

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

**City of Los Angeles**



LOS ANGELES HOUSING DEPARTMENT  
1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.808.8808  
[housing.lacity.org](http://housing.lacity.org)

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

**Karen Bass, Mayor**

July 18, 2023

Honorable Members of the City Council  
City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Attention: Office of the City Clerk

**TERMINATION OF RENT REDUCTION AND THE REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)**

The Los Angeles Housing Department (LAHD) respectfully submits this transmittal for your approval and recommends the termination of rent reductions and REAP case removal for the properties listed below. All properties have met the requirements in the Los Angeles Municipal Code (LAMC) 162.08.

Please calendar the following REAP cases for the August 1, 2023 City Council agenda.


1. Case No. 760360 represents the property at 5044 E ECHO ST, Los Angeles CA 90042, Assessor Parcel Number (APN) 5468-008-001.
2. Case No. 783150 represents the property at 20345 W COHASSET ST, Los Angeles CA 91306, Assessor Parcel Number (APN) 2114-007-006.
3. Case No. 757648 represents the property at 3317 N BARHAM BLVD, Los Angeles CA 90068, Assessor Parcel Number (APN) 5579-015-004.
4. Case No. 777331 represents the property at 3707 S SELBY AVE, Los Angeles CA 90034, Assessor Parcel Number (APN) 4252-032-007.
5. Case No. 629750 represents the property at 5015 S NORMANDIE AVE, Los Angeles CA 90037, Assessor Parcel Number (APN) 5016-031-001.
6. Case No. 795661 represents the property at 11345 W CASHMERE ST, Los Angeles CA 90049, Assessor Parcel Number (APN) 4365-022-004.
7. Case No. 737056 represents the property at 222 S RENO ST, Los Angeles CA 90057, Assessor Parcel Number (APN) 5155-005-003.
8. Case No. 775265 represents the property at 3207 1/2 W HAMILTON WAY, Los Angeles CA 90026, Assessor Parcel Number (APN) 5425-006-037.
9. Case No. 781055 represents the property at 2950 N MARSH ST, Los Angeles CA 90039, Assessor Parcel Number (APN) 5442-029-006.

REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM  
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10. Case No. 792156 represents the property at 563 N MADISON AVE, Los Angeles CA 90004, Assessor Parcel Number (APN) 5539-032-001.

The LAHD requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP.

ANN SEWILL  
GENERAL MANAGER

By:  Digitally signed by  
Liseth Romero-  
Martinez  
Date: 2023.07.19  
16:06:20 -07'00' (FOR)

Michael L. Prendergast, Director  
Rent Escrow Account Program  
Compliance Division

AS:MP:LR: HB: NF: aq

Attachments: Resolutions

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July 18, 2023

The Honorable Hugo Soto-Martínez  
Council Member, Thirteenth District  
Room 480, City Hall Office  
200 North Spring Street  
Los Angeles, CA 90012

Attention: Patricia Castellanos, Chief of Staff

### **PROPERTY RECOMMENDED FOR REMOVAL FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)**

The Los Angeles Housing Department (LAHD) is recommending to the City Council the termination of the rent reductions and the termination of the escrow account for the units placed into the REAP program. The file will be submitted to the City Clerk and anticipated to be heard at the City Council meeting on August 1, 2023.

#### **PROPERTY PROFILE:**

Owner: TAKASHI KUBOTA  
Address: 563 N MADISON AVE, Los Angeles CA 90004  
APN: 5539032001  
Number of Total Units: 8

#### **REAP INFORMATION:**

Case Number: 792156  
Case Opened: November 9, 2022  
Total Units in REAP: 8  
Initial Violations Cited: 59  
Citing Agency: Code Enforcement Division, Los Angeles Housing Department  
Violations: Fire Warning Devices, Sanitation, Weatherproofing, Maintenance, Plumbing/Gas  
Current Status: Violations Corrected

Should you or your staff have any questions regarding the REAP case or disposition, please contact Liseth Romero-Martinez, REAP Manager at 213-732-4570 or email at [liseth.romero-martinez@lacity.org](mailto:liseth.romero-martinez@lacity.org)

Michael L. Prendergast, Director  
Compliance Division

CC: Sachin Medhekar, Housing Deputy,  
Kate Pynoos, Legislative Deputy,  
Nellie Ruiz, Operations Director,  
Héctor Vega, Deputy District Director

**RESOLUTION**

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173810, the Rent Escrow Account Program (REAP) was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **563 N MADISON AVE, Los Angeles CA 90004**, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. **792156**); and

WHEREAS, the Los Angeles Housing Department's (LAHD) Code Enforcement Division independently evaluated and determined the cited code violations were corrected; and

WHEREAS, the property owner has paid to the satisfaction of the Los Angeles Department of Water and Power (LADWP) any outstanding and non-appealable electric service and/or water charges; and

WHEREAS, the contractor **Strategic Actions for a Just Economy** has provided their advisory opinion to the Department as to the completion of the work; and

WHEREAS, LAHD is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow LAHD to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, the Los Angeles Municipal Code (LAMC) Section 162.08 (D) through (G) (REAP) provides recovery by LAHD of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs, and pre-paid monitoring fees for two annual inspections beyond the initial inspection and re-inspections included in the Systematic Code Enforcement Program (SCEP) fee;

**NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:**

All orders affecting the units and the common areas have been signed off by the appropriate Enforcement Agency; that there are no other outstanding orders affecting the units or common areas of the building; and all outstanding and non-appealable electric service and/or water charges pertaining to the property have been paid to the satisfaction of LADWP.

**FURTHERMORE**, City Council terminates the rent reductions and pursuant to Section 162.08.F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration. The Department shall file and record with the Los Angeles County Recorder's Office a certificate terminating the REAP recording on the subject property.

**IN ADDITION**, City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to Section 162.07.B.1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XVI of the LAMC, any outstanding rent registration fees due if the subject property is subject to the Rent Stabilization Ordinance and any penalties thereto pursuant to Section 151.05. Any remaining funds shall be returned to the current landlord.

**SPECIFICALLY**, the subject property shall be removed from REAP and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of LAHD.

**IN ADDITION**, LAHD shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay LAHD for two annual inspections beyond the initial inspection and re-inspection included in the SCEP fee for the subject property.