

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 18, 2017

Council District: # 15

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

JOB ADDRESS: **3623 BARBARA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7470-026-019**
Re: Invoice # 669537-2

On February 02, 2015, 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: **3623 Barbara 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)	355.68
Title Report Fee	42.00
Grand Total	\$ 2,707.68

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 **\$2,707.68** 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 **\$2,707.68** 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. T15005
Dated as of: 12/07/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7470-026-019

Property Address: 3623 S BARBARA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : DAVID MACDONALD BELL

Grantor : DAVID MACDONALD BELL; DAVID BELL

Deed Date : 04/01/2003

Recorded : 04/09/2003

Instr No. : 03-0998851

MAILING ADDRESS: DAVID MACDONALD BELL
3623 BARBARA ST SAN PEDRO CA 90731

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 Block: I Tract No: 4224 Abbreviated Description: LOT:19 BLK:I TR#:4224 TRACT # 4224 LOT 19 BLK I

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/09/2003

Document #: 03-0998852

Loan Amount: \$300,000

Lender Name: CHASE MANHATTAN MORTGAGE CORP

Borrowers Name: DAVID MACDONALD BELL

MAILING ADDRESS: CHASE MANHATTAN MORTGAGE CORP
1500 N. 19TH STREET 6 NORTH MONROE, LA 71201

This page is part of your document - DO NOT DISCARD

03-0998851

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
APR 09 2003 AT 8 AM

TITLE(S) :

DEED



LEAD SHEET

FEE

FEE \$10 E
2

D.T.T

CODE
20

CODE
19

CODE
9

NOTIFICATION SERV-54 ©

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

7470-026-019

001

THIS FORM NOT TO BE DUPLICATED

CHICAGO TITLE-SUBDIVISION
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
David MacDonald Bell
3623 Barbara Street
Los Angeles(San Pedro Area), CA 90731

03 0998851

2

A.P.N.: 7470-026-019

Order No.: 31003044-x10

Space Above This Line for Recorder's Use Only

Escrow No.: 30454CS

GRANT DEED

L.A. CITY 44

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$
[] 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(San Pedro Area), and

7470-26-19

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
David MacDonald Bell, who acquired title as David Bell, an Unmarried Man

hereby GRANT(s) to David MacDonald Bell, an Unmarried Man

The following described property in the City of Los Angeles(San Pedro Area), County of Los Angeles State of California;
Lot 19 1 of Tract 4224, in the City of Los Angeles(San Pedro Area), County of Los Angeles, California as per map
recorded in Book 48, Page(s) 29, of Maps in the Office of the County Recorder of said County.

This conveyance confirms a change of name and the Grantor and Grantee are the same party, R&T 11911

David MacDonald Bell
David MacDonald Bell

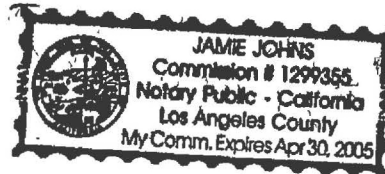
Document Date: April 1, 2003

STATE OF CALIFORNIA)
COUNTY OF Orange)
On April 2, 2003 before me, Jamie Johns, Notary Public
personally appeared David MacDonald Bell
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 Jamie Johns

This area for official notarial seal.



31003044-x10

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

LEGAL DESCRIPTION

LOT 19 IN BLOCK "I" OF TRACT 4224, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48, PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN STEPHENS**

Date: December 18, 2017

JOB ADDRESS: **3623 BARBARA STREET LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7470-026-019**

Last Full Title: **12/07/17**

Last Update to Title:

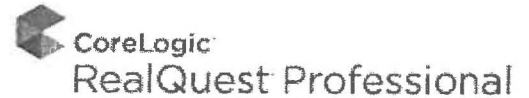
.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------|
| 1). | DAVID MACDONALD BELL
3626 BARBARA ST
SAN PEDRO, CA. 90731 | CAPACITY: OWNER |
| 2). | CHASE MANHATTAN MORTGAGE CORP.
1500 N 19 TH ST
NORTH MONROE, LA 71201 | INTERESTED PARTY |

