

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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 31, 2019

Council District: # 6

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

JOB ADDRESS: **12330 WEST WICKS STREET, LOS ANGELES, CA**
(AKA: 12315 ART STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **2634-021-016**
Re: Invoice # 737757-0

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: **12330 West Wicks Street (Aka: 12315 Art Street), 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)	427.87
Title Report fee	38.00
Grand Total	\$ 2,775.87

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 **\$2,775.87** 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 **\$2,775.87** 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


Ana Mae Yutan
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. T16144
Dated as of: 09/06/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2634-021-016

Property Address: 12330 W WICKS ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TOMAS P TORRENTOS AND DORIS E MENDEZ

Grantor : DORIS E MENDEZ

Deed Date : 01/12/2009

Recorded : 01/12/2009

Instr No. : 09-0039634

**MAILING ADDRESS: TOMAS P TORRENTOS AND DORIS E MENDEZ
12315 ART ST SUN VALLEY CA 91352**

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 2 Tract No: 1867 Abbreviated Description: LOT:2 TR#:1867 TRACT # 1867 NE 100 FT OF SW
200.05 FT OF NW 329.75 FT OF LOT 2 IMP1=DUP, UNIT,1861SF,YB:1937,03BD/03BA;IMP2=DUP,
1 UNIT,1014SF,YB:1934,02BD/01BA.**

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20090039634



Pages:
0003

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

01/12/09 AT 03:11PM

FEEs	16.00
TAXES :	0 00
OTHER :	0.00
PAID	16.00

TITLE(S) : DEED



LEADSHEET



200901120020041



001171750

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
Accommodation

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

TOMAS P TORRENTOS &
DORIS E MENDEZ
12315 ART STREET
SUN VALLEY, CA 91352



2

TITLE ORDER NO. N/A ESCROW NO. N/A APN NO. 2634-021-016

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is \$ NIL* CITY TAX \$ NIL*

*This conveyance is a bonfide gift to add a spouse to title and the Grantor received no consideration, R. & T. # 11911.
 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 City of _____ and

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

DORIS E. MENDEZ, a married woman as her sole and separate property

hereby GRANT(s) to

TOMAS P. TORRENTOS and DORIS E. MENDEZ, husband and wife as community property with right of survivorship

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

The Southwest 100 feet of the Northeast 529 95 feet of the Northwest half of Lot 2 of Tract No 1867, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 22, Page 188 of Maps in the Office of the County Recorder of said County
EXCEPT the Southeasterly 16 feet thereof

Commonly known as 12315 Art Street, Sun Valley, CA 91352
APN# 2634-021-016

Dated 01-12-2009

DORIS E. MENDEZ

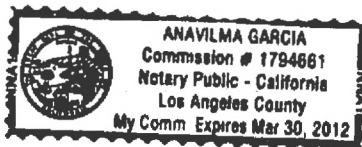
State of California
County of Los Angeles ss

On 01-12-2009 before me, Anavilma Garcia, Notary Public
(here insert name and title of the officer), personally appeared DORIS E. MENDEZ

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 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



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

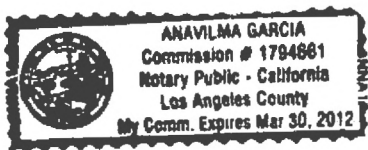
On 01-12-2009 before me, Anavilma Garcia, Notary Public

personally appeared DORIS E. MENDEZ

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 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]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant DEED

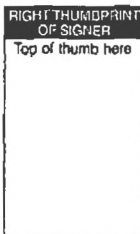
Document Date: 01-12-2009 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: [Handwritten Signature]

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT B

ASSIGNED INSPECTOR: **MICKEY YAMASHITA**
JOB ADDRESS: **12330 WEST WICKS STREET, LOS ANGELES, CA**
(AKA: 12315 ART STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **2634-021-016**

Date: **October 31, 2019**

Last Full Title: **09/06/2019**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) TOMAS P TORRENTOS AND DORIS E MENDEZ
12315 ART ST
SUN VALLEY, CA 91352

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

12315 ART ST, SUN VALLEY, CA 91352-2905



Bldg Card: 000 of 002

Owner Information

Owner Name: TORRENTOS TOMAS P/MENDEZ DORIS E
 Mailing Address: 12315 ART ST, SUN VALLEY CA 91352-2905 C007
 Vesting Codes: HW // CP

