

15-0160 4-327

August 1, 2015

Office of the Clerk
City of Los Angeles
200 North Spring Street, Room 395
Los Angeles, CA 90012

PROTEST

Attn: Clerk of the Council

RE: 1346 South Sierra Bonita Avenue, Los Angeles, CA 90019
APN: 5085-029-010, Council District #10
Hearing date: Friday, September 04, 2015, 10 AM

RECEIVED
CITY CLERK'S OFFICE
2015 AUG 11 AM 9:53
BY _____
CITY CLERK
DEPUTY

Los Angeles City Department of Building and Safety, Account #280075285 5

Dear Sir,

I am in receipt of your notification of a HEARING for the above property on September 4, 2015.

Attached, please find:

1. Cancelled Check #173, from Chase Bank Account #3093924237 (formerly Washington Mutual Bank) in the amount of \$356.16, dated April 30, 2013.

The memo section of the check says #5757392.

The back of the cancelled check is stamped with Wells Fargo Bank, City of LA Building and Safety.

2. Copy of Statement dated April 5, 2013 from the City of Los Angeles, Department of Building and Safety with the Account #280075258 5, and the statement amount.
3. Record of my VISA card payment with the F & A Federal Credit Union dated June 7, 2013. I paid \$4,394.82; however, there is a notation that \$3,036.10 was for LADOBS. This is probably for the building permit.

Please acknowledge receipt of this letter. I can be reached at:

Esther S. M. CHAO
249 South Crescent Drive
Beverly Hills, CA 90212

(818) 469-7338 cell/text

(310) 278-4536 FAX

I thank you in advance for your attention on this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther S. M. Chao".

Esther S. M. CHAO, Co-Owner

C: City of Los Angeles, Department of Building and Safety
Andrea CHAO, Co-Owner

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF BUILDING AND SAFETY
P.O. BOX 514260

LOS ANGELES, CA 90051-4260
PHONE (213) 482-6890

DATE
04/05/2013

ACCOUNT #
280075258 5

FOR FURTHER QUESTIONS
PLEASE CONTACT:
DEPARTMENT OF
BUILDING AND SAFETY
201 N. FIGUEROA ST
ROOM 940

**PAST
DUE**

0 - 30 DAYS	\$0.00
31 - 60 DAYS	\$356.16
61 - 90 DAYS	\$0.00
OVER 90 DAYS	\$0.00

AMOUNT DUE ▶ \$ 356.16

DUE UPON RECEIPT

CHAO ANDREA Y AND ESTHER S
1346 S SIERRA BONITA AVE
LOS ANGELES CA 90019

STATEMENT

INVOICE NUMBER	DATE	DESCRIPTION	CREDITS	CHARGES	BALANCE
575739 2	03/04/2013	CODE VIOLATION INSPECTION FEE 03/05/2013 1346 S SIERRA BONITA AVE		356.16	356.16

*ck #173
Platinum Account
4/30/13
Chase Account # 3093924237
(formerly Washington Mutual)*

Pay your bill online - www.ladbs.org
Customer Account Access

Return This Portion of Statement With Your Remittance For Proper Credit.

DATE
04/05/2013

ACCOUNT #
280075258 5

Please make payable to:
DEPT. OF BUILDING & SAFETY

CUSTOMER NAME

CHAO ANDREA Y AND ESTHER S
1346 S SIERRA BONITA AVE
LOS ANGELES CA 90019

AMOUNT DUE ▶ \$ 356.16

Please Remit Payment to:
CITY OF LA - BUILDING & SAFETY
P.O. BOX 514260
LOS ANGELES, CA 90051-4260

CHECK HERE IF ADDRESS HAS CHANGED
AND WRITE NEW ADDRESS ON THE REVERSE SIDE

ESTHER SHOU MAY CHAO
249 S. CRESCENT DR.
BEVERLY HILLS, CA 90212-4001

90-7162/3222
3093924237

173

DATE 4/20/13

PAY TO THE
ORDER OF

City of LA - Building & Safety \$ 356¹⁶
Three Hundred Fifty Six and 16/100 DOLLARS



Washington Mutual

Washington Mutual Bank, F.A.
Beverly Hills-Downtown Financial Center 1572
9245 Wilshire Blvd. 1-800-788-7000
Beverly Hills, CA 90210 24 hour Customer Service

PLATINUM CUSTOMER

MEMO

5757392

[Signature]

⑆322271627⑆ 3093924237⑈ 0173

FOR DEPOSIT ONLY
PAY TO THE ORDER OF WELLS FARGO
City of LA Building and Safety
\$603-METRO
200004589718
5/23/2013 3:55:02 PM
10401035
\$356.16

#6

Posting Date: 20130522

Sequence Number: 4590583219

Amount: \$356.16

Account: 3093924237

Routing Transit
Number: 32227162

Check/Serial
Number: 00000000173

Bank Number: 703

IRD Indicator: 0

BOFD: 000000000

Capture Source: PV

Entry Number: 0000005719

UDK: 703130522004590583219

Cost Center:

Teller Number:

Teller Sequence Number:

Missing Image: 5

PE Indicator: N

Application Code: 1

Trancode: 000173

DB/CR: DB

Item Type: P

Processing Date:



F & A Federal Credit Union

2625 CORPORATE PLACE
MONTEREY PARK, CA 91754-7645

MAILING ADDRESS:
P.O. BOX 30831
LOS ANGELES, CA 90030-0831

www.fafcu.org
1-800-222-1226



5037468(1)

