

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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E. FELICIA BRANNON  
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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

October 4, 2018

Council District: # 9

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

JOB ADDRESS: **409 EAST 64TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6006-019-029**  
Re: Invoice #707004-6

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **409 East 64th 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 November 28, 2016, 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	38.00
<b>Grand Total</b>	<b>\$ 1,284.56</b>

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 **\$1,284.56** 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 **\$1,284.56** 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](mailto:latitle@in2-res.com)

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### ***Property Title Report***

***Work Order No. T15550***  
***Dated as of: 09/20/2018***

***Prepared for: City of Los Angeles***

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

***APN #: 6006-019-029***

***Property Address: 409 E 64TH ST***

***City: Los Angeles***

***County: Los Angeles***

#### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : THE WINNETKA GROUP***

***Grantor : EDWARD BLACKMON***

***Deed Date : 04/14/2014***

***Recorded : 08/07/2014***

***Instr No. : 14-0824722***

***MAILING ADDRESS: THE WINNETKA GROUP***  
***2500 BROADWAY STE F125 SANTA MONICA CA 90404***

#### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot: 14 Block: 10 Abbreviated Description: LOT:14 BLK:10 THE MCCARTHY COMPANY'S GREATER  
LOS ANGELES TRACT LOT 14 BLK 10***

#### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20140824722**



Pages:  
0002

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

08/07/14 AT 03:46PM

**PCOR SURCHARGE \$20.00**

FEES:	42.00
TAXES:	0.00
OTHER:	0.00
PAID:	42.00



LEADSHEET



201408070630035

00009490093



006334002

SEQ:  
01

DAR - Counter (Upfront Scan)



**THIS FORM IS NOT TO BE DUPLICATED**

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO

THE WINNETKA GROUP  
2500 BROADWAY BUILDING F STE125  
SANTA MONICA, CA 90404

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N.: 6006-019-029

Order No.:

Escrow No.:

**GRANT DEED**

DOCUMENTARY TRANSFER TAX \$ 0-00-00

..Computed on the consideration or value of property conveyed; OR

Signature of Declarant or Agent determining tax - Firm Name

..Computed on the consideration or value less liens or encumbrances remaining at time of sale.

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

**EDWARD BLACKMON, AN UNMARRIED MAN**

hereby GRANT(S) to

**THE WINNETKA GROUP**

the real property in the City of LOS ANGELES, County of LOS ANGELES, State of California, described as:  
409 EAST 64TH STREET, LOS ANGELES, CA 90003  
LOT 14 IN BLOCK 10 OF MCCARTHY COMPANY GREATER LOS ANGELES, TRACT AS PER MAP RECORDED IN BOOK 9 PAGE  
134 PF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated APRIL 14, 2014

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

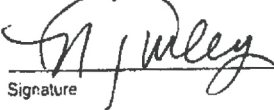
  
EDWARD BLACKMON

On 04.14.14 before me, NICHOLAS TURLEY, Notary  
personally appeared EDWARD BLACKMON

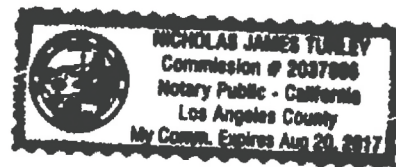
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature

(Notary seal)



Mail tax statements to: THE ABOVE ADDRESS

# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **409 EAST 64TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6006-019-029**

Date: **October 4, 2018**

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

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- |     |   |                 |
|-----|---|-----------------|
| 1). | THE WINNETKA GROUP<br>C/O EDWARD BLACKMON<br>2500 BROADWAY STE F125<br>SANTA MONICA, CA 90404 | CAPACITY: OWNER |
|-----|---|-----------------|

**Property Detail Report**

For Property Located At :

409 E 64TH ST, LOS ANGELES, CA 90003-1603



RealQuest

**Owner Information**

Owner Name: WINNETKA GROUP  
 Mailing Address: 2500 BROADWAY #F125, SANTA MONICA CA 90404-3080 C009  
 Vesting Codes: //

**Location Information**

Legal Description: THE MCCARTHY COMPANY'S GREATER LOS ANGELES TRACT LOT 14  
 County: LOS ANGELES, CA APN: 6006-019-029  
 Census Tract / Block: 2393.30 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: MCCARTHY COS GREATER LOS ANG  
 Legal Book/Page: Map Reference: 52-B5 /  
 Legal Lot: 14 Tract #: 52-B5 /  
 Legal Block: 10 School District: LOS ANGELES  
 Market Area: C42 School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: 08/07/2014 / 04/14/2014 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 824722

