

Antonio R. Villaraigosa, Mayor
Mercedes Marquez, General Manager

March 18, 2008

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. 78762 represents property at 1242 N. Cahuenga Blvd.
The Notice of Acceptance was sent on 3/21/2007
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
2. Case No. 129662 represents property at 617 N. Echandia St. WE
The Notice of Acceptance was sent on 11/21/2007
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. 96711 represents property at 141 E. 51st St.
The Notice of Acceptance was sent on 8/23/2007
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
4. Case No. 121265 represents property at 253 W. 43rd St.
The Notice of Acceptance was sent on 7/10/2007
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. 155679 represents property at 5536 E. Echo St.
The Notice of Acceptance was sent on 2/12/2008
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

6. Case No. 4822 represents property at 3449 N. Arroyo Seco Ave.
The Notice of Acceptance was sent on 12/27/2001
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

7. Case No. 137514 represents property at 1757 S. Longwood Ave.
The Notice of Acceptance was sent on 1/23/2008
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

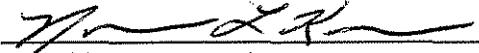
8. Case No. 154648 represents property at 2710 W. Bellevue Ave.
The Notice of Acceptance was sent on 2/13/2008
Since that time, the owner of the indicated property has corrected the cited deficiencies.
The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
Furthermore, verification of all tenant issues at the property have also been addressed by the Los Angeles Center for Law and Justice

9. Case No. 44685 represents property at 5923 N. Willow Crest Ave.
The Notice of Acceptance was sent on 6/15/2007
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 Housing Law Project

10. Case No. 80656 represents property at 5266 N. Corteen Pl.
The Notice of Acceptance was sent on 12/21/2006
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

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:RB:ML:eb

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 **5923 N. Willow Crest Ave.**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **44685**); 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 **Los Angeles Housing Law Project** 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: 4

REMOVAL INCLUSION _____ RELEASE OF ESCROW FUNDS _____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 5923 N. Willow Crest Ave.

CASE NO.: 44685

EFFECTIVE DATE: 4/6/2006

TYPE OF VIOLATION(S): fire warning devices, weather proofing, maintenance, electrical, plumbing/gas

ASSESSOR ID NO.: 2415-014-018

REGISTRATION NO. NONE

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

None

COMMENTS: The Los Angeles Housing Law Project verified that all tenant issues have been addressed.

Case Activity Report

CASE #: 44685

APN:	2415014018	<u>5923 N WILLOW CREST AVE</u>	Case Sub Type	Le
CD:	4	<u>NORTH HOLLYWOOD 91601</u>		Di
Census Tract:	124300	LUPAMS / BOE:	Source SCEP	Rc
RSU:	0557991	SEARLES, EDDIE AND OTILIA A	Inspector: Ken Kirkness	Te
HPOZ:	No	10803 NOBLE AVE	Case Manager Montel McClellan	H
Total Units (LUPAMS):	4	MISSION HILLS CA 91345	Phone No. (818) 756-1449	M
Total Units (LAHD):	4	LAHD:	Owner Information	[
Total SCEP Exemptions:		EDDIE & OTILIA SEARLES		
		10803 NOBLE AVE		
		MISSION HILLS CA 91345		

Initial Inspection Date	4/6/2006	Referred to Health Dept.
View NTC/Substandard Print Date	5/30/2006	Referred to Building & Safety
Compliance Date	7/6/2006	Referred to Sr. Inspector 7/10/2006
NTC Reinspection Date	7/7/2006	Referred to Pr. Inspector 7/21/2006
Inspector Extension		Referred to CM 7/25/2006
Sr. Inspector Extension		PMTP
View Photos	10/23/2007	Refer To Hearing 5/10/2007
Supporting Documents of approved use		Notice of GM Hearing 5/17/2007
View Other		REAP Appeal Due Date 6/1/2007
View Owner Matrix		REAP Appeal Received Date
View Tenant Matrix		NOA/REAP Acceptance Date 6/15/2007
View FTC	7/26/2006	GM Hearing Date 6/22/2007
View Substandard Document #		Referred To Legal Date 7/9/2007
Substandard Record Date		Referred to CA Date
Substandard Termination Date		CA Filed Date
View FTB Document #		Remaining Violations 0
FTB Record Date		All Violations Resolved Date 6/13/2007
FTB Termination Date		CODE Suspend Date
FTB Cancellation Date		Outreach Contractor Los Angeles Housing Law Project
View REAP Document #		CM Outreach Request Date
REAP Record Date		Outreach Finding Positive
View Sr. Appeal		Positive Report Date 11/7/2007
View Re-Inspection Report		Scheduled Council Date
		REAP Case Balance 0
		ESCROW Account Closed
		Date
		REAP Closed Date

