

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

January 21, 2015

Council District: # 1

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **138 WEST AVENUE 27, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5205-020-015**

On October 1, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **138 West Avenue 27, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on October 1, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	148.83
Title Report fee	42.00
Grand Total	\$ 1,437.39

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,437.39** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,437.39** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10471
Dated as of: 07/23/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5205-020-015

Property Address: 138 W AVENUE 27 City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: SOLEDAD GALLARDO

Grantee: SOLEDAD GALLARDO AND AGRIPINA MENDOZA, AS JOINT TENANTS

Instrument: 20090065247

Book/Page: N/A

Dated: 12/09/2008

Recorded: 01/16/2009

MAILING ADDRESS: SOLEDAD GALLARDO AND AGRIPINA MENDOZA
138 W. AVENUE 27, LOS ANGELES, CA. 90031

SCHEDULE B

LEGAL DESCRIPTION

THE SOUTHEASTERLY 40.00 FEET OF LOT 7 OF TRACT NO. 9364 AS SAID LOT IS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 125, AT PAGE 100 OF MAP BOOKS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

MORTGAGES/LIENS

NO OPEN DEED OF TRUST / MORTGAGE FOUND

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS, DATED 10/04/2013, RECORDED 10/04/2013 AS INSTRUMENT NUMBER 20131437920

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

ADDITIONAL MAILING ADDRESS: GALLARDO, SOLEDAD,
138 W. AVENUE 27 CITY, LOS ANGELES, CA. 90031

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME Soledad Gallardo

MAILING 138 W. Avenue 27

CITY, STATE Los Angeles, Ca.

ZIP CODE 90031



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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 09 day of December (year), 2008

by first party, Grantor, Soledad Gallardo

whose post office address is 138 W. Avenue 27, Los Angeles, Ca. 90031

to second party, Grantee, Soledad Gallardo and Agripina Mendoza, as Joint Tenants

whose post office address is 138 W. Avenue 27 Los Angeles, Ca. 90031

WITNESSETH, That the said first party, for good consideration and for the sum of none Dollars (\$ 0.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of

Los Angeles, State of California to wit:

138 W. Avenue 27 Los Angeles, Ca. 90031

Tract # 9364 SE 40 FT OF LOT 7

Assessor's ID # 5205 020 015

This is a bonafide gift and the grantor received nothing in return, R & T 119

Page 1 of 2.

[Signatures on following page.]

Initials of First Party

AHAAAPAF

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

X Soledad Gallardo
Signature of First Party, Grantor

Print name of Witness

Soledad Gallardo
Print name of First Party

Signature of Witness

Signature of First Party, Grantor

Print name of Witness

Print name of First Party

ACKNOWLEDGMENT

State of California
County of Los Angeles

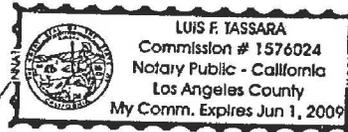
On December 09, 2008 before me, Luis F. Tassara, Notary Public
(insert name and title of the officer)

personally appeared Soledad Gallardo
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Luis F. Tassara (Seal)



Page 2 of 2.

LG
Initials of First Party

AHAAAPAF

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State of California

County of Los Angeles

On DECEMBER 09, 2008 before me, LUIS F. TASSARA, Notary Public
(Insert Name of Notary Public and Title)
personally appeared SOLEDAD GONZALEZ

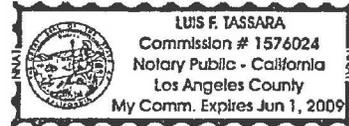
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*

(Seal)



ACK PARA W/POP (REV 05/03)

RECORDING REQUEST BY
City of Los Angeles
 WHEN RECORDED MAIL TO
 Department of Building and Safety
 Code Enforcement Bureau
 3550 Wilshire Blvd., Suite 1800
 Los Angeles, CA
 90010



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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
 HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

DONALD WONG
 (213)252-3032
 (888)524-2845
 3550 WILSHIRE BLVD. SUITE 1800
 LOS ANGELES, CA 90010-2419

Case No.: 502893

Assessor's Map Book: **5205** Page: **020** Parcel: **015**

Identified by Los Angeles County Tax Assessors records as:

**138 W AVENUE 27
 LOS ANGELES, CA 90031**

DATED: This 4th day of October, 2013

Owner:
 GALLARDO, SOLEDAD
 138 W AVENUE 27
 LOS ANGELES, CA 90031

October 04, 2013

For
 FRANK BUSH, BUREAU CHIEF
 CODE ENFORCEMENT BUREAU
 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

