

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

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

December 20, 2019

Council District: # 15

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

JOB ADDRESS: **3636 SOUTH CABRILLO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7469-019-009**
Re: Invoice #707200-0

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: **3636 South Cabrillo 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 November 24, 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>
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	38.00
Grand Total	\$ 928.40

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 **\$928.40** 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 **\$928.40** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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. T16280
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 7469-019-009

Property Address: 3636 S CABRILLO AVE ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : DANIEL CRUZ; MARY ANN G CRUZ

Grantor : ROBERT VANDERHOOF; VANDERHOOF FAMILY REVOCABLE LIVING TRUST

Deed Date : 07/29/2014

Recorded : 08/27/2014

Instr No. : 14-0900472

MAILING ADDRESS: DANIEL CRUZ; MARY ANN G CRUZ
912 N DAMATO DR COVINA CA 91724

SCHEDULE B

LEGAL DESCRIPTION

Lot: 9 Block: 1 Tract No: 8483 Abbreviated Description: LOT:9 BLK:1 TR#:8483 TRACT NO 8483
LOT 9 BLK 1

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 08/21/2017

Document #: 17-0945787

Loan Amount: NOT PROVIDED

Lender Name: NOT PROVIDED

Borrowers Name: DANIEL CRUZ AND MARYANN G CRUZ

MAILING ADDRESS: FLAGSTAR BANK FSB
2100 ALT. 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD



20140900472



Pages:
0002

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

08/27/14 AT 08:00AM

FEES:	22.00
TAXES:	3,914.40
OTHER:	0.00
PAID:	3,936.40



LEADSHEET



201408270190004

00009559894



006365663

SEQ:
19

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Fidelity National Title

AND WHEN RECORDED, MAIL TO:
Daniel Cruz
912 N. Damato Drive
Covina, Ca 91724



2

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

80
44

APN: 7469-019-009
TITLE ORDER NO.: 00069661-995
ESCROW NO.: 13443-KAK

The undersigned Grantor(s) declare that the **DOCUMENTARY TRANSFER TAX IS:**
\$ 768.90 County \$3,145.50 City
 computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
 OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Robert Vanderhoof, Successor Trustee of the Vanderhoof Family Revocable Living Trust U/D/T dated September 5, 1995

hereby GRANT(S) to Daniel Cruz and Mary Ann G. Cruz, Husband and Wife as Joint Tenants

all that real property situated in the City of San Pedro, County of Los Angeles, State of CA, described as:
Lot 9, in Block 1 of Tract 8483, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 101, Page(s): 73 inclusive of Maps, in the office of the County Recorder of said County.

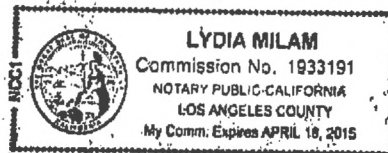
Commonly Known As: 3836 S. Cabrillo Avenue, San Pedro, CA 90731

Dated July 29, 2014

State of California)
County of Los Angeles)
On August 20, 2014, Before me
Lydia Milam
a Notary Public, personally appeared
Robert Vanderhoff

Robert Vanderhoof, Successor Trustee of the Vanderhoof Family Revocable Living Trust U/D/T dated September 5, 1995
By: Robert Vanderhoff Successor Trustee
Robert Vanderhoof, Successor Trustee

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 Lydia Milam

(This area for official notary seal)

Mail Tax Statements to Return Address Above

19th

This page is part of your document - DO NOT DISCARD



20170945787



Pages:
0002

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

08/21/17 AT 01:33PM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201708210130073

00014127523



008534502

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
Flagstar Bank, FSB
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 504155192

CORPORATE ASSIGNMENT OF DEED OF TRUST

Regarding this instrument, contact Flagstar Bank, FSB, 5151 Corporate Drive, Troy, MI 48098, telephone # 800-968-7700, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, FLAGSTAR BANK, FSB, WHOSE ADDRESS IS 5151 CORPORATE DRIVE, TROY, MI 48098, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to MATRIX FINANCIAL SERVICES CORPORATION, WHOSE ADDRESS IS 601 CARLSON PKWY, STE 1400, MINNETONKA, MN 55305 (612)224-3979, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by DANIEL CRUZ AND MARYANN G CRUZ and recorded on 08/27/2014 as Instrument # 20140900473 in the office of the LOS ANGELES County Recorder, CA.

