

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



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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 13, 2018

Council District: # 14

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

JOB ADDRESS: **1114 SOUTH DACOTAH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5190-005-013**
Re: Invoice #742018-6

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: **1114 South Dacotah 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>
Late Charge/Collection Fee (250%)	\$ 1,650.00
Accumulated Interest (1%/month)	59.68
Title Report Fee	42.00
Grand Total	\$ 1,751.68

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 **\$1,751.68** 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 **\$1,751.68** 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 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. T15394
Dated as of: 05/30/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5190-005-013

Property Address: 1114 S DACOTAH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JUAN DE LA CRUZ; PABLO DE LA CRUZ

Grantor : PABLO EUGENIO BALTAZAR DIARTE

Deed Date : 10/03/2005

Recorded : 01/12/2006

Instr No. : 06-0076745

**MAILING ADDRESS: JUAN DE LA CRUZ; PABLO DE LA CRUZ
1114 S DACOTAH ST LOS ANGELES CA 90023**

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 41,43 Block: 5 Abbreviated Description: LOT:41,43 BLK:5 SUBD:TRACT PANORAMA
PANORAMA TRACT LOTS 41 AND LOT 43 BLK 5 IMP1=DUP, 1
UNIT,886SF,YB:1918,02BD/01BA;IMP2=DUP, 1 UNIT,1266SF,YB:1915,02BD/01BA.**

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/12/2006

Document #: 06-0076746

Loan Amount: \$360,000

Lender Name: WELLS FARGO BANK NA

Borrowers Name: PABLO DE LA CRUZ ALONSO; JUAN DE LA CRUZ

**MAILING ADDRESS: WELLS FARGO BANK NA
1000 BLUE GENTIAN ROAD EAGAN, MN 55121**

This page is part of your document - DO NOT DISCARD

06 0076745

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
01/12/06 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$10 JJ
2

D.T.T. 00
495.
2025. 2

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

5190-005-013

001

THIS FORM IS NOT TO BE DUPLICATED

1/12/06

COPYING REQUESTED BY:
CHICAGO TITLE

Escrow No. 33972-MD
Title Order No. 56064811

**When Recorded Mail Document
and Tax Statement To:**
JUAN DE LA CRUZ

1114 S. DACOTAH STREET
LOS ANGELES, CA

06 0076745

APN: 5190-005-013

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 495.00 City tax \$ 2,025.00

- 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,
PABLO EUGENIO BALTAZAR DIARTE

hereby **GRANT(S)** to **JUAN DE LA CRUZ, A Single Man and PABLO DE LA CRUZ, A Single Man**, all as Joint Tenants.

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

Lot 41 and 43 in Block 5 of Tract panorama in the City of Los Angeles, County of Los Angeles State of California, as shown on map filed in Book 6, Page 167 of Maps in the office of the County Recorder of said County.

Property Address: 1114 DACOTHA AVE, Los Angeles, CA 90063

DATED: October 3, 2005

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ before me,
_____ personally appeared

PABLO EUGENIO BALTAZAR DIARTE

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 _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1/12/06

3

OPTIONAL FORM 175
(FORMERLY FS-88)
MARCH 1975
DEPT. OF STATE
50175-101

Certificate of Acknowledgment of Execution of an Instrument

UNITED MEXICAN STATES

(Country)

STATE OF SINALOA

(County and/or other political division)

CITY OF MAZATLAN

(County and/or other political division)

CONSULAR AGENCY OF THE UNITED STATES OF AMERICA

(Name of foreign service office)

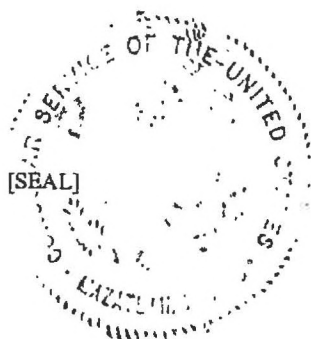


SS:

I, Patti Fletcher de Arteaga, Consular Agent
of the United States of America at Mazatlan, Sinaloa, Mexico,
duly commissioned and qualified, do hereby certify that on this 14th
day of December 2005, before me personally appeared
(DATE (mm-dd-yyyy))

Pablo Eugenio Baltazar Diarte

to me personally known, and known to me to be the individual-described in, whose name is/are subscribed to,
and who executed the annexed instrument, and being informed by me of the contents of said instrument is/are
duly acknowledged to me that he/she executed the same freely and voluntarily for the uses and purposes therein
mentioned.



06 0076745

In witness whereof I have hereunto set my hand and official seal the day and year last above written.

Patti Fletcher de Arteaga
Consular Agent *[Signature]*
of the United States of America.

EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **June 13, 2018**

JOB ADDRESS: **1114 SOUTH DACOTAH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5190-005-013**

Last Full Title: **05/30/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JUAN DE LA CRUZ;
PABLO DE LA CRUZ
1114 S DACOTAH ST
LOS ANGELES, CA 90023
CAPACITY: OWNERS

- 2). WELLS FARGO BANK NA
1000 BLUE GENTIAN ROAD
EAGAN, MI 55121
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
1114 S DACOTAH ST, LOS ANGELES, CA 90023-2956

**Owner Information**

Bldg Card: 000 of 002

Owner Name: **DELACRUZ JUAN & PABLO**
 Mailing Address: **1114 S DACOTAH ST, LOS ANGELES CA 90023-2956 C002**
 Vesting Codes: **SM // JT**