CHECKS CREDITED
SUBJECT TO COLLECTION

MEMBER COPY

***** MEMBER JOURNAL *****

Account Detail	Account #	Amount	Balance	Available
FROM REGULAR SHARE	130450S1	1671.30	102067.87	102062.87
TO VISA PREMIER	130450L55	1671.30	4394.82	20126.59
Principal 1671.30	Interest Charge 0.00	Late Charge 0.00		
PAYMENT TRANSFER				

report

↑
LA DOBS
\$3,036.10

Vch5037468(1) 07 JUN 13 15:10 Br 1 Op 46 Net Amt 0.00

ESTHER SHOU-MAY CHAO
249 S CRESCENT DR
BEVERLY HILLS CA 90212-4001

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

BOARD OF
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JAVIER NUNEZ

FRANK BUSH
EXECUTIVE OFFICER

NOTICE OF HEARING POSTING COPY

DATE: **July 17, 2015**

APN: **5085-029-010**

Council District :# **10**

Regarding the property known as:

**1346 SOUTH SIERRA BONITA AVENUE, LOS ANGELES,
CA**

Under the Authority of the provisions of
Chapter IX, Articles 1 and 8, of the Los Angeles Municipal Code
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 98.0411, Section 98.0402 and Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety filed a Notice of Pending Lien with the Los Angeles County Recorder's Office to recover a portion of the inspection and administrative costs incurred by the Department while identifying, investigating and securing compliance of code violations and/or performing annual inspections at the property located at: **1346 South Sierra Bonita Avenue, Los Angeles, California**, (the "Property"). A copy of the title report containing a full legal description of the property is attached as Exhibit "A". A list of code violations is also attached as Exhibit "D".

The Department has advised the Los Angeles City Council (the "City Council") of the code enforcement costs incurred in identifying and investigating the code violations and/or performing the annual inspections referenced above. These costs include any relevant late charges or collection fees and interest at 1% per month after 60 days of nonpayment. The total amount due is **\$1,117.31**. It is the Department's recommendation that a lien in this amount be recorded against the property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The property owner and all interested parties referenced in the attached list (Exhibit "B") are hereby given notice that the City Council will consider the Department's report on the code enforcement costs referenced above and decide whether to approve the proposed lien. **The hearing will be held on Friday, September 04, 2015, at 10:00 a.m. in the Los Angeles City Council Chamber Hall located at 200 North Spring Street, Room 340, Los Angeles, California.** The property owner and all interested parties shall have 45 days from the date of this notice to pay the above referenced fee before the lien is recorded.

The owner and all interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this Direct Assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

**NOTICE OF HEARING
POSTING COPY**

DATE: **July 17, 2015**

APN #: **5085-029-010**

Regarding the property known as:

1346 SOUTH SIERRA BONITA AVENUE, LOS ANGELES, CA

.....
If you are planning to file a written protest, please provide 1 copy not later than ten (10) days in advance of the hearing date to the Office of the City Clerk, 200 North Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council.

For additional information, contact Charles Kalibbala at telephone number (213) 202-9829 or (213) 482-6890.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, Section 7.35.3 (f) of the Los Angeles Administrative Code.

DEPARTMENT OF BUILDING AND SAFETY



J.T. CHRISTIAN,
(213) 252-3305
Senior Inspector



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

Property Title Report

Work Order No. T10615
Dated as of: 07/25/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5085-029-010

Property Address: 1346 S SIERRA BONITA AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: HEATHER A. MCCONNELL, TRUSTEE OF HEATHER MCCONNELL LIVING TRUST DATED MAY 9, 2012.

Grantee: ANDREA Y.W. CHAO, AN UNMARRIED WOMAN AND ESTHER S. M. CHAO, AN UNMARRIED WOMAN AS JOINT TENANTS.

Instrument: 20122006293

Book/Page: N/A

Dated: 12/19/2012

Recorded: 12/27/2012

MAILING ADDRESS: ANDREA Y.W. CHAO AND ESTHER S. M. CHAO
1346 SOUTH SIERRA BONITA AVENUE, LOS ANGELES, CA 90019.

SCHEDULE B

LEGAL DESCRIPTION

LOT 166 OF TRACT NO. 5674, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE(S) 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ANDREA Y.W. CHAO, AN UNMARRIED WOMAN AND ESTHER S. M. CHAO, AN UNMARRIED WOMAN AS JOINT TENANTS.

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR KINECTA FEDERAL CREDIT UNION

Trustee: FIRST AMERICAN TITLE COMPANY

Instrument: 20131228488

Book/Page: N/A

EXHIBIT D

ASSIGNED INSPECTOR: SERGIO RODRIGUEZ

Date: July 17, 2015

JOB ADDRESS: 1346 SOUTH SIERRA BONITA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5085-029-010

CASE#: 491735

ORDER NO: A-3207930

EFFECTIVE DATE OF ORDER TO COMPLY: March 5, 2013

COMPLIANCE EXPECTED DATE: April 5, 2013

DATE COMPLIANCE OBTAINED: August 7, 2013

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3207930

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

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

ORDER TO COMPLY AND NOTICE OF FEE

ANDREA Y AND ESTHER S CHAO
1346 S SIERRA BONITA AVE
LOS ANGELES, CA 90019

CASE #: 491735
ORDER #: A-3207930
EFFECTIVE DATE: March 05, 2013
COMPLIANCE DATE: April 04, 2013

OWNER OF
SITE ADDRESS: 1346 S SIERRA BONITA AVE

ASSESSORS PARCEL NO.: 5085-029-010

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. The invoice/notice will be sent to the 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:

VIOLATION(S):

1. Construction work is being performed without the required permits. Remodel of the house and garage.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

2. The remodel of the house and garage is being performed 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 expose the work for proper inspections

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, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

3. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.



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

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

4. Plumbing work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required plumbing permits and approvals

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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 days 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 98.0411 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.

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3045. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: February 25, 2013

DAVE MATSON
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045
Dave.Matson@lacity.org

REVIEWED BY