

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

September 26, 2018

Council District: # 8

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

JOB ADDRESS: **223 EAST 99TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6052-015-025**
Re: Invoice #708635-1, #744162-8

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: **223 East 99th 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order December 15, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.0
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	146.65
Title Report fee	38.00
Grand Total	\$ 3,741.21

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,741.21** be 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 **\$3,741.21** 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. T15555
Dated as of: 09/20/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6052-015-025

Property Address: 223 E 99TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ANTONIO ROMERO; MARIA ANTONIA ROMERO

Grantor : ANTONIO ROMERO

Deed Date : 03/19/2003

Recorded : 04/01/2003

Instr No. : 03-0909248

MAILING ADDRESS: ANTONIO ROMERO; MARIA ANTONIA ROMERO
223 E 99TH ST LOS ANGELES CA 90003

SCHEDULE B

LEGAL DESCRIPTION

Lot: 51 Tract No: 6602 Abbreviated Description: LOT:51 TR#:6602 TRACT # 6602 LOT 51

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 09/01/2006

Document #: 06-1956681

Loan Amount: \$170,000

Lender Name: AMERICAS WHOLESAL LENDER

Borrowers Name: ANTONIO ROMERO; MARIA ANTONIA ROMERO

MAILING ADDRESS: COUNTRY HOME LOANS, INC.
PO BOX 10423 VAN NUYS, CA 91410

EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **223 EAST 99TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6052-015-025**

Date: **September 26, 2018**

Last Full Title: **09/20/2018**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANTONIO ROMERO
MARIA ANTONIA ROMERO
223 E 99TH ST
LOS ANGELES, CA 90003
CAPACITY: OWNERS

- 2). COUNTRY HOME LOANS INC
PO BOX 10423
VAN NUYS, CA 91410
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

223 E 99TH ST, LOS ANGELES, CA 90003-4226



Owner Information

Owner Name: ROMERO ANTONIO/ROMERO MARIA A
 Mailing Address: 223 E 99TH ST, LOS ANGELES CA 90003-4226 C046
 Vesting Codes: HW // JT

Location Information

Legal Description: TRACT # 6602 LOT 51
 County: LOS ANGELES, CA APN: 6052-015-025
 Census Tract / Block: 2406.00 / 4 Alternate APN:
 Township-Range-Sect: Subdivision: 6602
 Legal Book/Page: 70-81 Map Reference: 58-B3 /
 Legal Lot: 51 Tract #: 6602
 Legal Block: School District: LOS ANGELES
 Market Area: C37 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 04/01/2003 / 01/09/2003 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #: 909249
 Document #: 909248

Last Market Sale Information

Recording/Sale Date: 09/22/1995 / 1st Mtg Amount/Type: \$100,767 / FHA
 Sale Price: \$101,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #:
 Document #: 1544477 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$125.62
 New Construction: Multi/Split Sale:
 Title Company: GUARDIAN TITLE CO.
 Lender: STEVENS FIN'L CORP
 Seller Name: LARA JORGE JR & BURNA

Prior Sale Information

Prior Rec/Sale Date: 04/07/1995 / Prior Lender: FUNDERS MTG CORP
 Prior Sale Price: \$57,500 Prior 1st Mtg Amt/Type: \$57,720 / FHA
 Prior Doc Number: 490224 Prior 1st Mtg Rate/Type: / FIXED RATE LOAN
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: Parking Type: CARPORT Construction: FRAME
 Living Area: 804 Garage Area: Heat Type: FORCED AIR
 Tot Adj Area: Garage Capacity: Exterior wall: SHINGLE SIDING
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: 4 Basement Area: Patio Type:
 Bedrooms: 3 Finish Bsmnt Area: Pool:
 Bath(F/H): 2 / Basement Type: Air Cond:
 Year Built / Eff: 1925 / 1945 Roof Type: Style:
 Fireplace: / Foundation: Quality: AVERAGE
 # of Stories: 1 Roof Material: Condition: AVERAGE
 Other Improvements: Building Permit

