

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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 28, 2015

Council District: # 5

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

JOB ADDRESS: **1359 SOUTH HOLMBY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4326-014-019**

On September 29, 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: **1359 South Holmby 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 August 30, 2013 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	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,215.00
Accumulated Interest (1%/month)	321.34
Title Report fee	42.00
Grand Total	\$ 2,534.90

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 **\$2,534.90** 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 **\$2,534.90** 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. T10482
Dated as of: 07/18/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 4326-014-019

Property Address: 1359 S HOLMBY AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: JANET SHALOM, A MARRIED WOMAN, SPOUSE OF GRANTEE

Grantee: ASHER SHALOM, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 20140334537

Book/Page: N/A

Dated: 03/24/2014

Recorded: 04/03/2014

MAILING ADDRESS: ASHER SHALOM
1359 HOLMBY AVENUE, LOS ANGELES, CA 90024

SCHEDULE B

LEGAL DESCRIPTION

All that certain real property situated in the County of Los Angeles, State of California, described as follows:
LOT 19 IN BLOCK 41 OF TRACT NO 4677, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 92 PAGE(S) 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ASHER SHALOM & JANET SHALOM, HW AS JT

Lender/Beneficiary: ESHCO FINANCIAL GROUP, INC 50% & IRIS ZIV 50% INTEREST

Trustee: LANDAMERICA LAWYERS TITLE

Instrument: 04/1942243

Book/Page: N/A

Amount: \$85,000.00

Open Ended: NO

Dated: 07/20/2004

Recorded: 07/29/2004

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. T10482

SCHEDULE B (Continued)

Maturity Date: 08/01/2005

MAILING ADDRESS: ESHCO FINANCIAL GROUP INC.
P.O. BOX 57862 SHERMAN OAKS, CA 91413

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ASHER SHALOM & JANET SHALOM, HW AS JT

Lender/Beneficiary: ESHCO FINANCIAL GROUP, INC 50% & IRIS ZIV 50 % INTEREST

Trustee: LANDAMERICA LAWYERS TITLE

Instrument: 05/0245805

Book/Page: N/A

Amount: \$40,000.00

Open Ended: NO

Dated: 01/20/2005

Recorded: 02/02/2005

Maturity Date: 02/01/2010

MAILING ADDRESS: FIRST BANKER MORTGAGE CORP.
17525 VENTURA BLVD. ENCINO, CA 91316

ADDITIONAL MAILING ADDRESS: ESHCO FINANCIAL GROUP, INC 50% & IRIS ZIV 50% INTEREST
P.O. BOX 57862 SHERMAN OAKS, CA 91413

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ASHER SHALOM, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

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

Trustee: FIRST AMERICAN TITLE COMPANY

Instrument: 20140334538

Book/Page: N/A

Amount: \$2,000,000.00

Open Ended: NO

Dated: 03/28/2014

Recorded: 04/03/2014

Maturity Date: 05/01/2044

MAILING ADDRESS: KINECTA FEDERAL CREDIT UNION
1440 ROSECRANS AVE, MANHATTAN BEACH, CALIFORNIA 90266

ADDITIONAL MAILING ADDRESS: FIRST AMERICAN TITLE COMPANY,
3 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707

ADDITIONAL MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC,
P.O. BOX 2026, FLINT, MI 48501-2026

RECORDING REQUESTED BY
SERVICELINK, FNF.C
4000 INDUSTRIAL BLVD.
ALIQUIPPA, PA 15001

MAIL TAX STATEMENT TO:
ASHER SHALOM
1359 HOLMBY AVENUE,
LOS ANGELES, CA 90024

PREPARED BY:
SERVICELINK, FNF.C
4000 INDUSTRIAL BLVD.
ALIQUIPPA, PA 15001



For Recorder's Use Only

Grant Deed

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX: \$ N/A



FOR NO CONSIDERATION



COMPUTED ON FULL VALUE of property conveyed, or



COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES remaining at time of sale.



