

BOARD OF
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CITY OF LOS ANGELES
CALIFORNIA



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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

March 6, 2015

Council District: # 15

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

JOB ADDRESS: **14818 SOUTH ESTRELLA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6119-012-026**

On December 16, 2012 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: **14818 South Estrella Avenue, 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order June 2, 2011 and November 16, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	672.00
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,742.68
System Development Surcharge	40.32
System Development Surcharge late fee	100.80
Accumulated Interest (1%/month)	935.42
Title Report fee	42.00
Grand Total	\$ 4,083.22

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 **\$4,083.22** 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 **\$4,083.22** 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 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. T10707
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6119-012-026

Property Address: 14818 S ESTRELLA AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: MARIA TERESA BALTIERRA

Grantee: MARIA TERESA BALTIERRA, A WIDOW

Instrument: 20140604635

Book/Page: N/A

Dated: 06/11/2014

Recorded: 06/11/2014

MAILING ADDRESS: MARIA TERESA BALTIERRA,
1314 W. 187TH PL., GARDENA, CA 90248

SCHEDULE B

LEGAL DESCRIPTION

LOT 4 OF TRACT NO. 15476, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 339, PAGES 34 TO 37 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

NO OPEN DOT/ MORTGAGE FOUND ON SUBJECT PROPERTY

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

Work Order No.

SCHEDULE B (Continued)

Recording Requested By:

Maia Teresa Baltierra

2

When recorded mail document
and Tax Statements to:
Maria Teresa Baltierra
1314 W. 187th Pl.
Gardena, CA 90248

GRANT DEED

Assessor's Parcel No. 6119-012-026

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS COUNTY \$ 0 CITY \$ 0

- computed on the full value of the property conveyed; OR IS
- computed on the full value less value of liens or encumbrances remaining at the time of sale
- Unincorporated Area City of Gardena

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Maria Teresa Baltierra

hereby GRANT(S) to:

Maria Teresa Baltierra, a widow

the following described real property located in the City of Gardena
County of Los Angeles State of California, and more particularly described as follows:
Lot 4 of Tract No. 15476, in the City of Gardena, County of Los Angeles, State of California, as per map recorded in
Book 339, Pages 34 to 37 inclusive of Maps, in the office of the county recorder of said county.

Property Commonly Known As: 14818 Estrella Ave., Gardena, CA 90248

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and
continue to hold the same proportionate interest, R & T 11911."

Maria Teresa Baltierra
Maria Teresa Baltierra

Dated: June 11, 2014

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES

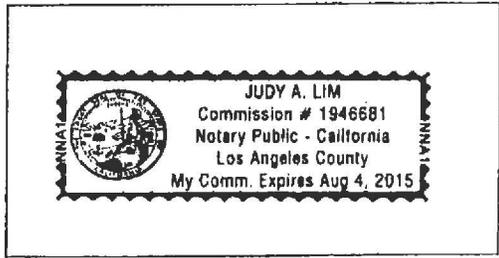


On June 11, 2014 Before me, Judy A. Lim, a Notary Public
personally appeared *****Maria Teresa Baltierra*****
who proved to me on the basis of Satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in 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.

NOTARY SEAL OR STAMP BELOW

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



Judy A. Lim

MAIL TAX STATEMENT AS DIRECTED ABOVE



(800) 799-6626

EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**

Date: **March 6, 2015**

JOB ADDRESS: **14818 SOUTH ESTRELLA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6119-012-026**

Last Full Title: **08/13/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). **MARIA TERESA BALTIERRA**
1314 WEST 187TH PL.
GARDENA, CA. 90248-4135

CAPACITY: OWNER

Property Detail Report

For Property Located At :
14818 ESTRELLA AVE, GARDENA, CA 90248-1635



Owner Information

Owner Name: **BALTIERRA MARIA T**
 Mailing Address: **1314 W 187TH PL, GARDENA CA 90248-4135 C005**
 Vesting Codes: **WD //**

