

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

May 7, 2019

Council District: # 11

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

JOB ADDRESS: **821 WEST ANGELUS PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4237-015-008**
Re: Invoice #702469-4, #711999-4

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: **821 West Angelus Place, 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 October 10, 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	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	460.51
Title Report Fee	38.00
Grand Total	\$ 4,055.07

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 **\$4,055.07** 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 **\$4,055.07** 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. T15606
Dated as of: 10/17/2018

Prepared for: City of Los Angeles

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

APN #: 4237-015-008

Property Address: 821 W ANGELUS PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : LARRY R. ECHAVARRIA

Grantor : MARY B. ECHAVARRIA

Deed Date : 09/18/1981

Recorded : 04/12/1982

Instr No. : 82-375903

MAILING ADDRESS: LARRY R. ECHAVARRIA
821 ANGELUS PL VENICE CA 90291

SCHEDULE B

LEGAL DESCRIPTION

Lot: 8 Block: B Abbreviated Description: LOT:8 BLK:B VENICE OF AMERICA EXTENSION LOT 8 BLK B

MORTGAGES/LIENS

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

82- 375903

LAWYERS TITLE INSURANCE CORPORATION

243502-PB

AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

APR 12 1982

AT 8 A.M.

Recorder's Office

Name

LARRY R. ECHAVARRIA

Street

Address

821 Angelus Place

City &

State

Venice, Calif. 90291

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name

Larry R. Echavarria

Street

Address

821 Angelus Place

City &

State

Venice, Calif. 90291

FEE
\$4
C

QD 888 GH

Quitclaim Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

DOCUMENTARY TRANSFER TAX \$ 10

- () computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area: () City of _____, and

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

MARY B. ECHAVARRIA

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

LARRY R. ECHAVARRIA

the following described real property in the City of Los Angeles county of Los Angeles state of California;

LOT 8 IN BLOCK "B" OF VENICE OF AMERICA EXTENSION TRACT AS
 PER MAP RECORDED IN BOOK 7 PAGE 140 OF MAPS, IN THE OFFICE
 OF THE COUNTY RECORDER OF SAID COUNTY.

"This conveyance is a gift, exempt pursuant to Ordinance 9443".

*The Concurrent deed of trust is
 for re-financing purposes.*

Dated September 18, 1981

Mary B. Echavarria
 MARY B. ECHAVARRIA

4237-15-8

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GARTH**

Date: May 7, 2019

JOB ADDRESS: **821 WEST ANGELUS PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4237-015-008**

Last Full Title: **10/17/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). LARRY R. ECHEVARRIA
821 ANGELUS PLS
VENICE, CA 90291

CAPACITY: OWNER

Property Detail Report

For Property Located At :

821 ANGELUS PL, VENICE, CA 90291-4920

RealQuest

Owner Information

Owner Name: **ECHAVARRIA LARRY R**
 Mailing Address: **821 ANGELUS PL, VENICE CA 90291-4920 C024**
 Vesting Codes: **//**

Location Information

Legal Description:	VENICE OF AMERICA EXTENSION LOT 8		
County:	LOS ANGELES, CA	APN:	4237-015-008
Census Tract / Block:	2738.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	VENICE OF AMERICA
Legal Book/Page:		Map Reference:	49-D4 /
Legal Lot:	8	Tract #:	
Legal Block:	B	School District:	LOS ANGELES
Market Area:	C11	School District Name:	LOS ANGELES
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:	04/12/1982 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	375903	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:

Lender:

Seller Name:

OWNER RECORD**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:	1,180	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1925	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE;ADDITION Building Permit				

Site Information

Zoning:	LAR2	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,200	Lot Width/Depth:	40 x 105	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$57,259	Assessed Year:	2018	Property Tax:	\$720.26
Land Value:	\$43,929	Improved %:	23%	Tax Area:	67
Improvement Value:	\$13,330	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$50,259				

Comparable Sales Report

For Property Located At

**RealQuest****821 ANGELUS PL, VENICE, CA 90291-4920****9 Comparable(s) Selected.**

Report Date: 12/05/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,330,000	\$2,475,500	\$1,644,167
Bldg/Living Area	1,180	1,012	1,334	1,147
Price/Sqft	\$0.00	\$1,182.93	\$2,139.59	\$1,442.48
Year Built	1922	1923	1952	1937
Lot Area	4,200	3,594	7,468	5,093
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$57,259	\$62,645	\$2,522,969	\$511,235
Distance From Subject	0.00	0.07	0.47	0.31

* = user supplied for search only

Comp #1

Distance From Subject: 0.07 (miles)

Address: **807 COEUR D ALENE AVE, VENICE, CA 90291-4926**
 Owner Name: **SOCAL INVS & HLDGS LLC**
 Seller Name: **COPLIN FAMILY TRUST**
 APN: **4237-019-022**
 County: **LOS ANGELES, CA**
 Subdivision: **VENICE OF AMERICA**
 Rec Date: **08/24/2018**
 Sale Date: **08/14/2018**
 Sale Price: **\$1,330,000**
 Sale Type: **FULL**
 Document #: **859506**
 1st Mtg Amt: **\$90,000**
 Total Value: **\$64,800**

