

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

June 24, 2019

Council District: # 1

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

JOB ADDRESS: **6212 EAST MOUNT ANGELUS DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5484-031-033**
Re: Invoice #730269-5

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: **6212 East Mount Angelus Drive Los Angeles, CA**, (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)	438.51
Title Report fee	38.00
Grand Total	\$ 2,786.51

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 **\$2,786.51** 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 **\$2,786.51** 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

for signature
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. T15934
Dated as of: 05/29/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5484-031-033

Property Address: 6212 E MOUNT ANGELUS DR **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : LUCY TERESA GARCIA; RALP JOE GARCIA; DIANE VICTORIA GARCIA; MARIA TERESA GARAY SANCHEZ

Grantor : JOHN RALPH GARCIA; MARIA TERESA GARCIA

Deed Date : 03/22/2008 **Recorded :** 07/28/2009

Instr No. : 09-1147821

MAILING ADDRESS: LUCY TERESA GARCIA; RALP JOE GARCIA; DIANE VICTORIA GARCIA;
MARIA TERESA GARAY SANCHEZ
6215 MOUNT ANGELUS PL LOS ANGELES CA 90042

SCHEDULE B

LEGAL DESCRIPTION

Lot: 3 Tract No: 4571 Abbreviated Description: LOT:3 TR#:4571 TRACT # 4571 LOT 3 IMP1=3PLX, 1 UNIT,900SF,YB:1924,02BD/01BA;IMP2=3PLX, 2 UNIT,2304SF,YB:1924,04BD/02BA.

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20091147821



Pages:
0002

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

07/28/09 AT 10:39AM

FEES:	13.00
TAXES:	0.00
OTHER:	0.00
PAID:	13.00



LEADSHEET



200907280010049

00000947803



002230535

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDED REQUESTED BY

WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT
TO
Name **MARIA TERESA GARAY S.**
Street Address **6215 MOUNT ANGELUS PL.**
City **LOS ANGELES, CA. 90042**
State
Zip
Title Order No. _____ Escrow No. _____

07/28/2009



20091147821

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APM 5484 031 033 QUITCLAIM DEED

The undersigned declares that the documentary transfer tax is \$ 0 and is

- computed on full value of the interest or property conveyed, or is DISOLUTION of marriage
- computed on full value less the value of liens and encumbrances remaining thereon at time of sale. The land tenements or realty is located in _____
- unincorporated area: city of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOHN RALPH GARCIA AND MARIA TERESA GARCIA

do (does) hereby remise, release and forever quitclaim to LUCY TERESA GARCIA,
RALP JOE GARCIA, DIANE VICTORIA GARCIA AND MARIA TERESA GARAY SANCHEZ.

the following described real property in the County of LOS ANGELES
State of California:

**LOT 3 OF TRACT NO. -4571 , IN THE CITY OF LOS ANGELES ,
COUNTRY OF LOS ANGELES, STATE OF CALIFORNIA , AS PER MAP
RECORDED IN BOOK 50 PAGES 85 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SALES COUNTRY.**

Date 3/22/2008

John Ralph Garcia
JOHN RALPH GARCIA
Maria Teresa Garay S.
MARIA TERESA GARCIA

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

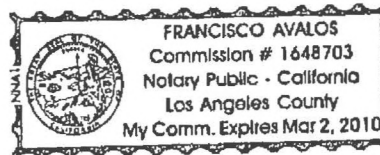
On 03/22/08 before me, **FRANCISCO AVALOS** a Notary Public, personally
appeared John ralph garcia
maria teresa garcia who proved to me on the basis of satisfactory evidence to be the person(s)
Whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/their/her 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 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

[Handwritten Signature]



MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

MARIA TERESA GARAY SANCHEZ

Name 6215 MOUNT ANGELUS PL. Street Address LOS ANGELES, CA. 90042 City and State

EXHIBIT B

ASSIGNED INSPECTOR: JAVIER RAMOS

Date: May 30, 2019

JOB ADDRESS: 6212 EAST MOUNT ANGELUS DRIVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5484-031-033

Last Full Title: 05/29/2019

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) LUCY TERESA GARCIA; RALP JOE GARCIA;
DIANE VICTORIA GARCIA; MARIA TERESA GARAY SANCHEZ
6215 MOUNT ANGELUS PL
LOS ANGELES, CA 90042
CAPACITY: OWNERS

Property Detail Report

For Property Located At :

6212 MOUNT ANGELUS PL, LOS ANGELES, CA 90042



RealQuest

Bldg Card: 000 of 002

Owner Information

Owner Name: GARCIA LUCY T/SANCHEZ MARIA T
 Mailing Address: 6215 MOUNT ANGELUS PL, LOS ANGELES CA 90042-3527 C064
 Vesting Codes: / A /

Location Information

Legal Description:	TRACT # 4571 LOT 3	APN:	5484-031-033
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1836.20 / 2	Subdivision:	4571
Township-Range-Sect:		Map Reference:	36-C1 /
Legal Book/Page:	50-85	Tract #:	4571
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	632	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/28/2009 / 03/22/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1147821		

Last Market Sale Information

Recording/Sale Date:	05/09/1985 /	1st Mtg Amount/Type:	\$127,258 / PRIVATE PARTY
Sale Price:	\$140,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	521736	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$43.70
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: HANNA NASSIM B & MARIE M

Prior Sale Information

Prior Rec/Sale Date:	08/18/1978 /	Prior Lender:	
Prior Sale Price:	\$67,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	3,204	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:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1924 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Other Improvements: Building Permit

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	MULTI-FAMILY 3-UNIT (0300)
Lot Area:	7,538	Lot Width/Depth:	x	State Use:	
Land Use:	TRIPLEX	Res/Comm Units:	3 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$254,895	Assessed Year:	2018	Property Tax:	\$3,305.44
Land Value:	\$124,945	Improved %:	51%	Tax Area:	4
Improvement Value:	\$129,950	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$247,895				

EXHIBIT D

ASSIGNED INSPECTOR: **JAVIER RAMOS**

Date: **May 30, 2019**

JOB ADDRESS: **6212 EAST MOUNT ANGELUS DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5484-031-033**

CASE NO.: **692107**

ORDER NO.: **A-3864793**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 11, 2015**

COMPLIANCE EXPECTED DATE: **October 11, 2015**

DATE COMPLIANCE OBTAINED: **June 29, 2018**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3864793

1000520201609509

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VAN AMBATIELOS
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LOS ANGELES, CA 90012

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

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

GARCIA, LUCY T ET AL
6215 MOUNT ANGELUS PL
LOS ANGELES, CA 90042

CASE #: 692107
ORDER #: A-3864793
EFFECTIVE DATE: September 11, 2015
COMPLIANCE DATE: **October 11, 2015**

OWNER OF
SITE ADDRESS: **6212 E MOUNT ANGELUS DR**

ASSESSORS PARCEL NO.: 5484-031-033
ZONE: R1; One-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 construction of a deck to the left side to the single family dwelling 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), 91.8902 of the L.A.M.C.



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

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 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.

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>



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

1000520201609509

If you have any questions or require any additional information please feel free to contact me at (213)252-3058.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : Javier Ramos

Date: September 04, 2015

JAVIER RAMOS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3058

Javier.Ramos@lacity.org

[Signature]
REVIEWED BY

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

SEP 9 2015



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

To the address as shown on the
last equalized assessment roll
Initialed by [Signature] Page 3 of 3