



COMPLIANCE DIVISION - REAP/REAP

1200 W. 7th Street, 1st Fl., Los Angeles, CA 90017  
tel 213.800.8500 | fax 213.808.8810  
RENT HOTLINE: 866.557.7382  
www.lahd.org/laht



Antonio R. Villaraigosa, Mayor  
Mercedes Márquez, General Manager

April 10, 2008

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

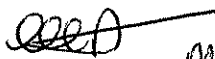
#### REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

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. 139459 represents property at 4125 W. Rosewood Ave.  
The Notice of Acceptance was sent on 12/11/2007  
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. 144867 represents property at 3870 W. Clinton St.  
The Notice of Acceptance was sent on 12/31/2007  
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. 143751 represents property at 770 E. 42nd St.  
The Notice of Acceptance was sent on 1/3/2008  
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 Housing Law Project
4. Case No. 135343 represents property at 11818 W. Culver Blvd.  
The Notice of Acceptance was sent on 2/27/2008  
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 Housing Law Project
5. Case No. 94579 represents property at 605 E. Santa Clara Ave.  
The Notice of Acceptance was sent on 6/1/2007  
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 Inquilinos Unidos

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:  MADE LIPSON FOR AVO DAVIDIAN  
Avo Davidian, Supervisor  
Rent Escrow Account Program

MMM:RB:AD: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 **3870 W. Clinton 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. **144867**); 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: 13

REMOVAL x INCLUSION \_\_\_\_\_ RELEASE OF ESCROW FUNDS \_\_\_\_\_

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 3870 W. Clinton St.

CASE NO.: 144867

EFFECTIVE DATE: 8/2/2007

TYPE OF VIOLATION(S): exiting, maintenance, electrical,  
plumbing/gas

ASSESSOR ID NO.: 5539-029-034

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 #: 144867

|                     |            |                             |                             |    |
|---------------------|------------|-----------------------------|-----------------------------|----|
| APN:                | 5539029034 | <u>3870 W CLINTON ST</u>    | Case Sub Type               | Lo |
| CD:                 | 13         | <u>Los Angeles 90004</u>    |                             | Di |
| Census Tract:       | 192700     | <b>LUPAMS / BOE:</b>        | Source SCEP                 | Re |
| RSU:                | 0530154    | VALDEZ,GONZALO AND VIRGINIA |                             |    |
| HPOZ:               | No         | TRS                         | Inspector Richard Ventura   | Ta |
| Total Units         |            | 08614 LAUREL CANYON BLVD    | Case Manager Daniel Haecker | H  |
| (LUPAMS):           | 3          | SUN VALLEY CA 91352         | Phone No. (213) 252-2886    | M  |
| Total Units (LAHD): | 3          | <b>LAHD:</b>                | Owner Information           | [  |
| Total SCEP          |            | VIRGINIA VALDEZ             |                             |    |
| Exemptions:         | 0          | 8614 LAUREL CANYON BLVD     |                             |    |
|                     |            | SUN VALLEY CA 91352         |                             |    |

|                                      |            |                                                     |
|--------------------------------------|------------|-----------------------------------------------------|
| Initial Inspection Date              | 8/2/2007   | Referred to Health Dept.                            |
| View NTC/Substandard Print Date      | 8/3/2007   | Referred to Building & Safety                       |
| Compliance Date                      | 9/9/2007   | Referred to Sr. Inspector 10/29/2007                |
| NTC Reinspection Date                | 9/13/2007  | Referred to Pr. Inspector 10/30/2007                |
| Inspector Extension                  |            | Referred to CM 10/30/2007                           |
| Sr. Inspector Extension              |            | PMTP                                                |
| View Photos                          | 9/13/2007  | Refer To Hearing 10/30/2007                         |
| Supporting Documents of approved use |            | Notice of GM Hearing 11/29/2007                     |
| View Other                           |            | REAP Appeal Due Date 12/14/2007                     |
| View Owner Matrix                    |            | REAP Appeal Received Date                           |
| View Tenant Matrix                   |            | NOA/REAP Acceptance Date 12/31/2007                 |
| View FTC                             | 10/30/2007 | GM Hearing Date 1/8/2008                            |
| View Substandard Document #          |            | Referred To Legal Date 1/23/2008                    |
| 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 4/2/2008               |
| 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 3/6/2008                       |
| 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](#)