**Last Market Sale Information**

Recording/Sale Date: 12/15/2003 / 10/01/2003 1st Mtg Amount/Type: /  
 Sale Price: \$140,000 1st Mtg Int. Rate/Type: /  
 Sale Type: UNKNOWN 1st Mtg Document #: /  
 Document #: 3774866 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$89.51  
 New Construction: Multi/Split Sale:  
 Title Company: CHICAGO TITLE CO  
 Lender:  
 Seller Name: SMITH EARLINE

**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: 1,564	Parking Type:	Construction:
Living Area: 1,564	Garage Area:	Heat Type: HEATED
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 4	Finish Bsmnt Area:	Pool:
Bath(F/H): 2 /	Basement Type:	Air Cond:
Year Built / Eff: 2008 / 2008	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories: 2	Roof Material:	Condition:

Other Improvements: Building Permit

**Site Information**

Zoning: LAR2	Acres: 0.12	County Use: DUPLEX (0200)
Lot Area: 5,434	Lot Width/Depth: 40 x 136	State Use:
Land Use: DUPLEX	Res/Comm Units: 2 /	Water Type:
Site Influence: CORNER		Sewer Type: TYPE UNKNOWN

**Tax Information**

Total Value: \$331,664	Assessed Year: 2018	Property Tax: \$4,095.93
Land Value: \$216,005	Improved %: 35%	Tax Area: 7
Improvement Value: \$115,659	Tax Year: 2017	Tax Exemption:
Total Taxable Value: \$331,664		

**Comparable Sales Report**

For Property Located At

**409 E 64TH ST, LOS ANGELES, CA 90003-1603****4 Comparable(s) Selected.**

Report Date: 10/04/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$140,000	\$275,000	\$571,000	\$405,750
Bldg/Living Area	1,564	1,400	1,496	1,443
Price/Sqft	\$89.51	\$188.87	\$381.68	\$280.45
Year Built	2008	1910	1964	1927
Lot Area	5,434	5,003	5,417	5,305
Bedrooms	4	3	5	4
Bathrooms/Restrooms	2	2	3	2
Stories	2.00	1.00	2.00	1.50
Total Value	\$331,664	\$31,620	\$416,160	\$316,383
Distance From Subject	0.00	0.11	0.19	0.16

\* = user supplied for search only

**Comp #1**

Distance From Subject: 0.11 (miles)

Address: **321 E GAGE AVE, LOS ANGELES, CA 90003-1646**Owner Name: **WISE INVS**Seller Name: **COATES ORION**APN: **6006-021-021**County: **LOS ANGELES, CA**Subdivision: **STRONG & DICKINSONS****ASCOT SOUTH PARK**Rec Date: **02/28/2018**Sale Date: **02/12/2018**Sale Price: **\$275,000**Sale Type: **FULL**Document #: **196142**1st Mtg Amt: **\$315,000**Total Value: **\$31,620**Land Use: **DUPLEX**Map Reference: **52-B5 /**Census Tract: **2392.02**Zoning: **LAR2**

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres:

Lot Area: **5,003**

# of Stories:

Park Area/Cap#: **/**Living Area: **1,456**

Total Rooms:

Bedrooms: **3**Bath(F/H): **3 /**Yr Built/Eff: **1923 / 1933**Air Cond: **YES**

Style:

Fireplace: **/**

Pool:

Roof Mat:

Parking:

**Comp #2**

Distance From Subject: 0.16 (miles)

Address: **500 E 61ST ST, LOS ANGELES, CA 90003**Owner Name: **ASGHEDOM SAMIEL G L/TR**Seller Name: **HOLLYVALE RENTAL HOLDINGS LLC**APN: **6006-023-010**County: **LOS ANGELES, CA**Subdivision: **STRONG & DICKINSONS****ASCOT SOUTH PARK**Rec Date: **04/17/2018**Sale Date: **03/27/2018**Sale Price: **\$571,000**Sale Type: **FULL**Document #: **367579**1st Mtg Amt: **\$428,250**Total Value: **\$416,160**Land Use: **DUPLEX**Map Reference: **52-B4 /**Census Tract: **2392.02**Zoning: **LAR2**Prior Rec Date: **08/13/1997**

Prior Sale Date:

Prior Sale Price: **\$132,300**Prior Sale Type: **FULL**

Acres:

Lot Area: **5,400**# of Stories: **1**Park Area/Cap#: **/**Living Area: **1,496**

