

August 7, 2007

Honorable Members of City Council
City of Los Angeles
Room 395, City Hall
Attention: City Clerk

REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department is recommending the termination of the rent reductions and the termination of the escrow account of properties listed below, thereby removing the properties from the Rent Escrow Account Program (REAP).

1. Case No. 96560 represents property at 6557 N VINELAND AVE
The Notice of Acceptance was sent on 6/26/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project
2. Case No. 77642 represents property at 14201 W ERWIN ST
The Notice of Acceptance was sent on 1/18/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project
3. Case No. 90141 represents property at 3451 W FLORENCE AVE
The Notice of Acceptance was sent on 7/5/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inquilinos Unidos
4. Case No. 40640 represents property at 9501 S SAN PEDRO ST
The Notice of Acceptance was sent on 3/1/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival
- ✓ 5. Case No. 79069 represents property at 5950 S FIGUEROA ST
The Notice of Acceptance was sent on 3/15/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center

CD 1

CD 1

6. Case No. 15935 represents property at 758 E 85TH ST
The Notice of Acceptance was sent on 3/8/2006
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project
7. Case No. 20897 represents property at 1948 S HARVARD BLVD
The Notice of Acceptance was sent on 3/15/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice
8. Case No. 102761 represents property at 269 S LA FAYETTE PARK PL
The Notice of Acceptance was sent on 6/19/2007
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center
9. Case No. 26198 represents property at 705 S CAMULOS ST
The Notice of Acceptance was sent on 11/14/2006
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Coalition for Economic Survival
10. Case No. 24231 represents property at 1156 S MOTT ST
The Notice of Acceptance was sent on 6/30/2006
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Inner City Law Center
11. Case No. 7502 represents property at 742 E. 79TH
The Notice of Acceptance was sent on 9/14/2004
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Housing Law Project

The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP/RRP.

MERCEDES MARQUEZ
GENERAL MANAGER

By: _____

Marc Lipton, Supervisor
Rent Escrow Account Program

MMM:RA:ML:CH

Attachments: Resolutions

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, (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 **5950 S FIGUEROA ST**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **79069**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Inner City Law Center** verified that all tenant issues have been addressed; and

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

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department 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 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 electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

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 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building 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 the Rent Escrow Account Program 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 the Los Angeles Housing Department.

IN ADDITION, the Los Angeles Housing Department 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 the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees penalties, and costs to the Los Angeles Housing Department.

REAP RESOLUTION

COUNCIL FILE NO.: _____

CD: 9

REMOVAL x INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 5950 S FIGUEROA ST

CASE NO.: 79069

EFFECTIVE DATE: 6/22/2006

TYPE OF VIOLATION(S): fire warning devices, sanitation,
maintenance, electrical, plumbing/gas, heating/ventilation

ASSESSOR ID NO.: 6004-038-003

REGISTRATION NO. NONE

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS:


None

COMMENTS: The Inner City Law Center verified that all tenant
issues have been addressed.

Case Activity Report

CASE #: 79069

APN:	6004038003	<u>5950 S FIGUEROA</u>	Case Sub Type
CD:	9	<u>Los Angeles 90003</u>	
Census Tract:	237100	LUPAM / BOE:	Source URP
RSU:	5060041	CHAMPION,CHRISTOPHER L	
HPOZ:	No	11024 BALBOA BLVD # 675	Inspector John Walhof
Total Units		GRANADA HILLS CA 91344	Case Manager Robert Gugajew
(LUPAMS):	4	LAHD:	Phone No. (310) 524-1269
Total SCEP		CHAMPION L CHRISTOPHER	Owner Information
Exemptions:		11024 BALBOA BLVD # 675	
		GRANDA HILLS CA 91344	