Location Information

Legal Description:	TRACT NO 15476 LOT 4	APN:	6119-012-026
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2911.30 / 1	Subdivision:	15476
Township-Range-Sect:		Map Reference:	64-A3 /
Legal Book/Page:	339-34	Tract #:	15476
Legal Lot:	4	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	116	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/11/2014 / 06/11/2014	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	604635		

Last Market Sale Information

Recording/Sale Date:	05/16/1977 /	1st Mtg Amount/Type:	\$4,200 / CONV
Sale Price:	\$6,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	505674	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$7.99
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	03/1976 /	Prior Lender:	
Prior Sale Price:	\$26,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	814	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	GOOD
			SHINGLE		

Other Improvements: **FENCE**

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,206	Lot Width/Depth:	52 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$61,025	Assessed Year:	2014	Property Tax:	\$1,058.42
Land Value:	\$40,315	Improved %:	34%	Tax Area:	19
Improvement Value:	\$20,710	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$61,025				

Comparable Sales Report

For Property Located At



14818 ESTRELLA AVE, GARDENA, CA 90248-1635

7 Comparable(s) Selected.

Report Date: 03/05/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$6,500	\$200,000	\$443,000	\$336,143
Bldg/Living Area	814	815	856	829
Price/Sqft	\$7.99	\$243.31	\$517.52	\$405.27
Year Built	1949	1948	1949	1948
Lot Area	5,206	5,301	6,252	5,702
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$61,025	\$42,389	\$331,000	\$201,871
Distance From Subject	0.00	0.17	0.47	0.33

*= user supplied for search only

Comp #:1 Distance From Subject:0.17 (miles)

Address: **14612 S ORCHARD AVE, GARDENA, CA 90247-2749**

Owner Name: **ANDERSON LEO R/PADILLA JACQUELINE**

Seller Name: **ANDERSON EDWARD S**

APN: **6119-022-045** Map Reference: **64-A2 /** Living Area: **822**

County: **LOS ANGELES, CA** Census Tract: **2911.30** Total Rooms: **3**

Subdivision: **13942** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **11/14/2014** Prior Rec Date: Bath(F/H): **1 /**

Sale Date: **09/23/2014** Prior Sale Date: Yr Built/Eff: **1948 / 1948**

Sale Price: **\$200,000** Prior Sale Price: Air Cond:

Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**

Document #: **1217832** Acres: **0.12** Fireplace: **/**

1st Mtg Amt: **\$196,377** Lot Area: **5,400** Pool:

Total Value: **\$42,389** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.25 (miles)

Address: **819 W 148TH PL, GARDENA, CA 90247-2725**

Owner Name: **CARRBRIDGE LLC**

Seller Name: **NEGRON E L LIVING TRUST**

APN: **6119-027-004** Map Reference: **63-F3 /** Living Area: **815**

County: **LOS ANGELES, CA** Census Tract: **2911.30** Total Rooms: **4**

Subdivision: **13942** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **10/24/2014** Prior Rec Date: **10/05/1978** Bath(F/H): **2 /**

Sale Date: **10/15/2014** Prior Sale Date: Yr Built/Eff: **1949 / 1949**

Sale Price: **\$385,000** Prior Sale Price: **\$54,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **1125237** Acres: **0.12** Fireplace: **/**

1st Mtg Amt: Lot Area: **5,403** Pool:

Total Value: **\$158,094** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.28 (miles)

Address: **819 W 147TH ST, GARDENA, CA 90247-2715**
 Owner Name: **KANG HYE J**
 Seller Name: **NAVLA PATRICIA H TRUST**
 APN: **6119-023-008** Map Reference: **63-F2 /** Living Area: **815**
 County: **LOS ANGELES, CA** Census Tract: **2911.30** Total Rooms: **4**
 Subdivision: **13942** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **07/28/2014** Prior Rec Date: **05/04/2001** Bath(F/H): **1 /**
 Sale Date: **07/08/2014** Prior Sale Date: **04/04/2001** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$335,000** Prior Sale Price: **\$154,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **774558** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$318,250** Lot Area: **5,408** Pool:
 Total Value: **\$189,902** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **ATTACHED GARAGE**

