

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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

January 3, 2020

Council District: # 15

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

JOB ADDRESS: **1547 NORTH BAYPOINT AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7422-027-026**
Re: Invoice #714793-3

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: 1547 North Baypoint Avenue, **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.

Pursuant to Section 98.0421, the property owner was issued an order on February 27, 2017, 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
Grand Total	\$ 1,284.56

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


Ana Mae Yutan
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T16247
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7422-027-026

Property Address: 1547 N BAYPOINT AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JORGE LICEA; CLAUDIA LICEA

Grantor : US BANK NATIONAL ASSOCIATION

Deed Date : 03/15/2011

Recorded : 04/28/2011

Instr No. : 11-0610498

MAILING ADDRESS: JORGE LICEA; CLAUDIA LICEA
1547 BAYPOINT AVE WILMINGTON CA 90744

SCHEDULE B

LEGAL DESCRIPTION

Lot: 51 Tract No: 25425 Abbreviated Description: LOT:51 TR#:25425 TRACT # 25425 LOT 51

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 01/25/2016

Document #: 16-0085844

Loan Amount: \$315,360

Lender Name: FIRST MORTGAGE CORP

Borrowers Name: CLAUDIA LICEA; JORGE LICEA

MAILING ADDRESS: IMORTGAGE SERVICES, LLC
2570 BOYCE PLAZA RD PITTSBURGH, PA 15241

This page is part of your document - DO NOT DISCARD



20110610498



Pages:
0003

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

04/28/11 AT 08:00AM

FEES :	22.00
TAXES :	1,820.00
OTHER :	0.00
PAID :	1,842.00



LEADSHEET



201104280160001

00004084073



003282009

SEQ:
15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T60

2

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Jorge Licea and Claudia Licea
1547 Baypoint Avenue
Los Angeles, CA 90744



Space Above This Line for Recorder's Use Only

A.P.N.: 7422-027-026

File No.: SSB-3688153 (CZ)

GRANT DEED

800 44

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$357.50; CITY TRANSFER TAX \$1,462.50;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **US Bank National Association, as Trustee successor in interest to Bank of America National Association, as Trustee (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-7AX who acquired title as U.S Bank National Association, as Successor Trustee to Bank of America, National Association**

hereby GRANTS to **Jorge Licea and Claudia Licea, husband and wife as community property with right of survivorship**

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

LOT 51 OF TRACT NO. 25425, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 657 PAGES 22 TO 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID TRACT BEING A SUBDIVISION OF THE SURFACE AND SUBSURFACE TO A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE, AS THE SAME EXISTED ON FEBRUARY 16, 1960, OF A PORTION OF LOT VIII OF THE 111 ACRE RANGE OF NEW SAN PEDRO, AS PER MAP RECORDED IN BOOK 6 PAGES 66 AND 67 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

15E

A.P.N.: 7422-027-026

File No.: SSB-3688153 (CZJR)

Dated: 3-15-2011

US Bank National Association, as Trustee
successor in interest to Bank of America
National Association, as Trustee (successor by
merger to LaSalle Bank National Association)
as Trustee for Morgan Stanley Mortgage Loan
Trust 2007-7AX who acquired title as U.S
Bank National Association, as Successor
Trustee to Bank of America, National
Association

Jennifer Presley
VP Loan Documentation

By: Wells Fargo Bank, N.A., as Attorney
in fact

STATE OF Maryland)
COUNTY OF Frederick)

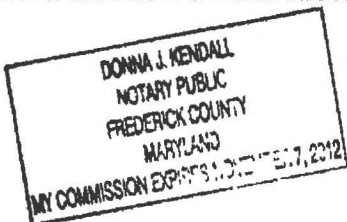
On 3/15/2011, before me, Donna J. Kendall, Notary
Public, personally appeared Jennifer Presley, VP Loan Documentation

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



My Commission Expires: 11/7/2012

Notary Name: Donna J. Kendall
Notary Registration Number:

This area for official notarial seal
Notary Phone: 240-586-7011
County of Principal Place of Business: _____

This page is part of your document - DO NOT DISCARD



20160085844



Pages:
0003

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

01/25/16 AT 04:14PM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
PAID:	27.00



LEADSHEET



201601250210094

00011636066



007343546

SEQ:
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

360189687-61  SG

RECORDING REQUESTED BY:

iMortgage Services, LLC

WHEN RECORDED MAIL TO:

NAME: iMortgage Services, LLC

ADDRESS: 2570 Boyce Plaza Rd.

CITY/STATE/ZIP: Pittsburgh, PA 15241

THIS SPACE FOR RECORDER'S USE ONLY

Assignment of Deed of Trust

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (Govt. Code 27361.6)
(additional recording fee applies)

Recording Requested By:
Freedom Mortgage Corporation

When Recorded Return To:

Lisa Hogle
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037

CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
SELLER'S SERVICING #: 0053227906 "Licea"

MIN #: 10012450004198451 SIS #: 1-888-679-6377

For Value Received, Mortgage Electronic Registration Systems, Inc. hereby grants, assigns and transfers to Freedom Mortgage Corporation at 907 Pleasant Valley Avenue Suite 300, Mount Laurel, NJ 08054 all beneficial interest under that certain Deed of Trust dated 05-21-2013, in the amount of \$315,360.00, executed by Jorge Licea and Claudia Licea, husband and wife as community property with right of survivorship to Mortgage Electronic Registration Systems, Inc., solely as nominee for First Mortgage Corporation, a California Corporation, its successors and assigns and Recorded: 06-03-2013 as Instrument No.: 20130825478, Book: N/A, Page: N/A in the County of Los Angeles, State of California.