IN WITNESS WHEREOF, this Assignment is executed this 18th day of August in the year 2017

FLAGSTAR BANK, FSB



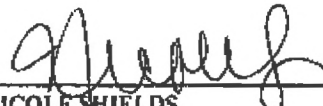
DANIEL THOMPSON
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 18th day of August in the year 2017, by Daniel Thompson as VICE PRESIDENT of FLAGSTAR BANK, FSB, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

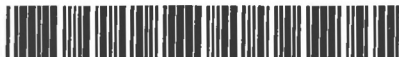


NICOLE SHIELDS
COMM EXPIRES: 08/05/2020



NICOLE SHIELDS
Notary Public - State of Florida
My Comm. Expires August 5, 2020
Commission # GG126925

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
FSB01 399733171 TWOHARBORJULY17FNMA DOCR T171708-02:55:00 [C-1] EFRMCA1



DIX025213048

EXHIBIT B

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: **November 13, 2019**

JOB ADDRESS: **3636 SOUTH CABRILLO AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **7469-019-009**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) DANIEL CRUZ; MARY ANN G CRUZ
912 N DAMATO DR
COVINA, CA 91724

CAPACITY: OWNERS

2) FLAGSTAR BANK FSB
2100 ALT. 19
NORTH PALM HARBOR, FL 34683

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

3636 S CABRILLO AVE, SAN PEDRO, CA 90731-6418



RealQuest

Owner Information

Owner Name: CRUZ DANIEL/CRUZ MARY A
 Mailing Address: 912 N DAMATO DR, COVINA CA 91724-2041 C072
 Vesting Codes: //

Location Information

Legal Description:	TRACT NO 8483 LOT 9		
County:	LOS ANGELES, CA	APN:	7469-019-009
Census Tract / Block:	2975.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	8483
Legal Book/Page:	101-73	Map Reference:	78-F6 /
Legal Lot:	9	Tract #:	8483
Legal Block:	1	School District:	LOS ANGELES
Market Area:	180	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:	08/27/2014 / 07/29/2014	1st Mtg Amount/Type:	\$417,000 / CONV
Sale Price:	\$699,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	900473
Document #:	900472	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$560.10
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:	FLAGSTAR BK FSB		
Seller Name:	VANDERHOOF FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	11/14/1995 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1823809	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,248	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1948 / 1948	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: ADDITION Building Permit

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,175	Lot Width/Depth:	45 x 115	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$738,326	Assessed Year:	2018	Property Tax:	\$8,978.96
Land Value:	\$590,662	Improved %:	20%	Tax Area:	14
Improvement Value:	\$147,664	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$738,326				

Comparable Sales Report

For Property Located At



3636 S CABRILLO AVE, SAN PEDRO, CA 90731-6418

6 Comparable(s) Selected.

Report Date: 01/23/2020

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	\$699,000	\$535,000	\$815,000	\$719,333
Bldg/Living Area	1,248	1,114	1,342	1,233
Price/Sqft	\$560.10	\$398.66	\$731.60	\$589.79
Year Built	1948	1950	1956	1953
Lot Area	5,175	5,608	6,206	5,719
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$753,092	\$698,932	\$845,845	\$768,949
Distance From Subject	0.00	0.04	0.12	0.07

