

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  
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FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

June 21, 2018

Council District: # 15

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

JOB ADDRESS: **230 WEST 15TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7456-018-025**  
Re: Invoice #719617-9

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: **230 West 15th 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 98.0421, the property owner was issued an order on April 25, 2017, 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	36.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	<u>42.00</u>
<b>Grand Total</b>	<b>\$ <u>988.56</u></b>

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 **\$988.56** 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 **\$988.56** 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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T15376**  
**Dated as of: 05/24/2018**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
*(Reported Property Information)*

**APN #: 7456-018-025**

**Property Address: 230 W 15TH ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : MARISOL CARRILLO**

**Grantor : SHOFNER, HAROLD JAMES; SHOFNER, CAROLYN JOYCE; HALL, CAROLYN JOYCE**

**Deed Date : 10/25/2005**

**Recorded : 12/13/2005**

**Instr No. : 05-3053379**

**MAILING ADDRESS: MARISOL CARRILLO**  
**237 W 15TH ST SAN PEDRO CA 90731**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 20 Abbreviated Description: LOT:20 ALMA TRACT LOT 20**

**MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST**

**Recording Date: 09/05/2006**

**Document #: 06-1964914**

**Loan Amount: \$555,000**

**Lender Name: PLAZA HOME MORTGAGE INC**

**Borrowers Name: MARISOL CARILLO**

**MAILING ADDRESS: PLAZA HOME MORTGAGE INC**  
**5090 SHOREHAM PLACE STE 206 SAN DIEGO, CA 92122**

This page is part of your document - DO NOT DISCARD

05 3053379

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
12/13/05 AT 08:00am

TITLE(S) : DEED



FEE

FEE  
\$7  
SS

D.T.T.

7/15

2/25

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

7456 - 018 - 025

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY  
EQUITY TITLE COMPANY  
RECORDING REQUESTED BY:  
Equity Title

12/13/05

Escrow No. 8402-MD  
Title Order No 513860

05 3053379

9

When Recorded Mail Document  
and Tax Statement To:  
Marisol Carrillo  
237 W. 15th Street  
San Pedro, CA 90731

APN: 7456-018-025

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 715.00 City tax \$ 2,925.00

- 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Harold James Shofner and Carolyn Joyce Shofner, Husband and Wife, who aquired title as Harold James Shofner, an  
Unmarried Man and Carolyn Joyce Hall, an Unmarried Woman, as Joint Tenants

hereby GRANT(S) to Marisol Carrillo, A Married Woman as her Sole and Separate Property

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

Lot 20 of Alma Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in  
Book 14, Page 12 of Maps, in the office of the County Recorder of said County.

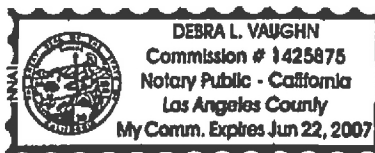
Property Address: 230 West 15th Street, San Pedro, CA 90731

DATED: October 25, 2005

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
ON OCTOBER 25, 2005 before me,  
DEBRA L. VAUGHN, NOTARY personally appeared  
HAROLD JAMES SHOFNER,  
CAROLYN JOYCE SHOFNER

*Harold James Shofner*  
Harold James Shofner  
*Carolyn Joyce Shofner*  
Carolyn Joyce Shofner

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 *Debra L. Vaughn*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

513860 2 of 4



**Property Detail Report**

For Property Located At :  
**230 W 15TH ST, SAN PEDRO, CA 90731-4804**



CoreLogic

RealQuest Professional

**Owner Information**

Owner Name: **CARRILLO MARISOL**  
 Mailing Address: **237 W 15TH ST, SAN PEDRO CA 90731-4803 C006**  
 Vesting Codes: **MW // SE**

**Location Information**

Legal Description:	<b>ALMA TRACT LOT 20</b>	APN:	<b>7456-018-025</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2971.20 / 1</b>	Subdivision:	<b>ALMA</b>
Township-Range-Sect:		Map Reference:	<b>79-A4 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>20</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>185</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>12/13/2005 / 10/25/2005</b>	1st Mtg Amount/Type:	<b>\$520,000 / CONV</b>
Sale Price:	<b>\$650,000</b>	1st Mtg Int. Rate/Type:	<b>8.65 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>3053380</b>
Document #:	<b>3053379</b>	2nd Mtg Amount/Type:	<b>\$130,000 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ FIXED</b>
Transfer Document #:		Price Per SqFt:	<b>\$255.10</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>EQUITY TITLE CO.</b>		
Lender:	<b>LONG BCH MTG CO</b>		
Seller Name:	<b>SHOFNER HAROLD J</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>10/20/2003 / 09/10/2003</b>	Prior Lender:	<b>FREMONT INVS &amp; LN</b>
Prior Sale Price:	<b>\$429,000</b>	Prior 1st Mtg Amt/Type:	<b>\$386,100 / CONV</b>
Prior Doc Number:	<b>3115586</b>	Prior 1st Mtg Rate/Type:	<b>8.35 / ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>2,548</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>6</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>4 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>2002 / 2002</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAR2</b>	Acres:	<b>0.11</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>5,001</b>	Lot Width/Depth:	<b>40 x 125</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	<b>\$765,364</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$9,357.80</b>
Land Value:	<b>\$500,433</b>	Improved %:	<b>35%</b>	Tax Area:	<b>14</b>
Improvement Value:	<b>\$264,931</b>	Tax Year:	<b>2017</b>	Tax Exemption:	
Total Taxable Value:	<b>\$765,364</b>				

# EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**  
JOB ADDRESS: **230 WEST 15TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7456-018-025**

Date: **June 21, 2018**

CASE#: **759928**  
ORDER NO: **A-4354546**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 25, 2017**  
COMPLIANCE EXPECTED DATE: **May 25, 2017**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-4354546

10660719201739188

**BOARD OF  
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**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
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**DEPARTMENT OF  
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201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012**

**FRANK M. BUSH  
GENERAL MANAGER**

**OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER**

**ORDER TO COMPLY AND NOTICE OF FEE**

**CARRILLO, MARISOL  
230 W. 15TH ST.  
SAN PEDRO, CA 90731**

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

**CASE #: 759928  
ORDER #: A-4354546  
EFFECTIVE DATE: April 25, 2017  
COMPLIANCE DATE: May 25, 2017**

APPL OF  
SITE ADDRESS: **230 W 15TH ST**

**APR 13 2017**

ASSESSORS PARCEL NO.: 7456-018-025  
ZONE: R2; Two Family 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:

**VIOLATION(S):**

- 1. Construction work was performed and concealed without obtaining the required inspections. Work concealed without inspections.**

You are therefore ordered to: 1) Expose all work concealed without the required inspections. 2) Call for inspection.

Code Section(s) in Violation: 91.5R104.2.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

- 2. Building or structure is being used, occupied, or it's existing occupancy classification has changed without the issuance of a valid Certificate of Occupancy.**

You are therefore ordered to: Discontinue the unapproved use of the building or structure until all violations of this code have been corrected and a valid Certificate of Occupancy has been issued.

Code Section(s) in Violation: 91.5R104.2.5, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

- 3. A permit is required for the work performed.**

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



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.

**4. Building plans are required.**

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.5R106.3.2, 91.5R106.3.3.1, 91.5R103.1, 12.21.A.1(a) of the 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 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.

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[www.ladbs.org](http://www.ladbs.org)

1060719201739188

If you have any questions or require any additional information please feel free to contact me at (310)732-4532.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: April 11, 2017

ANDREW BEELI  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4532

Andrew.Bee.i@lacity.org

  
REVIEWER BY

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