Property Detail Report

For Property Located At :
3623 BARBARA ST, SAN PEDRO, CA 90731-6413

**Owner Information**

Owner Name: **BELL DAVID M**
 Mailing Address: **3623 BARBARA ST, SAN PEDRO CA 90731-6413 C021**
 Vesting Codes: **UM / /**

Location Information

Legal Description: **TRACT # 4224 LOT 19**
 County: **LOS ANGELES, CA** APN: **7470-026-019**
 Census Tract / Block: **2975.00 / 4** Alternate APN:
 Township-Range-Sect: Subdivision: **4224**
 Legal Book/Page: **46-57** Map Reference: **78-E6 /**
 Legal Lot: **19** Tract #: **4224**
 Legal Block: **I** School District: **LOS ANGELES**
 Market Area: **180** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **04/09/2003 / 04/01/2003** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **998852**
 Document #: **998851**

Last Market Sale Information

Recording/Sale Date: **02/23/1996 /** 1st Mtg Amount/Type: **\$171,000 / CONV**
 Sale Price: **\$190,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **296517** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$184.65**
 New Construction: Multi/Split Sale:
 Title Company: **FIRST AMERICAN TITLE INS**
 CO/NY
 Lender: **NORTH AMERICAN MTG CO**
 Seller Name: **MCKINNON ANITA**

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Gross Area: Parking Type: **PARKING AVAIL** Construction:
 Living Area: **1,029** Garage Area: Heat Type: **HEATED**
 Tot Adj Area: Garage Capacity: **2** Exterior wall: **STUCCO**
 Above Grade: Parking Spaces: **2** Porch Type:
 Total Rooms: **4** Basement Area: Patio Type:
 Bedrooms: **2** Finish Bsmnt Area: Pool:
 Bath(F/H): **1 /** Basement Type: Air Cond:
 Year Built / Eff: **1955 / 1955** Roof Type: Style: **CONVENTIONAL**
 Fireplace: **/** Foundation: PIER Quality:
 # of Stories: **1.00** Roof Material: **COMPOSITION** Condition:
SHINGLE

Other Improvements: **FENCE**

Site Information

Zoning: **LAR1** Acres: **0.14** County Use: **SINGLE FAMILY RESID**
 Lot Area: **6,251** Lot Width/Depth: **50 x 125** (0100)
 Land Use: **SFR** Res/Comm Units: **/** State Use:
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$324,575** Assessed Year: **2017** Property Tax: **\$3,930.13**
 Land Value: **\$217,566** Improved %: **33%** Tax Area: **21**
 Improvement Value: **\$107,009** Tax Year: **2017** Tax Exemption: **HOMEOWNER**
 Total Taxable Value: **\$317,575**

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3623 BARBARA ST, SAN PEDRO, CA 90731-6413**9 Comparable(s) Selected.**

Report Date: 12/18/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$190,000	\$450,000	\$759,000	\$635,778
Bldg/Living Area	1,029	951	1,149	1,051
Price/Sqft	\$184.65	\$457.32	\$771.34	\$604.67
Year Built	1955	1944	1954	1948
Lot Area	6,251	5,501	8,098	6,395
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$324,575	\$56,004	\$586,500	\$301,098
Distance From Subject	0.00	0.04	0.44	0.30