2003-2006  
City of Los  
Angeles

## Los Angeles Housing Department Code, Compliance and Rent Information System

Antonio R. Villaraigosa, Mayor

Mercedes Márquez, General Manager

Welcome Emerson\_Belen! | April 10, 2008 | System Documentation | Logoff

Information  
Center



43web02



### REAP

#### Case Main

Search> Search Results>

APN: 5539029034

Select a group: ☐ Program Management ☐ Release of Escrow ☐ REAP Removal ☒ OutReach | Case No: 144867

#### Property Information

APN: 5539029034

Address: 3870 W CLINTON ST Los Angeles CA 90004

Owner: VIRGINIA VALDEZ

Owner Address: 8614 LAUREL CANYON BLVD SUN VALLEY CA 91352

Owner Phone: 818 7719175

Address  
3870 W  
CLINTON ST

Owner  
GONZALO  
VALDEZ

CD  
Council District  
13

Status  
Open

Closed Date

Initial Mailing Date  
11/29/2007

NOA Date  
12/31/2007

Case manager  
(Inspector)  
TyieshaMims

Outreach Agency  
N/A

CM Sign Off  
4/2/2008

#### Inspector Contact

##### Add/Edit Outreach Case

##### Units/Buildings Work Log Docs

APN: 5539029034

Case Type: REAP

Case Number: 144867

Contractor: Los Angeles Housing Law Project

Case Manager: Daniel Maecker

Units: 3870, 3872

Comments:

Please conduct an initial site visit to the property.

##### General Log

Log Entry

Create Log W/Email

Create Log

Close

Worklog Listing

| <b>Created By:</b> Blanca Muniz On 1/9/2008 10:11:00 AM<br><br><b>First Visit:</b> 1/24/2008 10:00:00 AM<br><b>Final Site Visit Request :</b> <a href="#">Make Request</a><br><b>Final Site Visit Scheduled Date:</b> 8:00 AM<br><b>Final Site Visit by Contractor:</b> 3/6/2008 10:00:00 AM<br><b>Positive Report Date:</b> 3/6/2008 10:00:00 AM<br><b>All Deficiencies Resolved Date:</b> 4/2/2008 11:51:00 AM<br><b>Case Close Date(Positive Sent):</b><br><b>ESCROW Close Date :</b> Date not set<br><br><b>Transmittal Date:</b> Date not set<br><b>Administrated Closed date:</b><br><b>If Administratively closed, specify:</b><br><b>Reason for Closure:</b><br><br><a href="#">Update Case</a> |                       | <table border="1"> <thead> <tr> <th>Recorded By</th> <th>Date Recorded</th> <th>Log Text</th> </tr> </thead> <tbody> <tr> <td>Maria Garcia</td> <td>3/6/2008 3:41:00 PM</td> <td>Final site visit to unit a few repairs were needed. repairs completed positive.</td> </tr> <tr> <td>Maria Garcia</td> <td>2/21/2008 2:14:00 PM</td> <td>Final site visit to unit negative repairs still needed on unit 3874</td> </tr> <tr> <td>Maria Garcia</td> <td>2/21/2008 2:12:00 PM</td> <td>Final site visit to unit negative repairs still needed on unit 3874</td> </tr> <tr> <td>Christy Estrada</td> <td>2/11/2008 9:42:00 AM</td> <td>Final requested set for 2/21/08 10:00am</td> </tr> <tr> <td>Maria Garcia</td> <td>1/24/2008 11:02:00 AM</td> <td>Final site visit Negative repairs still needed unit 3870 both bedrooms fire safety security bars release missing. general exterior washer and dryer still hook up. No access to unit 3874.</td> </tr> <tr> <td>Christy Estrada</td> <td>1/15/2008 4:18:00 PM</td> <td>Owner called to request a final site visit set for 1/24/08 10:00am</td> </tr> <tr> <td>Blanca Muniz</td> <td>1/9/2008 10:11:00 AM</td> <td>Please conduct an initial site visit.</td> </tr> </tbody> </table> | Recorded By | Date Recorded | Log Text | Maria Garcia | 3/6/2008 3:41:00 PM | Final site visit to unit a few repairs were needed. repairs completed positive. | Maria Garcia | 2/21/2008 2:14:00 PM | Final site visit to unit negative repairs still needed on unit 3874 | Maria Garcia | 2/21/2008 2:12:00 PM | Final site visit to unit negative repairs still needed on unit 3874 | Christy Estrada | 2/11/2008 9:42:00 AM | Final requested set for 2/21/08 10:00am | Maria Garcia | 1/24/2008 11:02:00 AM | Final site visit Negative repairs still needed unit 3870 both bedrooms fire safety security bars release missing. general exterior washer and dryer still hook up. No access to unit 3874. | Christy Estrada | 1/15/2008 4:18:00 PM | Owner called to request a final site visit set for 1/24/08 10:00am | Blanca Muniz | 1/9/2008 10:11:00 AM | Please conduct an initial site visit. | <b>Positive Received</b><br>3/6/2008<br>10:00:00 AM<br><br><b>W-9 Received</b><br>N/A<br><br><b>WorkLog</b><br>Activity Log<br>REAP Units<br><a href="#">View Docs</a><br>Case Profile<br>Mailing List<br>Upload Doc<br>Combined Acct<br>View Account |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|----------|--------------|---------------------|---------------------------------------------------------------------------------|--------------|----------------------|---------------------------------------------------------------------|--------------|----------------------|---------------------------------------------------------------------|-----------------|----------------------|-----------------------------------------|--------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------|--------------------------------------------------------------------|--------------|----------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| Blanca Muniz                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1/9/2008 10:11:00 AM  | Please conduct an initial site visit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |               |          |              |                     |                                                                                 |              |                      |                                                                     |              |                      |                                                                     |                 |                      |                                         |              |                       |                                                                                                                                                                                            |                 |                      |                                                                    |              |                      |                                       |                                                                                                                                                                                                                                                       |