Total Rooms:

Bedrooms: **5**Bath(F/H): **2 /**Yr Built/Eff: **1914 / 1921**

Air Cond:

Style: **CONVENTIONAL**Fireplace: **/**

Pool:

Roof Mat:

Parking: **NONE****Comp #3**

Distance From Subject: 0.18 (miles)

Address: **316 E 61ST ST, LOS ANGELES, CA 90003-1619**Owner Name: **MORATAYA GERARDO R/RAMIREZ OLIVIA**Seller Name: **M16 PROPERTY VENTURES LLC**APN: **6006-024-012**County: **LOS ANGELES, CA**Map Reference: **52-B4 /**Census Tract: **2392.02**Living Area: **1,400**Total Rooms: **8**



Subdivision:	<b>STRONG &amp; DICKINSONS ASCOT SOUTH PARK</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>06/01/2018</b>	Prior Rec Date:	<b>08/14/2013</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>04/06/2018</b>	Prior Sale Date:	<b>08/02/2013</b>	Yr Built/Eff:	<b>1964 / 1964</b>
Sale Price:	<b>\$405,000</b>	Prior Sale Price:	<b>\$200,000</b>	Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>547818</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$397,664</b>	Lot Area:	<b>5,400</b>	Pool:	
Total Value:	<b>\$405,756</b>	# of Stories:	<b>2</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>DUPLEX</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>NONE</b>

Comp #:4	Distance From Subject:0.19 (miles)				
Address:	<b>347 E 61ST ST, LOS ANGELES, CA 90003-1618</b>				
Owner Name:	<b>ANGELENO HOMES LLC</b>				
Seller Name:	<b>BANK / NY MELL 2007-OA11</b>				
APN:	<b>6006-025-027</b>	Map Reference:	<b>52-B4 /</b>	Living Area:	<b>1,420</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2392.02</b>	Total Rooms:	
Subdivision:	<b>METTLERS MAIN STREET SOUTH PARK</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>05/04/2018</b>	Prior Rec Date:	<b>03/06/1996</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/13/2018</b>	Prior Sale Date:		Yr Built/Eff:	<b>1910 / 1925</b>
Sale Price:	<b>\$372,000</b>	Prior Sale Price:		Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>440105</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$279,000</b>	Lot Area:	<b>5,417</b>	Pool:	
Total Value:	<b>\$411,997</b>	# of Stories:		Roof Mat:	
Land Use:	<b>DUPLEX</b>	Park Area/Cap#:	<b>/</b>	Parking:	



# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **409 EAST 64TH STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6006-019-029**

Date: **October 4, 2018**

CASE#: **742292**  
ORDER NO: **A-4228069**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 28, 2016**  
COMPLIANCE EXPECTED DATE: **December 28, 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-4228069

10060418201732373

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATTELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

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LOS ANGELES, CA 90012

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

WINNETKA GROUP  
2500 BROADWAY STE F125  
SANTA MONICA, CA 90404

**CASE #: 742292**

**ORDER #: A-4228069**

**EFFECTIVE DATE: November 28, 2016**

**COMPLIANCE DATE: December 28, 2016**

OWNER OF

SITE ADDRESS: 409 E 64TH ST

ASSESSORS PARCEL NO.: 6006-019-029

ZONE: R2; Two Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.**

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

1. The building or premises is Substandard due to illegal occupancy of a single family dwelling as a duplex.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. A Certificate of occupancy is required for the approved use as a duplex dwelling.

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](http://www.ladbs.org)

You are therefore ordered to: Obtain the required building permit and Certificate of Occupancy.

Code Section(s) in Violation: 12.26E.1.(a), 12.21A.1.(a) of the L.A.M.C.

**3. Permit number(s) 07016-70000-20335 has expired.**

You are therefore ordered to: 1) Renew the expired permit(s) and diligently pursue the remaining approximate 90% of work to completion. OR 2) Demolish and remove the work described on the permit(s) and restore it to the condition which existed prior to the issuance of the permit.

Code Section(s) in Violation: 91.106.4.4.3, 91.5R106.4.4.3, 98.0602.(a) and 98.0602.(b) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**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](http://www.ladbs.org)

If you have any questions or require any additional information please feel free to contact me at (323)846-2639.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

*Hector Rodriguez*

Date: November 16, 2016

HECTOR RODRIGUEZ  
4301 S CENTRAL AVE  
LOS ANGELES, CA 90011  
(323)846-2639  
Hector.Rodriguez@lacity.org

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REVIEWED BY

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**  
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