Initial Inspection Date	6/22/2006	Referred to Health Dept.
View NTC/Substandard Print Date	11/29/2006	Referred to Building & Safety
Compliance Date	1/5/2007	Referred to Sr. Inspector 1/19/2007
NTC Reinspection Date	1/18/2007	Referred to Pr. Inspector 1/29/2007
Inspector Extension		Referred to CM 2/6/2007
Sr.Inspector Extension		PMTF
View Photos	3/20/2007	Refer To Hearing 2/6/2007
Supporting Documents of approved use		Notice of GM Hearing 2/15/2007
View Other		REAP Appeal Due Date 3/2/2007
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 3/15/2007
View FTC	2/6/2007	GM Hearing Date 3/22/2007
View Substandard Document #		Referred To Legal Date 4/5/2007
Substandard Record Date		Referred to CA Date
Substandard Termination Date		CA Filed Date
View FTB Document #		All Deficiencies Resolved Date 6/15/2007
FTB Record Date		Outreach Contractor Inner City Law Center
FTB Termination Date		CM Outreach Request Date
FTB Cancellation Date		Outreach Finding Positive
View REAP Document #		Positive Report Date 5/21/2007
REAP Record Date		Scheduled Council Date
View Sr. Appeal		REAP Case Balance 2100.0000
View Re-Inspection Report		ESCROW Account Closed Date
		REAP Closed Date

[Work Log](#)[Unit Information](#)[Notices](#)[View Docs](#)[View REAP Acct Info](#)[Ins](#)



2003-2006
City of Los
Angeles

Los Angeles Housing Department Code and Rent Information System

Antonio R. Villaraigosa, Mayor

Mercedes Márquez, General Manager

Welcome Chris_hand! | August 7, 2007 | System Documentation | Logoff



43web02

REAP

Case Main

Search> Search Results>

Select a group:

APN: 6004038003

Case No: 79069

Property Information

APN: 6004038003

Address: 5950 S FIGUEROA ST Los Angeles CA 90003

Owner: CHAMPION CHRISTOPHER

Owner Address: 11024 BALBOA BLVD # 675 GRANDA HILLS CA 91344

Owner Phone:

Inspector Contact

Address
5950 S
FIGUEROA ST
Owner
PERRY &
KATHLEEN
RODRIGUEZ
CD
Council District
9

Add/Edit Outreach Case

Units/Buildings Work Log Docs

APN: 6004038003

Case Type: REAP

Case Number: 79069

Contractor: Inner City Law Center

Case Manager: Kenneth Lam

Units: 5950, 5950 1/2, 5952, 5952 1/2

Comments:

General Log

Log Entry

Worklog Listing

CM Sign Off

Created By: On 3/22/2007 9:32:00 AM

First Visit: 4/23/2007 11:00:00 AM

Final Site Visit Request :

Final Site Visit Scheduled Date:

Final Site Visit by Contractor: 5/21/2007 11:00:00 AM

Positive Report Date: 5/21/2007 11:00:00 AM

All Deficiencies Resolved Date: 6/15/2007 2:50:00 PM

Case Close Date(Positive Sent):

ESCROW Close Date : Date not set

Transmittal Date: Date not set

Administrated Closed date:

If Administratively closed, specify:

Reason for Closure:

Recorded By	Date Recorded	Log Text
Blanca Muniz	5/24/2007 2:01:00 PM	Positive received from Outreach. Please conduct a Final Inspection. Contact Christopher Champion at 310-420-7983.
Mario Saborio	3/23/2007 9:32:00 AM	Please conduct an initial site visit.

6/15/2007
Positive Received
5/21/2007
11:00:00 AM
W-9 Received
N/A

Site Visit Log

Visit Type
Initial

Final Visit Positive

Date 8/7/2007

8:00 AM

WorkLog
Activity Log
REAP Units
View Docs
Case Profile
Mailing List
Upload Doc
Combined Acct
View Account

Unit #	Tenant Comments For Site Visit	Tenant
5950		Nora Sanchez
5950 1/2		Nancy Martinez
5952		Marco Ramirez
5952 1/2		Add

Visit Log History



690 W. Knox St.
Torrance, CA 90502
(310) 524-1230

November 29, 2006
Case Number: 79069
APN: 6004038003

Property Owner: CHAMPION CHRISTOPHER
Mailing Address: 11024 BALBOA BLVD # 675
GRANDA HILLS, CA 91344

In Addition Notify:
Mailing Address:

NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.354, Los Angeles Municipal Code
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **5950 S FIGUEROA ST**. An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **1/5/2007**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **1/18/2007** between **2:15 PM** and **4:15 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code. Any questions you have may be directed to the office identified at the top of this notice. *Si tiene preguntas, favor de llamar al nmero que se encuentra al principio de esta notificacin.*

Issuing Inspector: John Walhof

Proof of Mailing -- On 11/29/2006 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

Myleah White - *M. White*

ACCESS FOR NEW UNIT INSPECTION

Null

Building: 1

Unit: 5952

Other

Note: This unit was not inspected. Provide access on reinspection date and have all same violations as noted here-in corrected by compliance date

Unit: 5952 1/2

Other

Note: This unit was not inspected. Provide access on reinspection date and have all same violations as noted here-in corrected by compliance date

ELECTRICAL

Maintaining inoperative or defective receptacles in kitchens and bathrooms or exterior locations, G.F.C.I. type receptacle required, sections 91.8104.8 and 93.0104 L.A.M.C., 210-7(d)(2) N.E.C. and 17920.3(d) H.&S.C.