Unincorporated area of



City of LOS ANGELES

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JANET SHALOM, A MARRIED WOMAN, SPOUSE OF GRANTEE,

Hereby grants to,

ASHER SHALOM, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

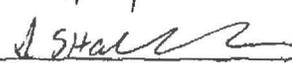
The following described real property in the City of LOS ANGELES, County of LOS ANGELES, and State of CALIFORNIA:

LEGAL DESCRIPTION ATTACHED EXHIBIT "A"

PROPERTY COMMONLY KNOWN AS: 1359 HOLMBY AVENUE, LOS ANGELES, CA 90024

Tax ID Number: 4326-014-019

DATED: 3/24/14.



JANET SHALOM

CA - Grant Deed (12873296)

A

7129104

RECORDING REQUESTED BY
LAWYERS TITLE CO

2

Alter Recording Return To

04 1942243

ESHCO FINANCIAL GROUP INC.
P.O. BOX 57862
SHERMAN OAKS, CA 91413

5410726-09

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DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated July 20, 2004 together with all Riders to this document

(B) "Borrower" is
ASHER SHALOM & JANET SHALOM HW AS JT

Borrower is the trustor under this Security Instrument
(C) "Lender" is ESHCO FINANCIAL GROUP, INC 50% & IRIS ZIV 50% INTEREST
Lender is a CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is P.O. BOX 57862
SHERMAN OAKS, CA 91413

Lender is the beneficiary under this Security Instrument
(D) "Trustee" is LANDAMERICA LAWYERS TITLE

(E) "Note" means the promissory note signed by Borrower and dated July 20, 2004
The Note states that Borrower owes Lender
Eighty five thousand and 00/100*****
Dollars (U S \$ 85,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 01, 2005

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property"

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest

Jst.

APN: 4326-014-019

2/2/05

8

FIDELITY-VAN NUYS

After Recording Return To:

05 0245805

FIRST BANKER MORTGAGE CORP.
17525 VENTURA BLVD.
ENCINO, CA 91316

1002SBB

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DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **January 20, 2005** together with all Riders to this document.

(B) "Borrower" is

ASHER SHALOM & JANET SHALOM

HW AS JT

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **ESHCO FINANCIAL GROUP, INC 50% & IRIS ZIV 50% INTEREST**
Lender is a **CORPORATION** organized and existing under the laws of **CALIFORNIA**

Lender's address is

**P.O. BOX 57862
SHERMAN OAKS , CA 91413**

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is **LANDAMERICA LAWYERS TITLE**

(E) "Note" means the promissory note signed by Borrower and dated **January 20, 2005**

The Note states that Borrower owes Lender

Forty thousand and 00/100*****

Dollars (U.S.\$ **40,000.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **February 01, 2010**

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property".

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

Recording Requested By:
KINECTA FEDERAL CREDIT UNION



And After Recording Return To:
KINECTA FEDERAL CREDIT
UNION
1440 ROSECRANS AVE.
MANHATTAN BEACH, CALIFORNIA 90266
Loan Number: 6000704228

[Space Above This Line For Recording Data]

APN: 4320-014-019 DEED OF TRUST
MIN: 100821560007042284

MERS Phone: 888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated MARCH 28, 2014, together with all Riders to this document.
- (B) "Borrower" is ASHER SHALOM, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is KINECTA FEDERAL CREDIT UNION

Lender is a FEDERAL CREDIT UNION organized and existing under the laws of THE UNITED STATES OF AMERICA
Lender's address is 1440 ROSECRANS AVENUE, MANHATTAN BEACH, CALIFORNIA 90266

(D) "Trustee" is FIRST AMERICAN TITLE COMPANY
3 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated MARCH 28, 2014

EXHIBIT B

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **January 28, 2015**

JOB ADDRESS: **1359 SOUTH HOLMBY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4326-014-019**

Last Full Title: **07/18/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ASHER SHALOM
1359 HOLMBY AVENUE
LOS ANGELES, CA. 90024-5111
CAPACITY: OWNER