Site Information

Zoning: LAR2 Acres: 0.12 County Use: DUPLEX (0200)
 Lot Area: 5,085 Lot Width/Depth: 40 x 127 State Use:
 Land Use: DUPLEX Res/Comm Units: 2 / Water Type: PUBLIC
 Site Influence: CORNER Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$196,125 Assessed Year: 2017 Property Tax: \$2,723.30
 Land Value: \$103,681 Improved %: 47% Tax Area: 461
 Improvement Value: \$92,444 Tax Year: 2017 Tax Exemption:
 Total Taxable Value: \$196,125

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **223 EAST 99TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6052-015-025**

Date: **September 26, 2018**

CASE#: **744331**
ORDER NO: **A-4240547**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 15, 2016**
COMPLIANCE EXPECTED DATE: **January 14, 2017**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4240547

10660623201737581

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GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

ROMERO, ANTONIO AND MARIA A
223 E 99TH ST
LOS ANGELES, CA 90003

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

DEC 09 2016

CASE #: 744331

ORDER #: A-4240547

EFFECTIVE DATE: December 15, 2016

COMPLIANCE DATE: January 14, 2017

OWNER OF

SITE ADDRESS: **223 E 99TH ST**

ASSESSORS PARCEL NO.: 6052-015-025

ZONE: R2; Two Family Zone

To the address as shown on the
last equalized assessment roll.
Initiated by *[Signature]*

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 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.

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

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: 1) 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. 2) Demolish and remove all construction work performed and return the property to its permitted state.

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

3. The approximate 20' x 20' construction of a dwelling attached to the garage was/is 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.

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 \$1,000.00 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.

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.



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www.ladbs.org

1060623201737581

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 + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)789-1490. Office hours are 7:00 a.m. to 5:30 p.m. Monday through Thursday.

Inspector: 

Date: December 05, 2016

DALE SCHWARTZ
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490
Dale.Schwartz@lacity.org

REVIEWED BY

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This page is part of your document - DO NOT DISCARD

03 0909248

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
APR 01 2003 AT 8 A.M.

TITLE(S) : Deed



FEE

FEE \$10 XX
2

D.T.T

(Handwritten initials)

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-54 ©

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

6052-015-025

001

THIS FORM NOT TO BE DUPLICATED

SILVER HILL

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Antonio Romero
Maria Antonia Romero
223 East 99th Street
Los Angeles, CA 90003

03 0909248

2

4/1/03

A.P.N.: 6052-015-025

Order No.: 37-168557

Space Above This Line for Recorder's Use Only

Escrow No.: 03-33372BK

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$NONE
[X] 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; [X] City of Los Angeles, and

Gift

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

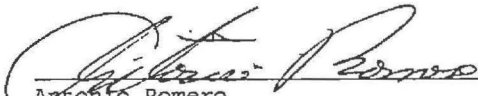
Antonio Romero, a Married Man

hereby GRANT(s) to **Antonio Romero and Maria Antonia Romero, Husband and Wife as Joint Tenants**

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

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

"No documentary stamps due, Grantor received no consideration, this deed being executed to add spouse to title."


Antonio Romero

Document Date: January 9, 2003

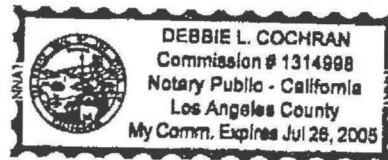
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On March 19, 2003 before me, Debbie L. Cochran, Notary Public
personally appeared Antonio Romero

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 to: SAME AS ABOVE or Address Noted Below

Exhibit "A"

3

4/1/03
Lot 51 of Tract No. 6602, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 70, Page 81 of Maps, in the office of the County Recorder of said County.

EXCEPT therefrom an undivided one-half interest in and to all of the oil, gas, and other minerals on, in or under said land, as granted to George G. Smith, a married man, by deed recorded January 23, 1961 in Book D1100, Page 708, of Official Records.

ALSO EXCEPTING one-half of all oil, gas and other hydrocarbon substances in and under said property, but without the right to penetrate, use or disturb the property within 500 feet of the surface thereof as reserved by Fidelity Funding Corporation in deed recorded August 18, 1976, as Instrument No. 2572.

03 0909248