Building: 1

Unit: 5950

HALL BATH

Note: REPLACE OUTLET WITH GFCI TYPE

Unit: 5950 1/2

HALL BATH

Note: REPLACE OUTLET WITH GFCI TYPE

FIRE SAFETY

Failure to provide and maintain the required permanently wired/ battery back-up smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms, sections 91.310.9.1.1, 91.310.9.1.4, 91.310.9.1.5, 91.8603.1.1 & 91.8603.1.2 L.A.M.C. and 17920.3(m) H.&S.C.)

Building: 1

Unit: 5950 1/2

BEDROOM2

Note: ADD HARDWIRED / BATTERY BACKUP PERMITS AND APPROVALS REQUIRED Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

HALL

Permit Required

Note: ADD HARDWIRED / BATTERY BACKUP PERMITS AND APPROVALS REQUIRED Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater

HEATING AND VENTILATION

Failure to provide and maintain the required central or individual room heating appliance in good repair and operable, sections 91.8104.11 and 95.0104.4 L.A.M.C. and 17920.3.a.6 H.&S.C.

Building: 1

Unit: 5950

Living Room

Permit Required

Note: Repair or replace inoperable heating system. If replaced obtain required Permit and Approval from Building and Safety Dept

MAINTENANCE

Failure to provide and maintain the required guard/handrail and maintain in a secured condition, sections 91.0509 and 1003.3.3.3.6 L.A.M.C.

Building: 1

Unit: 5950 1/2

ENTRY

Note: NEED HANDRAIL

PLUMBING

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 91.8104.7 L.A.M.C. and 17920.3.c & 17920.3.e H.&S.C.

Building: 1

Unit: 5950 1/2

HALL BATH

Note: LAVATORY Repair or replace damaged/leaking fixtures in an approved manner.

Failure to maintain a plumbing system in conformity with the code regulations and department approvals in effect at the time of construction. Section 91.8104 L.A.M.C.

Building: 1

Unit: 5950 1/2

Balcony/Deck

Permit Required

Note: PERMIT FOR WATER HEATER INSTALLATION

Failure to obtain a permit and inspection approval for new plumbing work and/or the installation or replacement of new water heater (s), section 94.201 L.A.M.C. A \$400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits, section 161.902 L.A.M.C.

Building: 1

Unit: General

Exterior

Note: WATER HEATER INSTALLATIONS

SANITATION

Failure to maintain the required window and/or door insect screens, sections. 91.8104.5 L.A.M.C. and 17920.3(c) H.&S.C.

Building: 1

Unit: General

Exterior

Note:

UNAPPROVED USE OR OCCUPANCY

Failure to obtain a building permit and Certificate of Occupancy from the Department of Building and Safety for the change of use or occupancy for the building or that portion described herein, sections 12.26E, 91.0104.2.5, 91.8105, 91.0109.1, 91.8203 & 91.8204 L.A.M.C.

Building: 1

Unit: 5950

BEDROOM2

Note: ROOM WITH NO EMERGENCY EGRESS WINDOW CANNOT BE USED A BEDROOM

WEATHER PROTECTION

Failure to paint all exposed building surfaces to maintain exterior weatherproofing, section 91.8104.1 L.A.M.C. Attention: Buildings constructed prior to 1978 may contain lead paint. For more information with regard to your lead hazards responsibilities call the Los Angeles County Health Department at (800) 524-5323.

Building: 1

Unit: General

Exterior

Note: FLAKING AND PEELING PAINT Paint all exposed wood at exterior in an approved manner

Failure to maintain broken, split, decayed or buckled exterior walls and weather tight, in good repair and in a clean condition, sections 91.8104.12 L.A.M.C. and 17920.3(b)4, 17920.3(g)4 H.&S.C.