- 2). ESHCO FINANCIAL GROUP INC.
P.O. BOX 57862
SHERMAN OAKS, CA. 91413
CAPACITY: INTERESTED PARTIES

- 3). FIRST BANKER MORTGAGE CORPORATION
17525 VENTURA BLVD.
ENCINO, CA. 91316
CAPACITY: INTERESTED PARTIES

- 4). KINECTA FEDERAL CREDIT UNION
1440 ROSECRANS AVENUE
MANHATTAN BEACH, CA. 90266
CAPACITY: INTERESTED PARTIES

- 5). FIRST AMERICAN TITLE COMPANY
3 FIRST AMERICAN WAY
SANTA ANA, CA. 92707
CAPACITY: INTERESTED PARTIES

- 6). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI 48501-2026
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1359 HOLMBY AVE, LOS ANGELES, CA 90024-5111



Owner Information

Owner Name: **SHALOM ASHER**
 Mailing Address: **1359 HOLMBY AVE, LOS ANGELES CA 90024-5111 C064**
 Vesting Codes: **MM / / SE**

Location Information

Legal Description:	TRACT NO 4677 LOT 19	APN:	4326-014-019
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2657.00 / 1	Subdivision:	4677
Township-Range-Sect:		Map Reference:	41-F2 / 632-D3
Legal Book/Page:	92-24	Tract #:	4677
Legal Lot:	19	School District:	LOS ANGELES
Legal Block:	41	School District Name:	
Market Area:	C05	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/03/2014 / 03/24/2014	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	334538
Document #:	334537		

Last Market Sale Information

Recording/Sale Date:	01/05/1993 /	1st Mtg Amount/Type:	\$460,000 / CONV
Sale Price:	\$575,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	12302	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$160.30
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	WORLD S&L		
Seller Name:	SERDEN SCOTT P & PATTI		

Prior Sale Information

Prior Rec/Sale Date:	09/10/1985 / 08/1985	Prior Lender:	
Prior Sale Price:	\$355,000	Prior 1st Mtg Amt/Type:	\$284,000 / PRIVATE PARTY
Prior Doc Number:	1046058	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	3,587	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	9	Basement Area:		Patio Type:	PATIO
Bedrooms:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	5 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1925 / 1941	Roof Type:		Style:	SPANISH
Fireplace:	/	Foundation:	RAISED	Quality:	GOOD
# of Stories:	2.00	Roof Material:	TILE	Condition:	GOOD
Other Improvements:	FENCE;ADDITION;SHED;PATIO;LAUNDRY ROOM;PATIO				

Site Information

Zoning:	LAR1	Acre:	0.14	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,020	Lot Width/Depth:	51 x 121	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,152,131	Assessed Year:	2014	Property Tax:	\$14,283.58
Land Value:	\$486,927	Improved %:	58%	Tax Area:	67
Improvement Value:	\$665,204	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$1,145,131				

Comparable Summary

For Property Located At



1359 HOLMBY AVE, LOS ANGELES, CA 90024-5111

2 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 2

	Subject Property	Low	High	Average
Sale Price	\$575,000	\$450,000	\$3,420,000	\$1,935,000
Bldg/Living Area	3,587	3,168	3,619	3,394
Price/Sqft	\$160.30	\$124.34	\$1,079.55	\$601.94
Year Built	1925	1940	1968	1954
Lot Area	6,020	8,986	15,222	12,104
Bedrooms	6	3	4	4
Bathrooms/Restrooms	5	3	4	4
Stories	2.00	1.00	2.00	1.50
Total Value	\$1,152,131	\$272,766	\$277,769	\$275,268
Distance From Subject	0.00	0.14	0.46	0.30

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		1359 HOLMBY AVE	\$575,000	1925	6	5	01/05/1993	3,587	6,020	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1418 WARNER AVE	\$450,000	1968	4	4	08/13/2014	3,619	8,986	0.14
<input checked="" type="checkbox"/>	2	818 DEVON AVE	\$3,420,000	1940	3	3	09/30/2014	3,168	15,222	0.46