Comp #:4 Distance From Subject:0.29 (miles)
 Address: **715 W 144TH ST, GARDENA, CA 90247-2701**
 Owner Name: **KIM JONG B**
 Seller Name: **AHUMADA JOSE L R & MARIBEL**
 APN: **6119-018-006** Map Reference: **64-A2 /** Living Area: **822**
 County: **LOS ANGELES, CA** Census Tract: **2911.30** Total Rooms: **4**
 Subdivision: **13942** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **06/20/2014** Prior Rec Date: **08/11/2003** Bath(F/H): **1 /**
 Sale Date: **05/29/2014** Prior Sale Date: **07/24/2003** Yr Built/Eff: **1949 / 1949**
 Sale Price: **\$340,000** Prior Sale Price: **\$260,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **643395** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$323,000** Lot Area: **5,301** Pool:
 Total Value: **\$301,548** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:0.4 (miles)
 Address: **719 W 142ND ST, GARDENA, CA 90247-2117**
 Owner Name: **SWINIARSKI BENNETT J & EMILY**
 Seller Name: **YEPEZ JAVIER A & KARINA**
 APN: **6119-011-041** Map Reference: **64-A2 /** Living Area: **856**
 County: **LOS ANGELES, CA** Census Tract: **2911.30** Total Rooms: **4**
 Subdivision: **14** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **01/13/2015** Prior Rec Date: **06/02/2009** Bath(F/H): **1 /**
 Sale Date: **12/10/2014** Prior Sale Date: **05/26/2009** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$443,000** Prior Sale Price: **\$275,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **37090** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$398,700** Lot Area: **6,251** Pool:
 Total Value: **\$331,000** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:6 Distance From Subject:0.46 (miles)
 Address: **709 W 141ST ST, GARDENA, CA 90247-2115**
 Owner Name: **MEDIAVILLA LUIS A**
 Seller Name: **MORALES SAMUEL & NATIVIDAD**
 APN: **6119-011-021** Map Reference: **64-A2 /** Living Area: **856**
 County: **LOS ANGELES, CA** Census Tract: **2911.30** Total Rooms: **4**
 Subdivision: **14** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **07/08/2014** Prior Rec Date: **09/10/1987** Bath(F/H): **1 /**
 Sale Date: **05/05/2014** Prior Sale Date: **07/1987** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$316,000** Prior Sale Price: **\$91,000** Air Cond:
 Sale Type: **UNKNOWN** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **702591** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$205,400** Lot Area: **6,252** Pool:
 Total Value: **\$142,064** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:7  For Sale Distance From Subject:0.47 (miles)
 Address: **14111 S MENLO AVE, GARDENA, CA 90247-2145**
 Owner Name: **BANDARA TUSITHA K/ABEYWARDENA NISHADI**
 Seller Name: **DO LUNG R**
 APN: **6119-013-017** Map Reference: **63-F2 /** Living Area: **815**
 County: **LOS ANGELES, CA** Census Tract: **2911.30** Total Rooms: **4**
 Subdivision: **14** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **09/23/2014** Prior Rec Date: **04/04/2003** Bath(F/H): **1 /**
 Sale Date: **07/18/2014** Prior Sale Date: **02/28/2003** Yr Built/Eff: **1949 / 1950**
 Sale Price: **\$334,000** Prior Sale Price: **\$210,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **1004012**
1st Mtg Amt: **\$257,000**
Total Value: **\$248,101**
Land Use: **SFR**