Map Reference: **49-D4 /**
 Census Tract: **2738.00**
 Zoning: **LAR2**
 Prior Rec Date:
 Prior Sale Date:
 Prior Sale Price:
 Prior Sale Type:
 Acres: **0.10**
 Lot Area: **4,200**
 # of Stories: **1**

Living Area: **1,113**
 Total Rooms: **5**
 Bedrooms: **3**
 Bath(F/H): **2 /**
 Yr Built/Eff: **1923 / 1935**
 Air Cond: **YES**
 Style: **SPANISH**
 Fireplace: **Y / 1**
 Pool:
 Roof Mat: **ROLL COMPOSITION**
PARKING AVAIL

Land Use: **SFR**Park Area/Cap#: **/ 3**

Parking:

Comp #2

Distance From Subject: 0.13 (miles)

Address: **716 WOODLAWN AVE, VENICE, CA 90291-4853**
 Owner Name: **MACK DAVID**
 Seller Name: **REMAINDER JESSICA S C TRUST**
 APN: **4237-011-007**
 County: **LOS ANGELES, CA**
 Subdivision: **VENICE/AMERICA EXT**
 Rec Date: **06/26/2018**
 Sale Date: **03/12/2018**
 Sale Price: **\$1,795,000**
 Sale Type: **FULL**
 Document #: **636787**
 1st Mtg Amt: **\$945,000**
 Total Value: **\$742,591**

Map Reference: **49-D4 /**
 Census Tract: **2738.00**
 Zoning: **LAR2**
 Prior Rec Date: **04/11/1991**
 Prior Sale Date: **03/1991**
 Prior Sale Price:
 Prior Sale Type:
 Acres: **0.10**
 Lot Area: **4,187**
 # of Stories: **1**

Living Area: **1,012**
 Total Rooms: **6**
 Bedrooms: **2**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1923 / 1925**
 Air Cond:
 Style: **CONVENTIONAL**
 Fireplace: **/**
 Pool:
 Roof Mat: **COMPOSITION SHINGLE**
PARKING AVAIL

Land Use: **SFR**Park Area/Cap#: **/ 1**

Parking:

Comp #3

Distance From Subject: 0.15 (miles)

Address: **1000 HARDING AVE, VENICE, CA 90291-4946**
 Owner Name: **CHASE N PROPERTIES INC**
 Seller Name: **JOURNEY INVESTMENTS INC**
 APN: **4237-017-012**
 County: **LOS ANGELES, CA**
 Subdivision: **1112**

Map Reference: **49-D3 /**
 Census Tract: **2738.00**
 Zoning: **LAR2**

Living Area: **1,198**
 Total Rooms: **6**
 Bedrooms: **3**

Rec Date:	04/30/2018	Prior Rec Date:	03/28/2018	Bath(F/H):	1 /
Sale Date:	03/28/2018	Prior Sale Date:	03/19/2018	Yr Built/Eff:	1948 / 1949
Sale Price:	\$1,540,000	Prior Sale Price:	\$1,510,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	416473	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$1,386,000	Lot Area:	6,113	Pool:	
Total Value:	\$78,159	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #4 Distance From Subject:0.16 (miles)

Address:	1137 GARFIELD AVE, VENICE, CA 90291-4936				
Owner Name:	QUIROS MARIO/ALARCON ALESSANDRA				
Seller Name:	BILIDA FAMILY TRUST				
APN:	4237-022-002	Map Reference:	49-D4 /	Living Area:	1,334
County:	LOS ANGELES, CA	Census Tract:	2738.00	Total Rooms:	6
Subdivision:	5809	Zoning:	LAR2	Bedrooms:	3
Rec Date:	08/21/2018	Prior Rec Date:	07/30/1999	Bath(F/H):	2 /
Sale Date:	07/18/2018	Prior Sale Date:	05/26/1999	Yr Built/Eff:	1941 / 1950
Sale Price:	\$1,655,000	Prior Sale Price:	\$408,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	842709	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$1,324,000	Lot Area:	7,468	Pool:	
Total Value:	\$551,109	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #5 Distance From Subject:0.43 (miles)

Address:	2330 CLOY AVE, VENICE, CA 90291-4751				
Owner Name:	WALKER TRUST				
Seller Name:	MENDOZA MARILYN				
APN:	4228-007-021	Map Reference:	49-C4 /	Living Area:	1,190
County:	LOS ANGELES, CA	Census Tract:	2739.02	Total Rooms:	5
Subdivision:	4424	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/23/2018	Prior Rec Date:	05/21/1998	Bath(F/H):	1 /
Sale Date:	04/16/2018	Prior Sale Date:	05/12/1998	Yr Built/Eff:	1952 / 1953
Sale Price:	\$1,635,000	Prior Sale Price:	\$306,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	512995	Acres:	0.08	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	3,594	Pool:	
Total Value:	\$429,403	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #6 Distance From Subject:0.45 (miles)