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1359 HOLMBY AVE, LOS ANGELES, CA 90024-5111**2 Comparable(s) Selected.**

Report Date: 01/28/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$575,000	\$450,000	\$3,420,000	\$1,935,000
Bldg/Living Area	3,587	3,168	3,619	3,394
Price/Sqft	\$160.30	\$124.34	\$1,079.55	\$601.94
Year Built	1925	1940	1968	1954
Lot Area	6,020	8,986	15,222	12,104
Bedrooms	6	3	4	4
Bathrooms/Restrooms	5	3	4	4
Stories	2.00	1.00	2.00	1.50
Total Value	\$1,152,131	\$272,766	\$277,769	\$275,268
Distance From Subject	0.00	0.14	0.46	0.30

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.14 (miles)
Address:	1418 WARNER AVE, LOS ANGELES, CA 90024-6028				
Owner Name:	SPENCER SCOTT D				
Seller Name:	TAYLOR ELLEN				
APN:	4326-017-004	Map Reference:	41-F2 / 632-C3	Living Area:	3,619
County:	LOS ANGELES, CA	Census Tract:	2657.00	Total Rooms:	8
Subdivision:	4677	Zoning:	LAR1	Bedrooms:	4
Rec Date:	08/13/2014	Prior Rec Date:	10/17/1995	Bath(F/H):	4 /
Sale Date:	06/16/2014	Prior Sale Date:		Yr Built/Eff:	1968 / 1968
Sale Price:	\$450,000	Prior Sale Price:		Air Cond:	
Sale Type:	UNKNOWN	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	845066	Acres:	0.21	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,986	Pool:	POOL
Total Value:	\$272,766	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #:	2			Distance From Subject:	0.46 (miles)
Address:	818 DEVON AVE, LOS ANGELES, CA 90024-2508				
Owner Name:	AULT LIVING TRUST				
Seller Name:	KANNE F J JR & M K TRUST				
APN:	4359-017-021	Map Reference:	41-F1 / 632-C2	Living Area:	3,168
County:	LOS ANGELES, CA	Census Tract:	2651.00	Total Rooms:	8
Subdivision:	8422	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/30/2014	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	08/21/2014	Prior Sale Date:		Yr Built/Eff:	1940 / 1942
Sale Price:	\$3,420,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	COLONIAL
Document #:	1030739	Acres:	0.35	Fireplace:	Y / 2
1st Mtg Amt:		Lot Area:	15,222	Pool:	POOL
Total Value:	\$277,769	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **FELIPE PENICHE**

Date: **January 28, 2015**

JOB ADDRESS: **1359 SOUTH HOLMBY AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4326-014-019**

CASE#: **511003**

ORDER NO: **A-3322066**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 30, 2013**

COMPLIANCE EXPECTED DATE: **September 29, 2013**

DATE COMPLIANCE OBTAINED: **October 31, 2013**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3322066

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATTIELOS
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

ORDER TO COMPLY AND NOTICE OF FEE

AUG 29 2013

SHALOM, ASHER AND JANET TRS SHALOM TRUST
436 N HIGHLAND AVE
LOS ANGELES, CA 90036

EG

CASE #: 511003
ORDER #: A-3322066
EFFECTIVE DATE: August 30, 2013
COMPLIANCE DATE: September 29, 2013

OWNER OF
SITE ADDRESS: 1359 S HOLMBY AVE
ASSESSORS PARCEL NO.: 4326-014-019
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:

VIOLATION(S):

1. A permit is required for masonry or concrete fences over 3.5 ft. high.

You are therefore ordered to: Obtain proper permit for the masonry or concrete fence over 3.5 feet high or lower the fence to not exceed 3.5 feet at any point of the fence.

Code Section(s) in Violation: 91.5R106.2 #13, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. Electrical permit required.

You are therefore ordered to: Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 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 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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3048. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: August 28, 2013

FELIPE PENICHE
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REVIEWED BY