Location Information

Legal Description: TRACT # 1867 NE 100 FT OF SW 200.05 FT OF NW 329.75 FT OF LOT 2
 County: LOS ANGELES, CA APN: 2634-021-016
 Census Tract / Block: 1210.10 / 4 Alternate APN:
 Township-Range-Sect: Subdivision: 1867
 Legal Book/Page: 22-188 Map Reference: 9-B6 /
 Legal Lot: 2 Tract #: 1867
 Legal Block: School District: LOS ANGELES
 Market Area: SUNV School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 01/12/2009 / 01/12/2009 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 39634

Last Market Sale Information

Recording/Sale Date: 11/27/1996 / 1st Mtg Amount/Type: \$107,000 / CONV
 Sale Price: \$275,000 1st Mtg Int. Rate/Type: / ADJ
 Sale Type: FULL 1st Mtg Document #:
 Document #: 1918869 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$95.65
 New Construction: Multi/Split Sale:
 Title Company: GUARDIAN TITLE CO.
 Lender: ADMIRAL MTG CO
 Seller Name: COX RODRICK J & MARY M TRU

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:		Construction:	
Living Area:	2,875	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:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	
Year Built / Eff:	1934 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Other Improvements: Building Permit

Site Information

Zoning:	LARA	Acres:	0.76	County Use:	DUPLEX (0200)
Lot Area:	32,918	Lot Width/Depth:	100 x 330	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$436,104	Assessed Year:	2018	Property Tax:	\$5,805.41
Land Value:	\$236,172	Improved %:	46%	Tax Area:	13
Improvement Value:	\$199,932	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$429,104				

EXHIBIT D

ASSIGNED INSPECTOR: MICKEY YAMASHITA
JOB ADDRESS: 12330 WEST WICKS STREET, LOS ANGELES, CA
(AKA: 12315 ART STREET, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): 2634-021-016

Date: October 31, 2019

CASE NO.: 775158
ORDER NO.: A-4425553

EFFECTIVE DATE OF ORDER TO COMPLY: July 03, 2017
COMPLIANCE EXPECTED DATE: August 02, 2017
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4425553

1051102201744815

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATELOS 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

ORDER TO COMPLY AND NOTICE OF FEE

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

TORRENTOS, TOMAS P AND MENDEZ, DORIS E 12315 ART ST SUN VALLEY, CA 91352

JUN 26 2017

CASE #: 775158 ORDER #: A-4425553 EFFECTIVE DATE: July 03, 2017 COMPLIANCE DATE: August 02, 2017

To the address as shown on the last equalized assessment roll

OWNER OF

SITE ADDRESS: 12330 W WICKS ST AKA 12315 ART ST AND 12330 WICKS ST APN 2634-021-016

ASSESSORS PARCEL NO.: 2634-021-016

ZONE: RA; Suburban 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:

VIOLATION(S):

1. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.4.(m) of the L.A.M.C.

Comments: Provide access to garages at both addresses 12330 Wicks St and 12315 Art St

2. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage of trash & debris, appliances, junk and other personal items in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

Comments: Remove open storage from all driveways and yards at both addresses 12330 Wicks St and 12315 Art St

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

3. Fences are not maintained.

You are therefore ordered to: 1) Repair, replace or remove fences that are not straight or structurally sound.
2) Paint or weatherproof wooden fences.

Code Section(s) in Violation: 91.8104, 91.8104.13, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Repair all damaged fences at 12330 Wicks St

4. Parking in the required front yard in a residential zone.

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the RA zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a) and 12.21C.1(g) of the L.A.M.C.

5. Graffiti on the fence

You are therefore ordered to: Maintain the exterior of all buildings and fences free from graffiti visible from a public street or alley.

Code Section(s) in Violation: 91.8104, 91.8104.15, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

6. Rubbish, garbage, trash and debris and overgrown vegetation on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Clean all yards

7. Canvas covered canopy is not permitted in required yard(s).

You are therefore ordered to: Remove the unpermitted/unapproved metal framed, canvas covered canopy from the required yard(s) and maintain all required yards open and unobstructed from the ground to the sky.

Code Section(s) in Violation: 12.21C1(g) and 12.21A.1(a) of the L.A.M.C.

Comments: 12315 Art St

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.

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

1051102201744815


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:

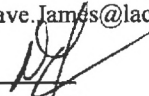
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

If you have any questions or require any additional information please feel free to contact me at (818)374-9858. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: June 26, 2017

DAVID JAMES
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9858
Dave.James@lacity.org


REVIEWED BY

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