

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 15, 2017

Council District: # 14

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

JOB ADDRESS: **3200 EAST 5TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5186-004-008**
Re: Invoice #646587-8

On March 23, 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: **3200 East 5th 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 March 23, 2015, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T14994
Dated as of: 12/07/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5186-004-008

Property Address: 3200 E 5TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BERTIN VILLERALDO AND LEONILA LUCIA PALACIOS

Grantor : BERTIN VILLERALDO AND GABRIEL VILLERALDO

Deed Date : 04/02/2002

Recorded : 04/12/2002

Instr No. : 02-0864673

MAILING ADDRESS: BERTIN VILLERALDO AND LEONILA LUCIA PALACIOS
3200 E 5TH ST LOS ANGELES CA 90063

SCHEDULE B

LEGAL DESCRIPTION

Lot: 7 Block: C Abbreviated Description: LOT:7 BLK:C MOUNTAIN VIEW TRACT AS PER BK 24 PG 95 OF M R NW 1 FT OF NE 90 FT OF LOT 7 AND NE 90 FT OF LOT 8 BLK C

MORTGAGES/LIENS

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

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
BERTIN VILLERALDO
3200 E. 5TH ST.
LOS ANGELES, CA 90063

02 0864673

SPACE ABOVE THIS LINE FOR RECORDER'S USE

G R A N T D E E D

THIS IS A BONIFIDE GIFT AND THE GRANTOR RECEIVE NOTHING IN RETURN
R & T 11911

The undersigned Grantor(s) declare(s): Documentary transfer tax is \$ 0
(X) computed on full value of property conveyed, or
() computed on the full value less liens or
encumbrances remaining at the time of sale

ASSESSOR'S PARCEL NO.: 5186-004-008

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:
BERTIN VILLERALDO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND GABRIEL VILLERALDO,
A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS.

hereby GRANT(S) to BERTIN VILLERALDO AND LEONILA LUCIA PALACIOS, HUSBAND AND WIFE AS
JOINT TENANTS.

The following real property in the Of Los Angeles, County Los Angeles, State of
California:

described as: The Northerly 90 feet of lot 8 and the northerly 90 feet of the westerly
1 foot of lot 7 in Block "C" of the Mountain View Tract, In the City of Los Angeles,
County of Los Angeles, State of California, as per map recorded in book 24 Pages 95 of
Miscellaneous records, in the office of the county recorder of said county.

Date: April 2, 2002

Gabriel Villeraldo
GABRIEL VILLERALDO

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Bertin Villeraldo
BERTIN VILLERALDO

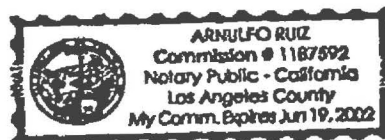
On April 2, 2002 before me, the undersigned,
Personally appeared Arnulfo Ruiz

Gabriel Villeraldo
Bertin Villeraldo

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 Arnulfo Ruiz



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: 3200 E. 5TH ST. LOS ANGELES, CA 90063

EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: December 15, 2017

JOB ADDRESS: **3200 EAST 5TH STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5186-004-008**

Last Full Title: **12/7/17**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). BERTIN VILLERALDO
AND LEONILA LUCIA PALACIOS
3200 E 5TH ST
LOS ANGELES, CA 90063

CAPACITY: OWNERS

Property Detail Report

EXHIBIT C

For Property Located At :

3200 E 5TH ST, LOS ANGELES, CA 90063-3113



CoreLogic

RealQuest Professional

Owner Information

Owner Name: VILLERALDO BERTIN/PALACIOS LEONILA L
 Mailing Address: 3200 E 5TH ST, LOS ANGELES CA 90063-3113 C001
 Vesting Codes: HW // JT

Location Information

Legal Description: MOUNTAIN VIEW TRACT AS PER BK 24 PG 95 OF M R NW 1 FT OF NE 90 FT OF LOT 7 AND NE 90 FT OF LOT 8
 County: LOS ANGELES, CA APN: 5186-004-008
 Census Tract / Block: 2041.20 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: MOUNTAIN VIEW TR
 Legal Book/Page: Map Reference: 45-B5 /
 Legal Lot: 8 Tract #:
 Legal Block: C School District: LOS ANGELES
 Market Area: BOYH School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 04/12/2002 / 04/02/2002 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 864673

Last Market Sale Information

Recording/Sale Date: 09/09/1998 / 07/31/1998 1st Mtg Amount/Type: \$155,836 / FHA
 Sale Price: \$159,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #: 1611504
 Document #: 1611503 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$89.48
 New Construction: Multi/Split Sale:
 Title Company: FIDELITY NAT'L TITLE INS CO/NY
 Lender: NATIONAL PACIFIC MTG CORP
 Seller Name: OCWEN FEDL BK FSB