Address:	738 PALMS BLVD, VENICE, CA 90291-3849				
Owner Name:	CABO DIANE				
Seller Name:	LFT ASSET HOLDINGS LLC				
APN:	4241-015-028	Map Reference:	49-C3 /	Living Area:	1,157
County:	LOS ANGELES, CA	Census Tract:	2736.00	Total Rooms:	6
Subdivision:	VENICE PARK	Zoning:	LAR2	Bedrooms:	3
Rec Date:	07/10/2018	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	05/29/2018	Prior Sale Date:		Yr Built/Eff:	1940 / 1941
Sale Price:	\$2,475,500	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	685488	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$1,240,000	Lot Area:	5,300	Pool:	
Total Value:	\$2,522,969	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #7 Distance From Subject:0.45 (miles)

Address:	2435 LOUELLA AVE, VENICE, CA 90291-5006				
Owner Name:	LA18A LLC				
Seller Name:	GUTIERREZ OLIVIA C L/TR				
APN:	4236-007-009	Map Reference:	49-D3 /	Living Area:	1,230
County:	LOS ANGELES, CA	Census Tract:	2738.00	Total Rooms:	7
Subdivision:	WALGROVE TR	Zoning:	LAR1	Bedrooms:	4
Rec Date:	08/17/2018	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	08/14/2018	Prior Sale Date:		Yr Built/Eff:	1939 / 1949
Sale Price:	\$1,455,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	832063	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$1,646,057	Lot Area:	5,848	Pool:	
Total Value:	\$74,068	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE

Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL
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Comp #:8

Distance From Subject:0.46 (miles)

Address: 3140 YALE AVE, MARINA DEL REY, CA 90292-5541

Owner Name: 3140 YALE LLC

Seller Name: DELGADO MARIA R V TRUST

APN: 4229-006-083

County: LOS ANGELES, CA

Subdivision: 8167

Rec Date: 03/23/2018

Sale Date: 03/20/2018

Sale Price: \$1,452,000

Sale Type: FULL

Document #: 281830

1st Mtg Amt: \$942,500

Total Value: \$75,367

Map Reference: 49-D4 /

Census Tract: 2741.00

Zoning: LAR1

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres: 0.11

Lot Area: 4,859

of Stories: 1

Living Area: 1,055

Total Rooms: 5

Bedrooms: 3

Bath(F/H): 1 /

Yr Built/Eff: 1947 / 1951

Air Cond:

Style: CONVENTIONAL

Fireplace: /

Pool:

Roof Mat: COMPOSITION

SHINGLE

Land Use: SFR

Park Area/Cap#: / 2

Parking: PARKING AVAIL

Comp #:9

Distance From Subject:0.47 (miles)

Address: 1082 MARCO PL, VENICE, CA 90291-3936

Owner Name: 1082 MARCO PLACE LLC

Seller Name: COOMBER FAMILY TRUST

APN: 4242-005-005

County: LOS ANGELES, CA

Subdivision: 5385

Rec Date: 08/10/2018

Sale Date: 06/11/2018

Sale Price: \$1,460,000

Sale Type: FULL

Document #: 809867

1st Mtg Amt: \$1,692,000

Total Value: \$62,645

Map Reference: 49-D3 /

Census Tract: 2737.00

Zoning: LAR1

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres: 0.10

Lot Area: 4,268

of Stories: 1

Living Area: 1,032

Total Rooms: 6

Bedrooms: 3

Bath(F/H): 1 /

Yr Built/Eff: 1923 / 1925

Air Cond:

Style: CONVENTIONAL

Fireplace: Y / 1

Pool:

Roof Mat: COMPOSITION

SHINGLE

Land Use: SFR

Park Area/Cap#: / 2

Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GARTH**

Date: May 7, 2019

JOB ADDRESS: **821 WEST ANGELUS PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4237-015-008**

CASE#: 737561

ORDER NO: A-4176614

EFFECTIVE DATE OF ORDER TO COMPLY: **October 10, 2016**

COMPLIANCE EXPECTED DATE: **November 9, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4176614

1060328201730752

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

SUBSTANDARD ORDER AND NOTICE OF FEE

ECHAVARRIA, LARRY R

821 ANGELUS PL

VENICE, CA 90291

CASE #: 737561

ORDER #: A-4176614

EFFECTIVE DATE: October 10, 2016

COMPLIANCE DATE: November 09, 2016

OWNER OF

SITE ADDRESS: 821 W ANGELUS PL

ASSESSORS PARCEL NO.: 4237-015-008

ZONE: R2; Two Family Zone

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

SEP 26 2016

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:

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 premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper

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

maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.13 #1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

3. Maintenance and repair of existing building.

You are therefore ordered to: Maintain exterior wall surfaces weather tight, in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.12, 91.103.1, 91.5R103.1, 12.09A, 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 \$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 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.

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>

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

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If you have any questions or require any additional information please feel free to contact me at (310)417-8665.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *MP*

Date: September 26, 2016

MARIAN PODPORA
7166 MANCHESTER AVENUE, #10B
LOS ANGELES, CA 90045
(310)417-8665

marian.podpora@lacity.org

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REVIEWED BY

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