In witness whereof this instrument is executed.

Mortgage Electronic Registration Systems, Inc.
On 1-13-16

Adam Ulsch
ADAM ULSH, ASSISTANT SECRETARY

STATE OF INDIANA
COUNTY OF HAMILTON

On 1-13-16, before me, Jodi Crosby, a Notary Public in and for in the State of INDIANA, personally appeared ADAM ULSH, ASSISTANT SECRETARY, 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, and that by his/her/their signature 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,

Jodi Crosby

(This area for notarial seal)



EXHIBIT B

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**

Date: **January 3, 2020**

JOB ADDRESS: **1547 NORTH BAYPOINT AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **7422-027-026**

Last Full Title: **11/04/2019**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) JORGE LICEA; CLAUDIA LICEA
1547 BAYPOINT AVE
WILMINGTON, CA 90744

CAPACITY: OWNER

2) IMORTGAGE SERVICES LLC
2570 BOYCE PLAZA RD
PITTSBURGH, PA 15241

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

1547 BAYPOINT AVE, WILMINGTON, CA 90744-1513



Owner Information

Owner Name: LICEA JORGE/LICEA CLAUDIA
 Mailing Address: 1547 BAYPOINT AVE, WILMINGTON CA 90744-1513 C015
 Vesting Codes: HW // CP

Location Information

Legal Description:	TRACT # 25425 LOT 51	APN:	7422-027-026
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2941.10 / 3	Subdivision:	25425
Township-Range-Sect:		Map Reference:	74-C2 /
Legal Book/Page:	657-22	Tract #:	25425
Legal Lot:	51	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	196	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/28/2011 / 03/15/2011	1st Mtg Amount/Type:	\$316,761 / FHA
Sale Price:	\$325,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	610499
Document #:	610498	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$241.46
New Construction:		Multi/Split Sale:	

Title Company: FIRST AMERICAN TITLE
 Lender: FIRST MTG CORP
 Seller Name: BANK OF AMERICA

Prior Sale Information

Prior Rec/Sale Date:	11/02/2006 / 09/29/2006	Prior Lender:	WACHOVIA MTG CO
Prior Sale Price:	\$570,000	Prior 1st Mtg Amt/Type:	\$456,000 / CONV
Prior Doc Number:	2435830	Prior 1st Mtg Rate/Type:	6.63 / ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,346	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1960 / 1960	Roof Type:		Style:	
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,010	Lot Width/Depth:	50 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$365,940	Assessed Year:	2018	Property Tax:	\$4,594.36
Land Value:	\$169,909	Improved %:	54%	Tax Area:	400
Improvement Value:	\$196,031	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$365,940				

Comparable Sales Report

For Property Located At



RealQuest

1547 BAYPOINT AVE, WILMINGTON, CA 90744-1513

6 Comparable(s) Selected.

Report Date: 01/28/2020

Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	0.5
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$325,000	\$445,000	\$505,000	\$473,833
Bldg/Living Area	1,346	1,157	1,541	1,376
Price/Sqft	\$241.46	\$296.17	\$422.64	\$347.52
Year Built	1960	1960	1960	1960
Lot Area	5,010	4,986	5,318	5,104
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$373,258	\$94,495	\$505,000	\$396,331
Distance From Subject	0.00	0.02	0.07	0.05

* = user supplied for search only

Comp #:1				Distance From Subject:0.02 (miles)	
Address:	1535 BAYPOINT AVE, WILMINGTON, CA 90744-1513				
Owner Name:	DUCAZAU LISA				
Seller Name:	DUCAZAU LISA				
APN:	7422-027-024	Map Reference:	74-C2 /	Living Area:	1,541
County:	LOS ANGELES, CA	Census Tract:	2941.10	Total Rooms:	7
Subdivision:	25425	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/14/2018	Prior Rec Date:	04/29/1998	Bath(F/H):	2 /
Sale Date:	09/19/2018	Prior Sale Date:	03/23/1998	Yr Built/Eff:	1960 / 1962
Sale Price:	\$505,000	Prior Sale Price:	\$154,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1147033	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$404,000	Lot Area:	5,002	Pool:	
Total Value:	\$505,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE

Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.04 (miles)
 Address: **1523 BAYPOINT AVE, WILMINGTON, CA 90744-1513**
 Owner Name: **PEREZ ROBERTO C/HERNANDEZ ARACELI**
 Seller Name: **SERRANO JORGE A**
 APN: **7422-027-022** Map Reference: **74-C3 /** Living Area: **1,346**
 County: **LOS ANGELES, CA** Census Tract: **2941.10** Total Rooms: **6**
 Subdivision: **25425** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/29/2018** Prior Rec Date: **03/31/2014** Bath(F/H): **2 /**
 Sale Date: **03/19/2018** Prior Sale Date: **03/17/2014** Yr Built/Eff: **1960 / 1960**
 Sale Price: **\$495,000** Prior Sale Price: **\$395,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **299545** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$486,034** Lot Area: **5,001** Pool:
 Total Value: **\$504,900** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.05 (miles)
 Address: **432 E Q ST, WILMINGTON, CA 90744-1549**
 Owner Name: **LOPEZ ANDRES G/GARCIA JACQUELINE G**
 Seller Name: **AVILA NATALIA C**
 APN: **7422-026-012** Map Reference: **74-C2 /** Living Area: **1,516**
 County: **LOS ANGELES, CA** Census Tract: **2941.10** Total Rooms: **6**
 Subdivision: **25425** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **06/23/2017** Prior Rec Date: **03/22/2005** Bath(F/H): **3 /**
 Sale Date: **05/24/2017** Prior Sale Date: **02/28/2005** Yr Built/Eff: **1960 / 1961**
 Sale Price: **\$449,000** Prior Sale Price: **\$425,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **701164** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$440,867** Lot Area: **4,986** Pool:
 Total Value: **\$467,139** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.06 (miles)
 Address: **432 E DOLORES ST, WILMINGTON, CA 90744-1522**
 Owner Name: **MEIKLE RICHARD/MEIKLE AMBROSIA**
 Seller Name: **GUTIERREZ PEDRO**
 APN: **7422-024-012** Map Reference: **74-C2 /** Living Area: **1,346**
 County: **LOS ANGELES, CA** Census Tract: **2941.10** Total Rooms: **6**
 Subdivision: **25425** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/23/2016** Prior Rec Date: **01/02/2002** Bath(F/H): **2 /**
 Sale Date: **10/12/2016** Prior Sale Date: **12/06/2001** Yr Built/Eff: **1960 / 1960**
 Sale Price: **\$445,000** Prior Sale Price: **\$190,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**
 Document #: **1478799** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$356,000** Lot Area: **5,145** Pool:
 Total Value: **\$462,977** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:0.06 (miles)
 Address: **449 E PROCTOR ST, WILMINGTON, CA 90744-1528**

Owner Name:	MONGES CONN H/CASTELLANOS ISAMAR		
Seller Name:	PROBY EVELYN		
APN:	7422-026-016	Map Reference:	74-C2 /
County:	LOS ANGELES, CA	Census Tract:	2941.10
Subdivision:	25425	Zoning:	LAR1
Rec Date:	05/10/2019	Prior Rec Date:	08/20/1999
Sale Date:	04/18/2019	Prior Sale Date:	08/12/1999
Sale Price:	\$460,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	428416	Acres:	0.12
1st Mtg Amt:	\$451,668	Lot Area:	5,175
Total Value:	\$343,477	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,352
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1960 / 1960
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.07 (miles)
Address:	415 E Q ST, WILMINGTON, CA 90744-1532		
Owner Name:	ARCA MICHAEL A/REYES-ARCA ELIZABETH		
Seller Name:	MORALES 2000 FAMILY TRUST		
APN:	7422-028-005	Map Reference:	74-C2 /
County:	LOS ANGELES, CA	Census Tract:	2941.10
Subdivision:	25425	Zoning:	LAR1
Rec Date:	11/01/2019	Prior Rec Date:	12/23/1965
Sale Date:	09/13/2019	Prior Sale Date:	
Sale Price:	\$489,000	Prior Sale Price:	\$23,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1183382	Acres:	0.12
1st Mtg Amt:	\$480,142	Lot Area:	5,318
Total Value:	\$94,495	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,157
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1960 / 1960
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**

Date: **January 3, 2020**

JOB ADDRESS: **1547 NORTH BAYPOINT AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **7422-027-026**

CASE NO.: **753211**

ORDER NO.: **A-4298255**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 27, 2017**

COMPLIANCE EXPECTED DATE: **March 29, 2017**

DATE COMPLIANCE OBTAINED: **August 10, 2017**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4298255

1060720201739306

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

ORDER TO COMPLY AND NOTICE OF FEE

LICEA, JORGE AND CLAUDIA
1547 BAYPOINT AVE
WILMINGTON, CA 90744

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

FEB 14 2017

CASE #: 753211
ORDER #: A-4298255
EFFECTIVE DATE: February 27, 2017
COMPLIANCE DATE: March 29, 2017

OWNER OF
SITE ADDRESS: 1547 N BAYPOINT AVE
ASSESSORS PARCEL NO.: 7422-027-026
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll.
Initialed by NV

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. 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 hot tub 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.

2. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

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



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

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.

TAX WARNING : THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING .

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

If you have any questions or require any additional information please feel free to contact me at (310)732-4532. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: February 13, 2017

ANDREW BEELI
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532

Andrew.Beeli@lacity.org


REVIEWED BY

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