* = user supplied for search only

Comp #1		Distance From Subject:0.04 (miles)	
Address:	3632 BARBARA ST, SAN PEDRO, CA 90731-6414		
Owner Name:	KLEIN KEVIN/JONES ALEXIS		
Seller Name:	GATES RAE M		
APN:	7469-022-077	Map Reference:	78-E6 /
County:	LOS ANGELES, CA	Census Tract:	2975.00
Subdivision:	7117	Zoning:	LAR1
Rec Date:	06/28/2017	Prior Rec Date:	08/28/1980
Sale Date:	06/22/2017	Prior Sale Date:	
Sale Price:	\$755,000	Prior Sale Price:	\$122,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	718044	Acres:	0.14
1st Mtg Amt:	\$551,500	Lot Area:	6,250
Total Value:	\$253,291	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,149
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #2		Distance From Subject:0.09 (miles)	
Address:	3448 S WALKER AVE, SAN PEDRO, CA 90731-6042		
Owner Name:	HARBOR WIND INVESTMENTS LLC		
Seller Name:	JOHNSON ELIZABETH J TRUST		
APN:	7470-018-010	Map Reference:	78-E5 /
County:	LOS ANGELES, CA	Census Tract:	2975.00
Subdivision:	4224	Zoning:	LAR1
Rec Date:	06/16/2017	Prior Rec Date:	02/07/1994
Sale Date:	06/14/2017	Prior Sale Date:	
Sale Price:	\$610,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	670245	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,260
Total Value:	\$62,723	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,125
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #3		Distance From Subject:0.25 (miles)	
Address:	3170 ALMERIA ST, SAN PEDRO, CA 90731-6110		
Owner Name:	BOYD NATHAN & KATHERINE		
Seller Name:	ST LOUIS MEHRDAD-TAO & FRANI N		
APN:	7469-012-031	Map Reference:	78-E5 /
County:	LOS ANGELES, CA	Census Tract:	2975.00
Subdivision:	4224	Zoning:	LAR1
Rec Date:	07/28/2017	Prior Rec Date:	12/23/2015
Sale Date:	07/10/2017	Prior Sale Date:	12/16/2015
Sale Price:	\$659,000	Prior Sale Price:	\$575,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	851947	Acres:	0.19
1st Mtg Amt:	\$647,063	Lot Area:	8,098
		Living Area:	1,040
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	

Total Value:	\$586,500	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #4		Distance From Subject:0.3 (miles)			
Address: 1237 W 27TH ST, SAN PEDRO, CA 90731-5650					
Owner Name: DARE PATRICIA					
Seller Name: IMBAGLIAZZO FAMILY TRUST					
APN:	7470-015-013	Map Reference:	78-E5 /	Living Area:	951
County:	LOS ANGELES, CA	Census Tract:	2975.00	Total Rooms:	5
Subdivision:	12175	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/25/2017	Prior Rec Date:	07/12/1989	Bath(F/H):	1 /
Sale Date:	09/08/2017	Prior Sale Date:	07/1989	Yr Built/Eff:	1945 / 1945
Sale Price:	\$550,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1224156	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$440,000	Lot Area:	5,503	Pool:	
Total Value:	\$56,307	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #5		Distance From Subject:0.33 (miles)			
Address: 1458 W PASEO DEL MAR, SAN PEDRO, CA 90731-6052					
Owner Name: BOWEN BETTY J & MITCHELL E					
Seller Name: SHENBAUM GROUP INC					
APN:	7470-029-033	Map Reference:	78-E6 /	Living Area:	984
County:	LOS ANGELES, CA	Census Tract:	2975.00	Total Rooms:	5
Subdivision:	7117	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/11/2017	Prior Rec Date:	11/10/2016	Bath(F/H):	1 /
Sale Date:	03/21/2017	Prior Sale Date:	10/31/2016	Yr Built/Eff:	1944 / 1944
Sale Price:	\$759,000	Prior Sale Price:	\$525,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	394992	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$646,112	Lot Area:	5,873	Pool:	
Total Value:	\$525,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #6		Distance From Subject:0.37 (miles)			
Address: 2730 S WALKER AVE, SAN PEDRO, CA 90731-5647					
Owner Name: ZAAROUR SAID T & MIKHAEL T					
Seller Name: DOULAMES DEBORAH					
APN:	7470-004-024	Map Reference:	78-E5 /	Living Area:	1,118
County:	LOS ANGELES, CA	Census Tract:	2975.00	Total Rooms:	
Subdivision:	12003	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/15/2017	Prior Rec Date:	06/13/2000	Bath(F/H):	1 /
Sale Date:	10/17/2017	Prior Sale Date:	06/05/2000	Yr Built/Eff:	1947 / 1950
Sale Price:	\$621,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1312696	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$415,000	Lot Area:	7,418	Pool:	
Total Value:	\$260,715	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #7		Distance From Subject:0.44 (miles)			
Address: 2641 S AVERILL AVE, SAN PEDRO, CA 90731-5630					
Owner Name: SAKIMURA KEITH K/MIZUSHIMA SHIRLEY Y					
Seller Name: HARRIS LOIS M TRUST					
APN:	7470-007-011	Map Reference:	78-E5 /	Living Area:	984
County:	LOS ANGELES, CA	Census Tract:	2975.00	Total Rooms:	5
Subdivision:	12175	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/07/2017	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	10/20/2017	Prior Sale Date:		Yr Built/Eff:	1945 / 1945
Sale Price:	\$585,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1280784	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,640	Pool:	
Total Value:	\$56,004	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #8		Distance From Subject:0.44 (miles)			
Address: 2507 S PATTON AVE, SAN PEDRO, CA 90731-5609					
Owner Name: BIJELIC JULIAN & GREGORY					
Seller Name: WEEDEN KATARINA					
APN:	7470-001-002	Map Reference:	78-E5 /	Living Area:	984
County:	LOS ANGELES, CA	Census Tract:	2975.00	Total Rooms:	5
Subdivision:	12175	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/03/2017	Prior Rec Date:	09/21/2012	Bath(F/H):	1 /
Sale Date:	09/29/2017	Prior Sale Date:	08/13/2012	Yr Built/Eff:	1944 / 1944
Sale Price:	\$450,000	Prior Sale Price:	\$360,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1127809	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$360,000	Lot Area:	5,501	Pool:	