Building: 1

Unit: General

Exterior

Note: REPAIR SIDING

Inspector Name John Walhof
Office Location 690 W. Knox St.
Suite #125
Torrance, CA 90502
Survey Date 6/22/2006

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

FAILURE TO COMPLY WARNING

You may be scheduled for a General Manager's hearing, and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice and order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than \$1,000.00 and/or six months imprisonment per LAMC Section 11.00 (m) .

LEAD HAZARD WARNING

Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and 105256 and may be subject to a \$1,000.00 fine or criminal prosecution. For more information call the L.A. Housing Department at (866) 557-7368. In order to locate a Lead Certified Professional and obtain additional information, call the L.A. Housing Department at (866) 557-7368 or go to the California Department of Health Services Website at: <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

TAX WARNING

The Housing Department has determined this building to be substandard per Section and 24436.5 of the State Revenue and Taxation Code. This section provides 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 and local codes dealing with health, safety, or building, cannot deduct from state personal income tax and corporate 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 Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

SUBSTANDARD NOTIFICATION

When a building is determined to be a substandard building as defined under Section 17920.3 of the Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorders Office (Health and Safety Code section 17985).

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Sections 162.00, et. seq. LAMC)

INSPECTION AND PENALTY FEES

If the conditions remain uncorrected after the compliance date, the department will require that any subsequent inspection be charged at a minimum of \$169.00 per additional inspection plus administrative costs. A late charge penalty equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed by this division are not paid within 30 days of service of the notice of the imposition of the fee or costs or, if timely appealed, of any decision on the appeal. Any person who fails to pay the assessment fee or cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, et seq.)

CITATIONS

A citation requiring a personal appearance in court may be issued if compliance is not obtained by the compliance date. Violation of the Los Angeles Municipal Code may be a misdemeanor or infraction and is punishable by a fine of not more than \$1,000.00 and/or six (6) months imprisonment. (Sections 161.410 and 11.00(m) LAMC.)

APPEALS

Any person or entity subject to a notice or order or an inspection fee without hearing, pursuant to Section 161.901, *et. seq.* may request to appeal the notice, order, or fee, or may request an extension of time from, a Senior Inspector. The request to appeal shall be made in writing, upon appropriate forms provided by the department, and shall specify the grounds for appeal. The appeal shall be filed within ten days of the issuance of the notice or order, or within 10 days of the imposition of the fee. (Section 161.00 161.1001.1 LAMC.)

PROPERTY MANGEMENT TRAINING PROGRAM (PMTP)

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$250.00 (Section 154.02, *et seq.* LAMC.)

RETALIATION

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

HISTORICAL PRESERVATION

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope of work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

ATTENTION!

This building was built before 1979 and may contain **Lead-Based Paint**. Lead based paint can be dangerous to your health, especially dangerous to children and pregnant women.

1. If lead-based paint is deteriorated or disturbed it can create lead dust. **LEAD DUST IS DANGEROUS AND IS THE NUMBER ONE WAY THAT CHILDREN ARE POISONED BY LEAD.**
2. Lead dust is created by renovations or repairs where workers dry scrape or sand lead-based paint and is **PROHIBITED BY LAW.**
3. All workers disturbing lead-based paint **MUST** use Lead Safe Work Practices. **IT IS THE LAW**
4. If you see unsafe work practices such as dry scraping without plastic sheets protecting the floor or ground you should immediately call **1(866) 557-7368**

All reports are confidential and it is illegal to retaliate against tenants for reporting unsafe work practices!

¡ATENCIÓN!

Este edificio fué construido antes de 1979 y puede contener **Pintura a Base de Plomo**. La Pintura a base de plomo puede ser peligrosa para la salud, especialmente para los niños y mujeres embarazadas.

1. Si la pintura a base de plomo está en malas condiciones o se daña puede crear polvo con plomo. **EL POLVO CON PLOMO ES PELIGROSO Y ES LA CAUSA PRINCIPAL EN QUE LOS NIÑOS SE ENVENENAN.**
2. El polvo con plomo es el resultado de las renovaciones o reparaciones donde los trabajadores raspan o lijan la pintura a base de plomo y es **PROHIBIDO POR LA LEY.**
3. Todos los trabajadores que dañan la pintura a base de plomo están **OBLIGADOS** a usar Técnicas de Trabajo Seguras del Plomo. **ES LA LEY**
4. Si ven que los trabajadores están usando técnicas peligrosas como raspando la pintura sin poner plástico para proteger el piso o el suelo debe llamar inmediatamente al **1(866) 557-7368**

¡El inquilino puede reportar los trabajos que se hagan de manera insegura, todos los reportes son confidenciales y es ilegal tomar represalias contra ellos/ellas!

