescue openings.

You are therefore ordered to: Provide or maintain emergency escape and rescue openings in all sleeping rooms

Code Section(s) in Violation: 91.1029.1, 91.1029.2, 91.1029.5, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

Location: Rear and all sleeping rooms.

Comments: obtain permit and comply with all egress window requirements per code

9. Security bars or grilles were installed on the required emergency escape and rescue openings without approved release mechanisms.

You are therefore ordered to: Provide or maintain emergency escape and rescue openings in all sleeping rooms

Code Section(s) in Violation: 91.5R310.4, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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 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.

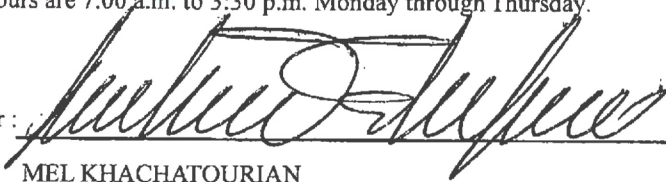
NOTICE:

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>



If you have any questions or require any additional information please feel free to contact me at (213)252-3938.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: February 05, 2016

MEL KHACHATOURIAN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3938

Mel.Khachatourian@lacity.org



REVIEWED BY