Location Information

Legal Description: **PANORAMA TRACT LOTS 41 AND LOT 43**
 County: **LOS ANGELES, CA** APN: **5190-005-013**
 Census Tract / Block: **2048.20 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **PANORAMA TR**
 Legal Book/Page: Map Reference: **45-B6 /**
 Legal Lot: **43** Tract #: **45-B6 /**
 Legal Block: **5** School District: **LOS ANGELES**
 Market Area: **BOYH** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **01/12/2006 / 10/03/2005** 1st Mtg Amount/Type: **\$360,000 / CONV**
 Sale Price: **\$450,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **76746**
 Document #: **76745** 2nd Mtg Amount/Type: **\$90,000 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ FIXED**
 Transfer Document #: Price Per SqFt: **\$209.11**
 New Construction: Multi/Split Sale:
 Title Company: **CHICAGO TITLE CO.**
 Lender: **WELLS FARGO BK NA**
 Seller Name: **DIARTE PABLO E B**

Prior Sale Information

Prior Rec/Sale Date: **02/15/1989 / 01/1989** Prior Lender: **HOME SVGS/AMERICA**
 Prior Sale Price: **\$167,000** Prior 1st Mtg Amt/Type: **\$133,600 / CONV**
 Prior Doc Number: **246423** Prior 1st Mtg Rate/Type: **/ ADJ**
 Prior Deed Type: **CORPORATION GRANT DEED**

Property Characteristics

Gross Area: Living Area: **2,152** Parking Type: Construction:
 Living Area: **2,152** 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): **2 /** Basement Type: Air Cond: **YES**
 Year Built / Eff: **1918 /** Roof Type: Style:
 Fireplace: **/** Foundation: Quality:
 # of Stories: Roof Material: Condition:

Site Information

Zoning: **LAR2** Acres: **0.17** County Use: **DUPLEX (0200)**
 Lot Area: **7,199** Lot Width/Depth: **x** State Use:
 Land Use: **DUPLEX** Res/Comm Units: **2 /** Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: **\$529,863** Assessed Year: **2017** Property Tax: **\$6,537.96**
 Land Value: **\$353,245** Improved %: **33%** Tax Area: **4**
 Improvement Value: **\$176,618** Tax Year: **2017** Tax Exemption: **HOMEOWNER**
 Total Taxable Value: **\$522,863**

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1114 S DACOTAH ST, LOS ANGELES, CA 90023-2956**1 Comparable(s) Selected.**

Report Date: 06/12/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$450,000	\$560,000	\$560,000	\$560,000
Bldg/Living Area	2,152	1,938	1,938	1,938
Price/Sqft	\$209.11	\$288.96	\$288.96	\$288.96
Year Built	1918	1922	1922	1922
Lot Area	7,199	6,024	6,024	6,024
Bedrooms	4	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$529,863	\$381,437	\$381,437	\$381,437
Distance From Subject	0.00	0.41	0.41	0.41

* = user supplied for search only

Comp #:1				Distance From Subject:0.41 (miles)
Address:	3200 OREGON ST, LOS ANGELES, CA 90023-1636			
Owner Name:	ROJAS YADIRA & JOSE A			
Seller Name:	ESPINOZA JUAN J			
APN:	5186-022-027	Map Reference:	45-B5 /	Living Area: 1,938
County:	LOS ANGELES, CA	Census Tract:	2048.10	Total Rooms:
Subdivision:	5156	Zoning:	LAR2	Bedrooms: 4
Rec Date:	05/11/2018	Prior Rec Date:	08/22/1989	Bath(F/H): 2 /
Sale Date:	03/28/2018	Prior Sale Date:	06/1989	Yr Built/Eff: 1922 /
Sale Price:	\$560,000	Prior Sale Price:	\$183,000	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	466371	Acres:	0.14	Fireplace: /
1st Mtg Amt:	\$549,857	Lot Area:	6,024	Pool:
Total Value:	\$381,437	# of Stories:		Roof Mat:
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **June 13, 2018**

JOB ADDRESS: **1114 SOUTH DACOTAH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5190-005-013**

CASE#: **716979**

ORDER NO: **A-4043775**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 21, 2016**

COMPLIANCE EXPECTED DATE: **May 21, 2016**

DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4043775

1060110201725550

BOARD OF
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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

DELACRUZ, JUAN AND PABLO
1114 S DACOTAH ST
LOS ANGELES, CA 90023

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

APR 21 2016

CASE #: 716979
ORDER #: A-4043775
EFFECTIVE DATE: April 21, 2016
COMPLIANCE DATE: May 21, 2016

OWNER OF

SITE ADDRESS: 1114 S DACOTAH ST

ASSESSORS PARCEL NO.: 5190-005-013

ZONE: R2; Two Family Zone

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

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 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: Garage

- 2. Unapproved occupancy or use of the garage as a dwelling unit.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

You are therefore ordered to: Discontinue the unapproved occupancy or use of the garage as a dwelling unit.
Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

3. The approximate 8' x 20' construction of a rear addition to the garage 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.

4. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of miscellaneous debris in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) 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.



CODE ENFORCEMENT BUREAU

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

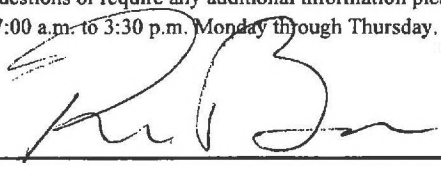
www.ladbs.org

1060110201725550

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>

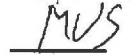
If you have any questions or require any additional information please feel free to contact me at (323)526-9346.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.



Inspector: _____

Date: April 18, 2016

ROGER BRUCE
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90033
(323)526-9346
Roger.Bruce@lacity.org



REVIEWED BY



CODE ENFORCEMENT BUREAU

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www.ladbs.org