Prior Sale Information

Prior Rec/Sale Date: 09/09/1998 / 08/13/1998 Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1611502 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,777	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1909 / 1920	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED COMPOSITION SHINGLE	Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR2	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,558	Lot Width/Depth:	49 x 90	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$238,479	Assessed Year:	2017	Property Tax:	\$2,986.32
Land Value:	\$146,676	Improved %:	38%	Tax Area:	4
Improvement Value:	\$91,803	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$231,479				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3200 E 5TH ST, LOS ANGELES, CA 90063-3113**2 Comparable(s) Selected.**

Report Date: 12/15/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$159,000	\$315,000	\$595,000	\$455,000
Bldg/Living Area	1,777	1,684	1,956	1,820
Price/Sqft	\$89.48	\$187.05	\$304.19	\$245.62
Year Built	1909	1910	1918	1914
Lot Area	4,558	4,645	5,618	5,132
Bedrooms	4	4	6	5
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$238,479	\$254,327	\$311,100	\$282,714
Distance From Subject	0.00	0.43	0.46	0.44

*= user supplied for search only

Comp #:				Distance From Subject:0.43 (miles)
Address:	3504 EAGLE ST, LOS ANGELES, CA 90063-2950			
Owner Name:	ALEMAN ERIC			
Seller Name:	EQUITY INV LLC			
APN:	5186-011-025	Map Reference:	45-C5 /	Living Area: 1,956
County:	LOS ANGELES, CA	Census Tract:	2039.00	Total Rooms: 5
Subdivision:	PIONEER INVESTMENT & TRUST COS	Zoning:	LAR2	Bedrooms: 6
Rec Date:	05/01/2017	Prior Rec Date:	02/07/1989	Bath(F/H): 2 /
Sale Date:	03/10/2017	Prior Sale Date:	02/1989	Yr Built/Eff: 1918 / 1925
Sale Price:	\$595,000	Prior Sale Price:	\$125,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	481882	Acres:	0.13	Fireplace: Y / 1
1st Mtg Amt:	\$579,313	Lot Area:	5,618	Pool:
Total Value:	\$311,100	# of Stories:	1.00	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:	2	Distance From Subject:0.46 (miles)			
Address:	2726 EAGLE ST, LOS ANGELES, CA 90033-4425				
Owner Name:	RAMOS LAURA				
Seller Name:	ARRIOLA BLANCA				
APN:	5185-009-018	Map Reference:	45-B4 /	Living Area:	1,684
County:	LOS ANGELES, CA	Census Tract:	2043.00	Total Rooms:	
Subdivision:	BOWEN & DOLTONS BOYLE HEIGHTS	Zoning:	LAR2	Bedrooms:	4
Rec Date:	08/04/2017	Prior Rec Date:	05/04/2012	Bath(F/H):	2 /
Sale Date:	04/28/2017	Prior Sale Date:	05/01/2012	Yr Built/Eff:	1910 / 1910
Sale Price:	\$315,000	Prior Sale Price:	\$235,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	884029	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$309,294	Lot Area:	4,645	Pool:	
Total Value:	\$254,327	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**
JOB ADDRESS: **3200 EAST 5TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5186-004-008**

Date: December 15, 2017

CASE#: 673144
ORDER NO: A-3725251

EFFECTIVE DATE OF ORDER TO COMPLY: **March 23, 2015**
COMPLIANCE EXPECTED DATE: **April 22, 2015**
DATE COMPLIANCE OBTAINED: **April 28, 2015**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3725251

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

VILLERALDO, BERTIN AND PALACIOS, LEONIL A
3200 E 5TH ST
LOS ANGELES, CA 90063

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

CASE #: 673144

ORDER #: A-3725251

EFFECTIVE DATE: March 23, 2015

COMPLIANCE DATE: April 22, 2015

OWNER OF

SITE ADDRESS: 3200 E 5TH ST

ASSESSORS PARCEL NO.: 5186-004-008

ZONE: R2; Two Family Zone

MAR 24 2015

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

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

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

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

Comments: It will be necessary to remove all interior partitions and make the garage available for the parking of vehicles.

2. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals for all circuits, receptacles and other electrical devices installed in the garage without permit or inspection

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

3. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Demolish and/or remove plumbing fixtures (bath tub, toilet and lavatory)



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

The garage has been converted to habitable area including a bathroom

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.

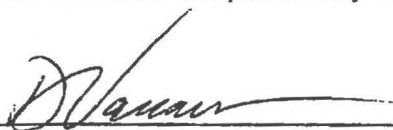
APPEAL PROCEDURES:

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3985.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: March 13, 2015

DAVID VACCARO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3985

Dave.Vaccaro@lacity.org


REVIEWED BY