Total Value:	\$381,971	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	9			Distance From Subject:	0.44 (miles)
Address:	2906 S ALMA ST, SAN PEDRO, CA 90731-6132				
Owner Name:	DEPAOLA BLAKE & NICOLE				
Seller Name:	COYLE CHRISTOPHER & ANDREANA				
APN:	7469-011-008	Map Reference:	78-F5 /	Living Area:	1,124
County:	LOS ANGELES, CA	Census Tract:	2975.00	Total Rooms:	5
Subdivision:	13	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/22/2017	Prior Rec Date:	03/07/2013	Bath(F/H):	2 /
Sale Date:	07/26/2017	Prior Sale Date:	02/01/2013	Yr Built/Eff:	1951 / 1963
Sale Price:	\$733,000	Prior Sale Price:	\$440,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	949977	Acre:	0.16	Fireplace:	/
1st Mtg Amt:	\$586,400	Lot Area:	7,013	Pool:	
Total Value:	\$527,372	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN STEPHEN**
JOB ADDRESS: **3623 BARBARA STREET LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7470-026-019**

Date: December 18, 2017

CASE#: 671712
ORDER NO: A-3691118

EFFECTIVE DATE OF ORDER TO COMPLY: **February 02, 2015**
COMPLIANCE EXPECTED DATE: **February 12, 2015**
DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3691118

1060602201610103

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHA
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

**NOTICE OF ORDER TO ABATE VACANT STRUCTURE,
NOTICE OF FEE, AND FILE STATEMENT OF INTENT**

David Bell
3623 S Barbara
Los Angeles, CA 90731

CASE #: 671712
ORDER #: A-3691118
EFFECTIVE DATE: February 02, 2015
COMPLIANCE DATE: February 12, 2015
COUNCIL DISTRICT: 15

OWNER OF

SITE ADDRESS: 3623 S BARBARA ST
ASSESSORS PARCEL NO.: 7470-026-019

BUILDING DESCRIPTION: Single story with second story inprogres on Single family dwelling

An inspection has revealed that the property (SiteAddress) listed above and/or structures thereon were found to be vacant. A "Vacant Structure" is defined as any structure that: 1) is unoccupied or occupied by unauthorized persons; and 2) is unsecured or barricaded. This condition violates provisions of Sections 91.8904 and 98.0700 et seq of the Los Angeles Municipal Code (L.A.M.C.).

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.