| Site Visit Log |                      |         |
|----------------|----------------------|---------|
| Visit Type     |                      |         |
| Initial        | Final Visit Positive |         |
| Date           | 4/10/2008            | 8:00 AM |

| Unit # | Tenant Comments For Site Visit | Tenant            |
|--------|--------------------------------|-------------------|
| 3870   |                                | Noe Sandoval      |
| 3872   |                                | Angelita Martinez |

[Add Site Visit W/Email](#)
[Add Site Visit Log](#)

Visit Log History



Los Angeles Housing Department

**LAHD**



3550 Wilshire Blvd Suite  
#1500  
Los Angeles, CA 90010  
(213) 252-2800

August 03, 2007  
Case Number: 144867  
APN: 5539029034

Property Owner: VALDEZ, GONZALO AND VIRGINIA TRS  
Mailing Address: 8614 LAUREL CANYON BLVD  
SUN VALLEY, CA 91352

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 **3870 W CLINTON 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 **9/9/2007**.

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 **9/13/2007** between **2:00 PM** and **4:00 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 número que se encuentra al principio de esta notificación.*

Issuing Inspector: Richard Ventura

Proof of Mailing -- On 8/3/2007 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

TYTESHA MEMS

*Tyisha Mems*

## ACCESS FOR NEW UNIT INSPECTION

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Make arrangements to provide access for inspection of all units that were not inspected on the initial inspection. Section 161.601 L.A.M.C.

Building: 3874

Unit: 3874

### ENTIRE UNIT

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

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## ELECTRICAL

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Failure to provide the required electrical continuity by maintaining conduit properly connected and free from breaks in the area below the kitchen sink and/or at the exhaust vent above the kitchen cooking area. Sections 91.8104.8 L.A.M.C.; 300-10; 300-12 N.E.C.; 17920.3(d) H.&S.C.

Building: 3870

Unit: 3870

### KITCHEN

Note: Reinstall conduit to garbage disposal using approved connector

---

Failure to obtain the required electrical permit and inspection approval from the Department of Building and Safety for the new electrical work done and/or the new smoke detectors installed. Sections 93.0201; 93.0304; 93.0314 L.A.M.C. A \$400.00 Administrative Investigation Fee (AIF) may be billed and would be payable to the Los Angeles Housing Department for the investigation related to construction performed without having first obtained the required permit(s). Authority is found in Section 161.902 L.A.M.C.