EXHIBIT B

ASSIGNED INSPECTOR: **LUIS ALVAREZ**
JOB ADDRESS: **138 WEST AVENUE 27, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5205-020-015**

Date: **January 21, 2015**

Last Full Title: **07/23/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SOLEDAD GALLARDO AND AGRIPINA MENDOZA
138 WEST AVENUE 27
LOS ANGELES, CA. 90031-1815
CAPACITY: OWNERS

Property Detail Report

For Property Located At :
138 W AVENUE 27, LOS ANGELES, CA 90031-1815



Owner Information

Owner Name: GALLARDO SOLEDAD/MENDOZA AGRIPINA
 Mailing Address: 138 W AVENUE 27, LOS ANGELES CA 90031-1815 C033
 Vesting Codes: // JT

Location Information

Legal Description:	TRACT # 9364 SE 40 FT OF LOT 7	APN:	5205-020-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1990.00 / 3	Subdivision:	9364
Township-Range-Sect:		Map Reference:	36-A5 / 595-A7
Legal Book/Page:	125-100	Tract #:	9364
Legal Lot:	7	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	677	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/16/2009 / 12/09/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	65247		

Last Market Sale Information

Recording/Sale Date:	10/19/1966 /	1st Mtg Amount/Type:	/
Sale Price:	\$19,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$16.20
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,204	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1910 / 1913	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,551	Lot Width/Depth:	40 x 113	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$31,948	Assessed Year:	2014	Property Tax:	\$560.75
Land Value:	\$16,175	Improved %:	49%	Tax Area:	4
Improvement Value:	\$15,773	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$31,948				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

138 W AVENUE 27, LOS ANGELES, CA 90031-1815**1 Comparable(s) Selected.**

Report Date: 12/30/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$19,500	\$417,500	\$417,500	\$417,500
Bldg/Living Area	1,204	1,092	1,092	1,092
Price/Sqft	\$16.20	\$382.33	\$382.33	\$382.33
Year Built	1910	1908	1908	1908
Lot Area	4,551	7,495	7,495	7,495
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$31,948	\$276,248	\$276,248	\$276,248
Distance From Subject	0.00	0.32	0.32	0.32

* = user supplied for search only

Comp #:	1	Distance From Subject:0.32 (miles)	
Address:	144 E AVENUE 32, LOS ANGELES, CA 90031-1902		
Owner Name:	ROBLES LUIS C		
Seller Name:	WEDGEWOOD COMMUNITY FUND II LLC		
APN:	5206-002-012	Map Reference:	36-A5 / 595-A6
County:	LOS ANGELES, CA	Census Tract:	1994.00
Subdivision:	FOOTHILL	Zoning:	LARD2
Rec Date:	07/08/2014	Prior Rec Date:	02/20/2003
Sale Date:	07/02/2014	Prior Sale Date:	12/26/2002
Sale Price:	\$417,500	Prior Sale Price:	\$205,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	701916	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,495
Total Value:	\$276,248	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	1,092
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1908 / 1910
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **LUIS ALVAREZ**
JOB ADDRESS: **138 WEST AVENUE 27, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5205-020-015**

Date: January 21, 2015

CASE#: 502893
ORDER NO: A-3346957

EFFECTIVE DATE OF ORDER TO COMPLY: **October 1, 2013**
COMPLIANCE EXPECTED DATE: **October 31, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-3346957

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

GALLARDO, SOLEDAD AND
138 W AVENUE 27
LOS ANGELES, CA 90031

OCT 02 2013

EG

CASE #: 502893
ORDER #: A-3346957
EFFECTIVE DATE: October 01, 2013
COMPLIANCE DATE: October 31, 2013

OWNER OF

SITE ADDRESS: 138 W AVENUE 27
ASSESSORS PARCEL NO.: 5205-020-015
ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll.** Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Approximately 6' x 20' addition at the rear of the dwelling was done without permits.

You are therefore ordered to: Obtain all required building permits or demolish and remove addition.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. 3-car garage converted to Single Family Dwelling unit without a permit.

You are therefore ordered to: Immediately discontinue the use of the garage as habitable space and restore the garage to its originally permitted use as required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Rear yard.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.041 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (L.A.M.C. 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3032.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Javier Sandoval for* Date: October 01, 2013

DONALD WONG
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3032

Donald.Wong@lacity.org

Jf
REVIEWED BY