Vacant, unsecured or barricaded structures or vacant lots cause deterioration and instability in the neighborhoods where they are located. These types of structures/vacant lots are considered nuisances that often attract criminal activity which threatens the safety and welfare of the residents and surrounding properties. A "Notice of Nuisance - Abatement Proceedings" will be recorded with the County Recorder.

ACTIONS REQUIRED OF YOU

I. Within ten (10) consecutive calendar days of the effective date of this Notice, you are required to perform the following:

Remove all waste, rubbish, debris, flammable, combustible or hazardous materials from the interior of the structure(s), and all waste, rubbish, debris, excessive vegetation, inoperable vehicles, trailers, appliances and other similar materials from the property. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(a) and 98.0706.(b)

Barricade all doorways, windows, damaged walls, roof, foundations or exterior openings in accordance with the enclosed Board-Up Specifications. All exterior barricade material shall be uniformly covered with paint of similar color of the exterior of the building. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(c)

Fence the entire lot in accordance with the enclosed Fencing Specifications. L.A.M.C. Section(s) 98.0706.(d)



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

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Remove all graffiti by washing, sandblasting or chemical treatment, or completely and uniformly cover it with paint of similar color of the exterior of the building or other approved materials. Maintain free from graffiti. L.A.M.C. Section(s) 91.8904.1 and 91.8104.15

Post the property, in a conspicuous manner, with signs visible from each walkway and driveway entering the property stating: "THIS PROPERTY CLOSED TO THE PUBLIC No Entry Without Permission" L.A.M.C. SEC. 41.24. The lettering shall be at least 2 inches high. LAMC Sections 98.0706.(e) and 41.24

Remove all waste, rubbish, debris, flammable, combustible or hazardous materials from the interior of the structure(s), and all waste, rubbish, debris, excessive vegetation, inoperable vehicles, trailers, appliances and other similar materials from the property. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(a) and 98.0706.(b)

Barricade all doorways, windows, damaged walls, roof, foundations or exterior openings in accordance with the enclosed Board-Up Specifications. All exterior barricade material shall be uniformly covered with paint of similar color of the exterior of the building. Maintain the structure/parcel of land clean and secure; and, comply with any additional requirements indicated in this notice. L.A.M.C. Section(s) 98.0706.(c)

Fence the entire lot in accordance with the enclosed Fencing Specifications. L.A.M.C. Section(s) 98.0706.(d)

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Post the property, in a conspicuous manner, with signs visible from each walkway and driveway entering the property stating: "THIS PROPERTY CLOSED TO THE PUBLIC No Entry Without Permission" L.A.M.C. SEC. 41.24. The lettering shall be at least 2 inches high. LAMC Sections 98.0706.(e) and 41.24

If you fail to comply with the above requirements within ten (10) calendar days of the effective date of this Notice and an appeal has not been filed, the City may abate the nuisance conditions without further notice, by executing, as needed, work orders to have the structure/parcel of land cleaned, fenced, barricaded or graffiti removed by the Department of Building and Safety's Contractors. The cost for such work, plus administrative fees, will be recovered pursuant to the procedures set forth in LAMC Section 91.8904. **YOU MAY ALSO BE SUBJECT TO CRIMINAL PROSECUTION.**

The assessment for this work will be approximately \$10,000.00 plus \$4,000.00 (40%) administrative costs.

The Department may determine that the unsecured structure(s) on vacant lot is an imminent hazard and without notice to the owner or responsible party may take action to abate the hazard by City forces pursuant to LAMC Section 91.8905.1.

II. Within thirty (30) consecutive calendar days of the effective date of this Notice, you are required to perform the following:



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Secure the required permits to address the violations listed below that were observed at the time of inspection and to bring the property back into productive use or secure the required permits to demolish the building(s) and cap the sewer lines.

NOTE: A permit is required before repair or demolition is started and work must physically commence within 45 days from the effective date of this notice. The structure identified in this order may not be re-occupied, until all required permits, inspections and approvals have been obtained. Your Inspector must confirm all violations have been correctly resolved before the structure is occupied.