Building: 3872

Unit: GENERAL

### EXTERIOR

Note: at washer and dryer

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## FIRE SAFETY

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Failure to provide and/or maintain approved emergency escape or rescue windows, and/or approved means of emergency egress. Sections 91.0310.4 L.A.M.C.; 17920.3(l) H.&S.C.

Building: 3870

Unit: 3870

### BEDROOM1

Note:

### BEDROOM2

Note:

Building: 3872

Unit: 3872

### BEDROOM1

Note: install quick release

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## MAINTENANCE

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

Building: 3872

Unit: 3872

### BEDROOM1

Note: Repair/replace any/all damaged flooring in approved manner. repair subfloor by bedroom door

---

Failure to maintain plaster/drywall walls, ceilings in a smooth and sanitary condition. Sections 91.8104; 91.8104.4; 91.8104.5.1 L.A.M.C.; 17920.3(a)13 H.&S.C.

Building: 3870

Unit: 3870

KITCHEN

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

Building: 3872

Unit: 3872

MASTER BATH

Note: Repair and repaint all damaged areas in approved manner -if spot repairs are done they shall be consistent 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.; 17920.3.a.13 H.&S.C.

Building: 3872

Unit: 3872

ENTRY

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

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MISCELLANEOUS

Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Section 91.8104 L.A.M.C. - See Note.

Building: 3870

Unit: 3870

SERVICE ROOM

Note: remove tarps used as cover/ patio

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PLUMBING

Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures at contact point with walls and/or floors. Sections 91.8104.7; 94.0408.2 L.A.M.C.; 17920.3(c) H.&S.C.

Building: 3872

Unit: 3872

MASTER BATH

Note: Recaulk -NOTE -Kill any/all mildew/mold in cavity when removing old caulking.

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Failure to obtain a permit and inspection approval for new plumbing work and/or the installation or replacement of new water heater (s). Sections 94.201; 94.0301 L.A.M.C.A \$400.00 Administrative Investigation Fee (AIF) may be billed and would be payable to the Los Angeles Housing Department for the investigation related to construction performed without having first obtained the required permit(s). Authority is found in Section 161.902 L.A.M.C

Building: 3870

Unit: 3870

SERVICE ROOM

Note: obtain permits for washer and dryer installation

Building: 3872

Unit: GENERAL

EXTERIOR

Note: washer and dryer hook ups

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Failure to anchor or strap water heater tank(s) in an approved manner to prevent horizontal or vertical displacement in the event of an earthquake. Sections 91.310.14; 94.510.5 L.A.M.C.; 17920.3(c) H.&S.C.

Building: 3870

Unit: 3870

SERVICE ROOM

Note: Follow manufactures installation instructions included with L.A. City Approved straps

Building: 3872

Unit: GENERAL

EXTERIOR

Note: Follow manufactures installation instructions included with L.A. City Approved straps

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Failure to properly install/terminate water heater relief valve piping. Sections 94.608.5 L.A.M.C.; 17920.3(c); 17920.3(e) H.&S.C.

Building: 3870

Unit: 3870

SERVICE ROOM

Note:

Building: 3872

Unit: GENERAL

EXTERIOR

Note:

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ZONING VIOLATION

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Unapproved open storage of miscellaneous articles. Section 12.21.A.1(a) L.A.M.C.

Building: 3872

Unit: GENERAL

EXTERIOR

Note: remove all unapproved storage from rear yard

**Inspector Name** Richard Ventura  
**Office Location** 3550 Wilshire Blvd Suite #1500  
Suite #1500  
Los Angeles, CA 90010  
**Survey Date** 8/2/2007

**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.**

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### **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 Records 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: 9/13/2007 2:00:00 PM

