

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

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: 7038 NORTH RUBIO AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2225-006-056
RE: Invoice # - 739373-0, 731069-0

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: **7038 North Rubio Avenue, 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.

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.

In addition, pursuant to Section 98.0421, the property owner was issued an order August 18, 2017 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	52.44
Title Report fee	<u>38.00</u>
Grand Total	\$ <u>3,647.00</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,647.00** 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 **\$3,647.00** 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

fw
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. T15702
Dated as of: 01/02/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2225-006-056

Property Address: 7038 N RUBIO AVE **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : LILLIAN VERONICA JONES; JOYCE LORETTA JONES CLINE

Grantor : JONES, LILLIAN VERONICA; JONES CLINE, JOYCE LORETTA; 000006; LILLIAN D FITTS FAMILY TRUST

Deed Date : 12/11/2008

Recorded : 12/23/2008

Instr No. : 08-2233582

MAILING ADDRESS: LILLIAN VERONICA JONES; JOYCE LORETTA JONES CLINE
7038 RUBIO AVE VAN NUYS CA 91406

SCHEDULE B

LEGAL DESCRIPTION

Lot: 6 Tract No: 28342 Abbreviated Description: LOT:6 TR#:28342 TR=28342 EX OF ST LOT 6

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20082233582



Pages:
0004

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

12/23/08 AT 10:25AM

FEES:	19.00
TAXES:	0.00
OTHER:	0.00
PAID:	19.00

TITLE(S) : DEED



LEADSHEET



200812230620009



001146666

SEQ:
02

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
Lillian Veronica Jones

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Lillian Veronica Jones
Joyce Jones-Clin
7038 Rubio Ave
Van Nuys CA 91406

Title Order No
Escrow No



2

TRUST TRANSFER DEED

THE UNDERSIGNED GRANOR(S) DECLARE(S) under penalty of perjury that the following is true and correct
THERE IS NO CONSIDERATION FOR THIS TRANSFER

This is a Trust Transfer under § 62 of the Revenue and Taxation Code as a transfer to a revocable trust,

DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX is \$ 0.00

Unincorporated area City of Los Angeles, and

(Excluded from Reappraisal
Under Proposition 13i.e.,
California Constitution Article
13A § 1 et. Seq.)

LILLIAN VERONICA JONES and JOYCE LORETTA JONES-CLINE, successor trustees of the LILLIAN D.
FITTS FAMILY TRUST, ESTABLISHED NOVEMBER 6, 2008

hereby GRANOR(S) to

LILLIAN VERONICA JONES and JOYCE LORETTA JONES-CLINE as tenants in common,

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

see Exhibit A

A P N 2225 006 016

Dated December 11, 2008

Lillian Veronica Jones
LILLIAN VERONICA JONES
Joyce Loretta Jones-Cline
JOYCE LORETTA JONES-CLINE

STATE OF CALIFORNIA

COUNTY OF _____) ss.

On _____ before me, the
undersigned, a Notary Public in and for said State, personally
appeared _____

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(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.

WITNESS my hand and official seal.

Notary Stamp or Seal

NOTARY SIGNATURE

NOTARY'S NAME (typed or legibly printed)

Mail Tax Statements as Directed Above
Form provided by Orange Coast Title Company

ACKNOWLEDGMENT

State of California
County of Los Angeles

On December 11, 2008 before me, Roger Franklin, Notary Public
(insert name and title of the officer)

personally appeared LILLIAN VERONICA JONES and JOYCE LORETTA JONES-CLINE
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] (Seal)

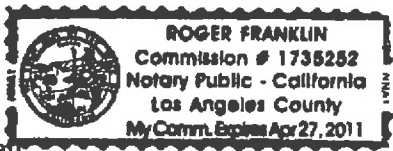


EXHIBIT A

Lot 6 of Tract Number 28342 as per map recorded in Book 737 Pages 53 and 54 of maps in the Office of the County Recorder of said County.

[commonly known as 7038 Rubio Avenue, Van Nuys, California 91406]

EXHIBIT B

ASSIGNED INSPECTOR: **EMIL OPFFER**
JOB ADDRESS: **7038 NORTH RUBIO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2225-006-056**

Date: **October 31, 2019**

Last Full Title: **01/02/2019**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LILLIAN V JONES & JOYCE L CLINE JONES
7038 N RUBIO AVE
VAN NUYS, CA 91406

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

7038 RUBIO AVE, VAN NUYS, CA 91406-3715

**Owner Information**

Owner Name: JONES LILLIAN V/JONES CLINE JOYCE L
 Mailing Address: 7038 RUBIO AVE, VAN NUYS CA 91406-3715 C004
 Vesting Codes: // TC

Location Information

Legal Description:	TR=28342 EX OF ST LOT 6	APN:	2225-006-056
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1321.02 / 3	Subdivision:	28342
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	737-53	Tract #:	28342
Legal Lot:	6	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	LKBL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/23/2008 / 12/11/2008	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	2233582		

Last Market Sale Information

Recording/Sale Date:	01/09/1986 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	32407	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

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:	1,741	Garage Area:		Heat Type:	CENTRAL
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:	1965 / 1965	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,053	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$83,969	Assessed Year:	2018	Property Tax:	\$1,165.69
Land Value:	\$22,366	Improved %:	73%	Tax Area:	16
Improvement Value:	\$61,603	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$76,969				

EXHIBIT D

ASSIGNED INSPECTOR: **EMIL OPFFER**

Date: **October 31,**

2019

JOB ADDRESS: **7038 NORTH RUBIO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2225-006-056**

CASE#: **781683**

ORDER NO: **A-4470655**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 18, 2017**

COMPLIANCE EXPECTED DATE: **September 17, 2017**

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

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4470655

1060913201742242

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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

ORDER TO COMPLY AND NOTICE OF FEE

JONES, LILLIAN V AND JONES CLINE, JOYCE L 7038 RUBIO AVE VAN NUYS, CA 91406

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

CASE #: 781683

ORDER #: A-4470655

EFFECTIVE DATE: August 18, 2017

COMPLIANCE DATE: September 17, 2017

OWNER OF SITE ADDRESS: 7038 N RUBIO AVE ASSESSORS PARCEL NO.: 2225-006-056 ZONE: R1; One-Family Zone

AUG 15 2017

To the address as shown on the last equalized assessment roll. Initialed by [Signature]

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 within the required yards.

You are therefore ordered to: Discontinue the open storage of items, including but not limited to tools, furniture, appliances, cartons, boxes, trash and debris in the required yard(s).

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

Comments: Discontinue the open storage of items, including but not limited to tools, furniture, appliances, cartons, boxes, trash and debris in the required yard(s).

2. Rubbish, garbage, trash and debris 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: Discontinue the open storage of items, including but not limited to tools, furniture,

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

appliances, cartons, boxes, trash and debris in the required yard(s).

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 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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9845. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

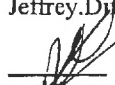
Inspector :



Date: August 10, 2017

JEFFREY DIFIORE
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9845
Jeffrey.DiFiore@lacity.org

REVIEWED BY



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1060913201742242

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7038 RUBIO AVE
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ORDER #: A-4470655

EFFECTIVE DATE: August 18, 2017

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OWNER OF
SITE ADDRESS: 7038 N RUBIO AVE

ASSESSORS PARCEL NO.: 2225-006-056

ZONE: R1; One-Family Zone

AUG 15 2017

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Initialed by *[Signature]*

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JEFFREY DIFIORE
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