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



Los Angeles Housing Department Code, Compliance and Rent Information System

Antonio R. Villaraigosa, Mayor

Mercedes Márquez, General Manager

Information Center



43web02

2003-2006
City of Los Angeles



REAP

Case Main

Search> Search Results>

APN: 2415014018

Select a group: Program Management | Release of Escrow | REAP Removal | OutReach

Case No: 44685

Property Information

APN: 2415014018

Address: 5923 N WILLOW CREST AVE NORTH HOLLYWOOD CA 91601

Owner: EDDIE & OTILIA SEARLES

Owner Address: 10803 NOBLE AVE MISSION HILLS CA 91345

Owner Phone: 818 8980879

Address
5923 N
WILLOW
CREST AVE

Owner
EDDIE &
OTILIA
SEARLES

CD
Council District
4

Status
Open

Closed Date

Initial Mailing Date
5/17/2007

NOA Date
6/15/2007

Case manager
(Inspector)
KenKirkness

Outreach Agency
N/A

Inspector Contact

Add/Edit Outreach Case

Units/Buildings Work Log Docs

APN: 2415014018

Case Type: REAP

Case Number: 44685

Contractor: Los Angeles Housing Law Project

Case Manager: Montel McClellan

Units: 5923, 5923 1/2, 5925, 5925 1/2

Comments:

General Log

Log Entry

Create Log W/Email Create Log Close

Worklog Listing

Created By: Blanca Muniz On 6/20/2007 11:48:00 AM

First Visit: 8/17/2007 8:00:00 AM

Final Site Visit Request :

Final Site Visit Scheduled Date: 8:00 AM

Final Site Visit by Contractor: 11/7/2007 12:00:00 PM

Positive Report Date: 11/7/2007 12:00:00 PM

All Deficiencies Resolved Date: 6/13/2007 7:44:00 AM

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
Christy Estrada	11/9/2007 5:08:00 PM	Final site visit positive reapirs complete.
Christy Estrada	11/5/2007 4:17:00 PM	final site visit set for 11/7/07 12:30pm
Christy Estrada	8/20/2007 1:56:00 PM	Yanni owners son called upset that we have done outreach. Said his mother is trying to make repairs and if tenants pay REAP reduction it will make it hard for her. He also said that we must be money hungry because we probably get paid when tenants pay to REAP. I explained REAP to him and let him know that when tenants pay REAP we get nothing from it. I asked him to have his mother the owner call when repairs are complete.
Christy Estrada	8/20/2007 1:54:00 PM	8/16/07-MG follow up site visit no one home left flyers on doors.
Christy Estrada	7/3/2007 4:56:00 PM	Site visit to units no one home. Could find access to unit # 5923 brown wood gate surrounds property. Left flyers for the other 3 units in screen doors.
Blanca Muniz	6/20/2007 11:49:00 AM	Please conduct an initial site visit.

- CM Sign Off 6/13/2007
- Positive Received 11/7/2007 12:00:00 PM
- W-9 Received N/A
- WorkLog
- Activity Log
- REAP Units
- View Docs
- Case Profile
- Mailing List
- Upload Doc
- Combined Acct
- View Account

Site Visit Log

Visit Type

Initial Final Visit Positive

Date 3/18/2008 8:00 AM

Unit #	Tenant Comments For Site Visit	Tenant
5923		Owner Occupied

5923 1/2		Add
5925		Add
5925 1/2		Add
<input type="button" value="Add Site Visit W/Email"/>		<input type="button" value="Add Site Visit Log"/>
Visit Log History		
Close		



6640 Van Nuys Blvd
Van Nuys, CA 91405
(818) 756-1473

May 30, 2006
Case Number: 44685
APN: 2415014018

Property Owner: SEARLES, EDDIE AND OTILIA A
Mailing Address: 10803 NOBLE AVE
MISSION HILLS, CA 91345

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 **5923 N WILLOW CREST AVE**. 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 **7/6/2006**.

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 **7/7/2006** between **1:00 PM** and **3:00 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: Ken Kirkness

Proof of Mailing -- On 5/30/2006 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

Signature

ACCESS FOR NEW UNIT INSPECTION

Null

Building: 5923

Unit: 5923

Other

Note: tenant refused access....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: 5923

Unit: 5923 1/2

Kitchen

Note: Electrical receptacle tested faulty

Hall Bath

Note: Electrical receptacle tested faulty

Failure to maintain the defective or missing door/dead front cover of the electrical panel's), sections 91.8104.8 and 93.0104 L.A.M.C., 384-3(a)(2) N.E.C. and 17920.3.d H.&S.C.

Building: 5925

Unit: General

Exterior

Note:

Maintaining hazardous, missing, unapproved, defective, or improperly installed receptacle outlets, sections 91.8104.8 and 93.0104 L.A.M.C. & 17920.3.d H.&S.C.

Building: 5923

Unit: 5923 1/2

Kitchen

Note: Electrical receptacle tested faulty -GFCI type receptacle is required if replaced

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: 5923

Unit: 5923 1/2

Hall

Permit Required

Note: must be hardwired

Building: 5925

Unit: 5925

Living Room

Note: 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

MAINTENANCE

Failure to maintain safe and sanitary floor covering, sections 91.8104.6 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: 5923

Unit: 5923 1/2
Hall Bath

Note: Repair/replace any/all damaged flooring in approved manner.

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition, sections 91.8104.4 L.A.M.C. and 17920.3(a)13 H.&S.C.