APN: 5539029034 Address: 3870 W CLINTON ST

Inspector Name: Richard Ventura

| Bulding | Unit    | Room         | Category                       | Description          | O                        | T                        | P                        | Notes                                                                                                                                                          |
|---------|---------|--------------|--------------------------------|----------------------|--------------------------|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3870    | 3870    | BEDROOM1     | FIRE SAFETY                    | SECURITY BARS        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                                                                                                                                                |
| 3870    | 3870    | BEDROOM2     | FIRE SAFETY                    | SECURITY BARS        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                                                                                                                                                |
| 3870    | 3870    | KITCHEN      | ELECTRICAL                     | CONDUIT-KITCHEN SINK | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Reinstall conduit to garbage disposal using approved connector                                                                                                 |
| 3870    | 3870    | KITCHEN      | MAINTENANCE                    | INTER-WALLS/CEILING  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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         |
| 3870    | 3870    | SERVICE ROOM | MISCELLANEOUS                  | MISC.1               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | remove tarps used as cover/ patio                                                                                                                              |
| 3870    | 3870    | SERVICE ROOM | PLUMBING                       | UNAPPROVED PLUMBING  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | obtain permits for washer and dryer installation                                                                                                               |
| 3870    | 3870    | SERVICE ROOM | PLUMBING                       | W/H STRAP/SECURE     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Follow manufactures installation instructions included with L.A. City Approved straps                                                                          |
| 3870    | 3870    | SERVICE ROOM | PLUMBING                       | W/H T/P EXTENSION    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                                                                                                                                                |
| 3872    | 3872    | BEDROOM1     | FIRE SAFETY                    | SECURITY BARS        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | install quick release                                                                                                                                          |
| 3872    | 3872    | BEDROOM1     | MAINTENANCE                    | FLOOR COVERING       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Repair/replace any/all damaged flooring in approved manner. repair subfloor by bedroom door                                                                    |
| 3872    | 3872    | ENTRY        | MAINTENANCE                    | WINDOW/DOOR MAINT    | <input 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 |
| 3872    | 3872    | MASTER BATH  | MAINTENANCE                    | INTER-WALLS/CEILING  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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         |
| 3872    | 3872    | MASTER BATH  | PLUMBING                       | CAULKING             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Recaulk -NOTE -Kill any/all mildew/mold in cavity when removing old caulking.                                                                                  |
| 3872    | GENERAL | EXTERIOR     | ELECTRICAL                     | UNAPPROVED ELECTRIC  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | at washer and dryer                                                                                                                                            |
| 3872    | GENERAL | EXTERIOR     | PLUMBING                       | UNAPPROVED PLUMBING  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | washer and dryer hook ups                                                                                                                                      |
| 3872    | GENERAL | EXTERIOR     | PLUMBING                       | W/H STRAP/SECURE     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Follow manufactures installation instructions included with L.A. City Approved straps                                                                          |
| 3872    | GENERAL | EXTERIOR     | PLUMBING                       | W/H T/P EXTENSION    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                                                                                                                                                |
| 3872    | GENERAL | EXTERIOR     | ZONING VIOLATION               | OPEN STORAGE         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | remove all unapproved storage from rear yard                                                                                                                   |
| 3874    | 3874    | ENTIRE UNIT  | ACCESS FOR NEW UNIT INSPECTION | UNIT ACCESS          | <input 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                    |

**City of Los Angeles**  
**Los Angeles Housing Department**  
**Compliance Division**  
**RENT REDUCTION DETERMINATION**  
**(Subject to Appeal to Appeals Board)**

**Initial Matrix****Date Created: 11/28/2007**

**Property Address:** 3870 W CLINTON ST  
 Los Angeles, CA 90004

**AKA:****Case #: 144867**

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 rent reduction percentages 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 | Rent Reduction Effective Date |
|--------------|------|---------------------|--------------------|----------------------|---------|---------------------------|-------------------|-------------------------|--------------------------|------------|------------------|-------------|------------|--------------|---------------------|---------------------------------|------------------------------|-------------------------------|
| 3870         | 3870 |                     |                    |                      | H       |                           |                   |                         |                          |            |                  |             |            |              |                     | 20%                             | 20%                          | 12/19/2007                    |
| 3872         | 3872 |                     |                    |                      |         |                           |                   |                         |                          |            |                  | M           | M          | L            |                     | 40%                             | 40%                          | 12/19/2007                    |

L = Low - Level 1 nuisance 10% reduction

M = Medium - Level 2 incipient hazard 15% reduction

H = High - Level 3 hazardous 20% reduction