**It is a misdemeanor to remove, deface, cover or hide this notice.
Es contra la ley remover, dañar, o esconder este aviso.**

Los Angeles Housing Department

Reinspection Report

Reinspection Date: 1/18/2007 2:15:00 PM

APN: 6004038003 Address: 5950 S FIGUEROA ST

Inspector Name: John Walhof

Bulding	Unit	Room	Category	Description	O	T	P	Notes
1	5950	BEDROOM2	UNAPPROVED USE OR OCCUPANCY	NEW C/O REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROOM WITH NO EMERGENCY EGRESS WINDOW CANNOT BE USED A BEDROOM
1	5950	HALL BATH	ELECTRICAL	GFI RECEPTACLES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REPLACE OUTLET WITH GFCI TYPE
1	5950	Living Room	HEATING AND VENTILATION	HEATING APPLIANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Repair or replace inoperable heating system.If replaced obtain required Permit and Approval from Building and Safety Dept
1	5950 1/2	Balcony/Deck	PLUMBING	GENERAL PLUMBING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PERMIT FOR WATER HEATER INSTALLATION
1	5950 1/2	BEDROOM2	FIRE SAFETY	SMOKE DETECTORS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADD HARDWIRED / BATTERY BACKUP PERMITS AND APPROVALS REQUIRED Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater
1	5950 1/2	ENTRY	MAINTENANCE	HAND/GUARDRAILS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NEED HANDRAIL
1	5950 1/2	HALL	FIRE SAFETY	SMOKE DETECTORS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADD HARDWIRED / BATTERY BACKUP PERMITS AND APPROVALS REQUIRED Replace damaged or missing device NOTE:-Photoelectric type smoke detector is required where smoke detectors test faulty or have been disconnected at locations within 12 feet of gas burning appliance or wall heater
1	5950 1/2	HALL BATH	ELECTRICAL	GFI RECEPTACLES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REPLACE OUTLET WITH GFCI TYPE
1	5950 1/2	HALL BATH	PLUMBING	FIXTURE DEF/LEAK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LAVATORY Repair or replace damaged/leaking fixtures in an approved manner.
1	5952	Other	ACCESS FOR NEW UNIT INSPECTION	UNIT ACCESS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This unit was not inspected. Provide access on reinspection date and have all same violations as noted here-in corrected by compliance date
1	5952 1/2	Other	ACCESS FOR NEW UNIT INSPECTION	UNIT ACCESS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This unit was not inspected. Provide access on reinspection date and have all same violations as noted here-in corrected by compliance date
1	General	Exterior	PLUMBING	UNAPPROVED PLUMBING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WATER HEATER INSTALLATIONS
1	General	Exterior	SANITATION	INSECT SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1	General	Exterior	WEATHER PROTECTION	EXTERIOR PAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FLAKING AND PEELING PAINT Paint all exposed wood at exterior in an approved manner
1	General	Exterior	WEATHER PROTECTION	EXTERIOR WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REPAIR SIDING

City of Los Angeles
Los Angeles Housing Department
Compliance Division
RENT REDUCTION DETERMINATION

Rent Reduction Effective Date: 3/7/2007

Property Address: 5950 S FIGUEROA ST
Los Angeles, CA 90003

AKA:

Case #: 79069

The Department has determined that the code violation(s) contained in the attached notice(s) would reasonably cause untenable unit(s) as stated by the citing agency and finds that the legal rent(s) for the affected unit(s) shall be reduced by the total percentage indicated in the Imposed Reduction Percentage column in the table below.
[Si no entiende este aviso o necesita mas informacion, favor de llamar al (213) 808-8500.]

The legal rents for the units listed below can be found within the "Imposed Reduction Percentage" column below.

Building No.	Unit	Nuisance Conditions	Structural Hazards	Fire Warning Devices	Exiting	Fire Protection Equipment	Hazardous Storage	Failure to Test/Certify	Failure to Manage/Secure	Sanitation	Weather-proofing	Maintenance	Electrical	Plumbing/Gas	Heating/Ventilation	Calculated Reduction Percentage	Imposed Reduction Percentage
1	5950									L			L		M	35%	35%
1	5950 1/2			M						L		H	L	L		65%	50%
1	5952									L						10%	10%
1	5952 1/2									L						10%	10%