Permanently affix, in a conspicuous place on the structure/parcel of land, a notice stating the name, address and telephone number of both the owner and the owner's agent in charge or control of the Vacant Structure. Such notice shall be readable from each walkway or driveway entering the property and the lettering shall be at least two (2) inches high. L.A.M.C. Section(s) 98.0714

Sign and return the enclosed Trespass Arrest Authorization Form to: Department of Building and Safety, Citywide Nuisance Abatement Program, 3550 Wilshire Boulevard, Suite 1800, Los Angeles, CA, 90010 L.A.M.C. Section(s) 98.0706(f)

File Statement of Intent:

A. You are required by law to properly fill out and file the enclosed Statement of Intent within thirty (30) consecutive calendar days from the effective date of this notice;

B. You are required to identify and implement a detailed plan to bring the property back into productive use in a timely manner including, but not limited to, the following:

1. Expected period of vacancy; and
2. A plan for regular maintenance during the period of vacancy; and
3. A plan and time line for the lawful occupancy rehabilitation or demolition of the barricaded structure; and
4. Any additional information required by the Superintendent.

C. Send the completed Statement to: Department of Building and Safety, Citywide Nuisance Abatement Program, 3550 Wilshire Boulevard, Suite 1800, Los Angeles, CA, 90010. LAMC Sections 98.0713

If you fail to obtain the required permits to repair or demolish the building within thirty (30) consecutive calendar days, the Department may institute proceedings to cause the building to be demolished. The cost of demolition and removal plus administration fees will be assessed and recorded as a lien against the property pursuant to LAMC Section 91.8904.

The assessment for this work will be approximately \$20,000.00 plus \$8,000.00 (40%) administrative costs.

If you fail to file an approved Statement of Intent within thirty (30) consecutive calendar days of the effective date of this Notice and/or do not make a diligent and good faith effort to implement the actions identified in the Statement in a timely manner you may be subject to both civil and criminal penalties pursuant to LAMC Section 98.0704 and 98.0713.

THE FOLLOWING IS A LIST OF VIOLATIONS OBSERVED AT TIME OF INSPECTION

1. The building or premises is Substandard due to inadequate maintenance.

You are therefore ordered to: Maintain the interior and exterior of the single family dwelling in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

In addition, if the nuisance, once abated, again becomes in violation, unsecured or the premises again contains debris, rubbish, waste or excessive vegetation, the City may again abate the nuisance and proceed to recover costs. If the property becomes in violation on two subsequent occasions, the City may start proceedings to demolish and remove the continuous nuisance pursuant to LAMC Section 91.8904.



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VACANT STRUCTURE PENALTY WARNING:

Pursuant to LAMC Section 98.0716 et seq, any Responsible Person in charge of a structure which meets the definition of a Vacant Structure for thirty (30) consecutive calendar days may be liable for an administrative penalty in the amount of \$ 1,000 per structure per day not to exceed \$ 100,000 per property per calendar year unless:

- (1) A statement of Intent has been filed and approved by LADBS; and
- (2) The building has been posted as required by by Section 98.0714 of the LAMC; and
- (3) One of the following applies:
 - a. That the structure is the subject of an active building permit for repair or rehabilitation and that the owner is proceeding diligently in good faith to complete the repair or rehabilitation; or
 - b. That the structure is properly barricaded and secured and is actively being offered for sale, lease or rent; or
 - c. That you can demonstrate that a diligent good faith effort is being made to implement the actions identified in the approved Statement of Intent within the time line contained in the Statement.

LAMC Sections 98.0716(a)(3)(A), 98.0716(a)(3)(B) and 98.0716(a)(3)(C)

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.

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.

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 day 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 98.04 II 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.

Your cooperation in eliminating the nuisance conditions will contribute to a better neighborhood and a healthier and safer Los Angeles. If you have any questions or require any additional information please feel free to contact me at (213)252-3383. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.



3623 S BARBARA ST

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Inspector: Robert wood

Date: January 22, 2015

ROBERT WOOD
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3383

Robert.Wood@lacity.org

Amr
REVIEWED BY



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

CASE NO.: 671712