Building: 5923

Unit: 5923 1/2

Hall Bath

Note: at window...Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint or paint entire surface

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair, sections 91.8104.5 L.A.M.C. and 17920.3.a.13 H.&S.C.

Building: 5923

Unit: General

Exterior

Note: reglaze as needed.....Maintain all windows and doors in proper open/shut/lock operation and replace and/or repair in an approved manner -include any/all damaged or missing hardware

Unit: 5923 1/2

Kitchen

Note: Maintain all windows and doors in proper open/shut/lock operation and replace and/or repair in an approved manner -include any/all damaged or missing hardware

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: 5923

Unit: 5923 1/2

Kitchen

Note: undersink

Hall Bath

Note: sink faucet, toilet, toilet angle stop.....Repair or replace damaged/leaking fixtures in an approved manner.

Failure to properly terminate water heater relief valve piping, sections 94.608.5 L.A.M.C. and 17920.3(c) & 17920.3(e) H.&S.C.

Building: 5923

Unit: 5923 1/2

Kitchen

Note:

Building: 5925

Unit: General

Mechanical

Note:

UNAPPROVED CONSTRUCTION

Failure to obtain the required building permit or inspection approvals for the construction of the building or portion thereof described herein. You are ordered to demolish and remove the unapproved portion or alteration and restore structure to its originally approved condition, or obtain the required Permits and inspection approvals from the Department of Building and Safety, section 91.8105 L.A.M.C. A \$400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for the investigation of work commenced without the required permits, section 161.902 L.A.M.C.

Building: 5925

Unit: General

Exterior

Permit Required

Note: new stair installation

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: 5925

Unit: General

Exterior

Note: Paint all exposed wood at exterior in an approved manner

Inspector Name Ken Kirkness
Office Location 6640 Van Nuys Blvd
1st Floor
Van Nuys, CA 91405
Survey Date 4/6/2006

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 Los Angeles County Department of Health Services Lead Prevention Program at (800) 524-5323. In order to locate a Lead Certified Professional and obtain additional information, call the California Department of Health Services at (800) 597-5323 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 tenability 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: 7/7/2006 1:00:00 PM

APN: 2415014018 Address: 5923 N WILLOW CREST AVE

Inspector Name: Ken Kirkness

Building	Unit	Room	Category	Description	O	T	P	Notes
5923	5923	Other	ACCESS FOR NEW UNIT INSPECTION	UNIT ACCESS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	tenant refused access.... This unit was not inspected. Provide access on reinspection date and have all same violations as noted here-in corrected by compliance date
5923	5923 1/2	Hall	FIRE SAFETY	SMOKE DETECTORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	must be hardwired
5923	5923 1/2	Hall Bath	ELECTRICAL	GFI RECEPTACLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical receptacle tested faulty
5923	5923 1/2	Hall Bath	MAINTENANCE	FLOOR COVERING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace any/all damaged flooring in approved manner.
5923	5923 1/2	Hall Bath	MAINTENANCE	INTER-WALLS/CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	at window.. Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistant with existing paint or paint entire surface
5923	5923 1/2	Hall Bath	PLUMBING	FIXTURE DEF/LEAK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	sink faucet, toilet, toilet angle stop..... Repair or replace damaged/leaking fixtures in an approved manner.
5923	5923 1/2	Kitchen	ELECTRICAL	GFI RECEPTACLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical receptacle tested faulty
5923	5923 1/2	Kitchen	ELECTRICAL	RECEPTACLE N/G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical receptacle tested faulty -GFCI type receptacle is required if replaced
5923	5923 1/2	Kitchen	MAINTENANCE	WINDOW/DOOR MAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain all windows and doors in proper open/shut/lock operation and replace and/or repair in an approved manner - include any/all damaged or missing hardware
5923	5923 1/2	Kitchen	PLUMBING	FIXTURE DEF/LEAK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	undersink
5923	5923 1/2	Kitchen	PLUMBING	W/H T/P EXTENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5923	General	Exterior	MAINTENANCE	WINDOW/DOOR MAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	reglaze as needed..... Maintain all windows and doors in proper open/shut/lock operation and replace and/or repair in an approved manner -include any/all damaged or missing hardware
5925	5925	Living Room	FIRE SAFETY	SMOKE DETECTORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
5925	General	Exterior	ELECTRICAL	PANEL WIRING COVER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5925	General	Exterior	UNAPPROVED CONSTRUCTION	UNAPPROVED CONSTRUCT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	new stair installation
5925	General	Exterior	WEATHER PROTECTION	EXTERIOR PAINT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Paint all exposed wood at exterior in an approved manner
5925	General	Mechanical	PLUMBING	W/H T/P EXTENSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

Rent Reduction Effective Date: 6/6/2007

Property Address: 5923 N WILLOW CREST AVE
NORTH HOLLYWOOD, CA 91601

AKA:

Case #: 44685

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
5923	5923											M				15%	15%
5923	5923 1/2			M								M	L	L		50%	50%
5925	5925			M							L			L		35%	35%
5925	5925 1/2										L			L		20%	20%