*= user supplied for search only

Comp #:1		Distance From Subject: 0.04 (miles)	
Address:	3645 S CABRILLO AVE, SAN PEDRO, CA 90731-6417		
Owner Name:	COOLEY MICHAEL/COOLEY KIMBER		
Seller Name:	PALI INVESTMENTS		
APN:	7469-020-017	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2975.00
Subdivision:	8483	Zoning:	LAR1
Rec Date:	09/08/2016	Prior Rec Date:	04/05/2016
Sale Date:	08/23/2016	Prior Sale Date:	01/19/2016
Sale Price:	\$813,000	Prior Sale Price:	\$550,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1079919	Acres:	0.13
1st Mtg Amt:	\$625,500	Lot Area:	5,622
Total Value:	\$845,845	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,280
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:2			Distance From Subject:0.04 (miles)
Address:	3627 S CABRILLO AVE, SAN PEDRO, CA 90731-6417		
Owner Name:	GILLIGAN J F & BAKER C J TRUST		
Seller Name:	MARUYAMA FAMILY TRUST		
APN:	7469-020-021	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2975.00
Subdivision:	8483	Zoning:	LAR1
Rec Date:	08/05/2015	Prior Rec Date:	09/1974
Sale Date:	07/22/2015	Prior Sale Date:	
Sale Price:	\$535,000	Prior Sale Price:	\$51,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	950794	Acres:	0.13
1st Mtg Amt:	\$428,000	Lot Area:	5,622
Total Value:	\$698,932	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,342
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1952 / 1958
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:3			Distance From Subject:0.06 (miles)
Address:	3626 S PARKER ST, SAN PEDRO, CA 90731-6462		
Owner Name:	NELSON KORTLAND ERIK/DIAZ MAUREEN		
Seller Name:	CZAKO MICHAEL		
APN:	7469-020-007	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2975.00
Subdivision:	8483	Zoning:	LAR1
Rec Date:	07/12/2016	Prior Rec Date:	04/18/2006
Sale Date:	06/13/2016	Prior Sale Date:	04/13/2006
Sale Price:	\$760,000	Prior Sale Price:	\$705,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	810617	Acres:	0.13
1st Mtg Amt:	\$608,000	Lot Area:	5,626
Total Value:	\$790,703	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,129
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1972
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:4			Distance From Subject:0.08 (miles)
Address:	3702 S PARKER ST, SAN PEDRO, CA 90731-6435		
Owner Name:	REICHARDT BRETT		
Seller Name:	SCHULTZ FAMILY TRUST		
APN:	7469-027-016	Map Reference:	78-E6 /
County:	LOS ANGELES, CA	Census Tract:	2975.00
Subdivision:	8999	Zoning:	LAR1
Rec Date:	03/11/2016	Prior Rec Date:	
Sale Date:	02/08/2016	Prior Sale Date:	
Sale Price:	\$670,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	270845	Acres:	0.14
1st Mtg Amt:	\$603,000	Lot Area:	6,206
Total Value:	\$711,008	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,223
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:5			Distance From Subject:0.09 (miles)
Address:	3645 S PARKER ST, SAN PEDRO, CA 90731-6433		

Owner Name:	PINNERE MICHAEL		
Seller Name:	KENNEDY CHERYL C L/TR		
APN:	7469-021-017	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2975.00
Subdivision:	8483	Zoning:	LAR1
Rec Date:	11/15/2018	Prior Rec Date:	07/14/2011
Sale Date:	10/16/2018	Prior Sale Date:	07/07/2011
Sale Price:	\$815,000	Prior Sale Price:	\$520,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1151785	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,630
Total Value:	\$815,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,114
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	SPA
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.12 (miles)
Address:	3603 S PARKER ST, SAN PEDRO, CA 90731-6433		
Owner Name:	JOHNSON THEODORE W/JOHNSON TINA M		
Seller Name:	PARKS JOHN		
APN:	7469-021-027	Map Reference:	78-F6 /
County:	LOS ANGELES, CA	Census Tract:	2975.00
Subdivision:	8483	Zoning:	LAR1
Rec Date:	04/19/2017	Prior Rec Date:	04/15/2008
Sale Date:	03/03/2017	Prior Sale Date:	03/25/2008
Sale Price:	\$723,000	Prior Sale Price:	\$500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	434082	Acres:	0.13
1st Mtg Amt:	\$724,429	Lot Area:	5,608
Total Value:	\$752,208	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,309
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	3 /
		Yr Built/Eff:	1953 / 2009
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: **November 13, 2019**

JOB ADDRESS: **3636 SOUTH CABRILLO AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **7469-019-009**

CASE NO.: **744145**

ORDER NO.: **A-4224217**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 24, 2016**

COMPLIANCE EXPECTED DATE: **December 24, 2016**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4224217

1050714201738917

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

CRUZ, DANIEL AND MARY A
912 N DAMATO DR
COVINA, CA 91724

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

NOV 16 2016

CASE #: 744145

ORDER #: A-4224217

EFFECTIVE DATE: November 24, 2016
COMPLIANCE DATE: December 24, 2016

OWNER OF

SITE ADDRESS: 3636 S CABRILLO AVE

ASSESSORS PARCEL NO.: 7469-019-009

ZONE: R1; One-Family Zone

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

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. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. The approximate 14' x 25' construction of a attached deck to the rear of the property 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) 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.



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3. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

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.

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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: November 10, 2016

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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