Acre: **0.14**
Lot Area: **5,898**
of Stories: **1.00**
Park Area/Cap#: **/ 2**

Fireplace: **/**
Pool:
Roof Mat: **WOOD SHAKE**
Parking: **DETACHED GARAGE**

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**

Date: **March 6, 2015**

JOB ADDRESS: **14818 SOUTH ESTRELLA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6119-012-026**

CASE#: **483954**

ORDER NO: **A-3148782**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 16, 2012**

COMPLIANCE EXPECTED DATE: **December 16, 2012**

DATE COMPLIANCE OBTAINED: **April 23, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3148782

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHAL L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

JOSE L AND MARIA T BALTIERRA
14818 ESTRELLA AVE
GARDENA, CA 90248

CASE #
IMSP
CARTS
PCIS
CNA

CASE #: 483954
ORDER #: A-3148782
EFFECTIVE DATE: November 16, 2012
COMPLIANCE DATE: December 16, 2012

OWNER OF
SITE ADDRESS: 14818 S ESTRELLA AVE
ASSESSORS PARCEL NO.: 6119-012-026
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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 10 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. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage.



2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.08A, 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

3. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

4. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Remove or obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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

NON-COMPLIANCE FEE WARNING:

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 98.04 I 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 (LAMC 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 (310)732-4531.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

M. P.

Date: November 09, 2012

MARIAN PODPORA
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531

[Signature]
REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**

Date: **March 6, 2015**

JOB ADDRESS: **14818 SOUTH ESTRELLA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6119-012-026**

CASE#: **417666**

ORDER NO: **A-2781540**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 2, 2011**

COMPLIANCE EXPECTED DATE: **July 2, 2011**

DATE COMPLIANCE OBTAINED: **October 28, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2781540

1010521201248011

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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VAN AMBATIELOS
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CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

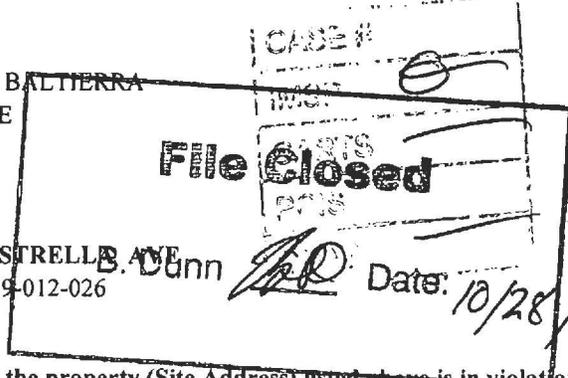
DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

JOSE L AND MARIA T BALTIERRA
14818 ESTRELLA AVE
GARDENA, CA 90248

CASE #: 417666
ORDER #: A-2781540
EFFECTIVE DATE: June 02, 2011
COMPLIANCE DATE: July 02, 2011



OWNER OF

SITE ADDRESS: 14818 S ESTRELLA AVE
ASSESSORS PARCEL NO.: 6119-012-026
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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. The approximate 4'x 8' construction of a bathroom to the rear of the single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

2. **The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.**

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.1 #13 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. **The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.**

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. **The building or premises is Substandard due to illegal occupancy.**

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.
2) Demolish and remove all construction work performed without the required permit(s).
3) Restore the building(s) or portion(s) thereof to its originally approved condition.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Garage and work shop

5. **Hazardous Mechanical Equipment (heating, air conditioning, refrigeration or ventilation) in the -----.**

You are therefore ordered to: Remove all mechanical equipment, including vents that does not conform with all applicable laws in effect at the time of installation and which has not been maintained in good condition and is being used in an unsafe manner.

Code Section(s) in Violation: 91.8902.6, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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

NON-COMPLIANCE FEE WARNING:

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 98.0411 L.A.M.C.

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If you have any questions or require any additional information please feel free to contact me at (310)732-4532.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Bob Dunn

Date:

May 25, 2011

BOB DUNN
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532

[Signature]
REVIEWED BY