

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 16, 2015

Council District: # 9

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

JOB ADDRESS: 1500 EAST 20TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5118-001-020

On October 4, 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: **1500 East 20th Street, 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 4, 2012, 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)	317.74
Title Report fee	42.00
Grand Total	\$ 1,606.30

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 **\$1,606.30** 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 **\$1,606.30** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10698
 Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5118-001-020

Property Address: 1500 E 20TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument ORDER DETERMINING SUCCESSION TO REAL PROEPRTY

Grantor: REACUS LOUIS WILLIAMS

Grantee: GREGORY O. THOMPSON, SR.

Instrument: 05/2547462

Book/Page: N/A

Dated: 09/20/2005

Recorded: 10/21/2005

MAILING ADDRESS: GREGORY THOMPSON, SR.
 1500 E 20TH ST, LOS ANGELES, CA 90011.

MAILING ADDRESS: SUPERIOR COURT OF CALIFORNIA, COUNTY OF,
 111 NORTH HILL STOP LOS ANGELES CALIF 90012

SCHEDULE B

LEGAL DESCRIPTION

DALTON ORANGE GROVE TRACT LOT COM AT MOST N COR OF LOT 22 TH S 37 01' W 68.03 FT TH S 52 59' E 39.97 FT TH N 37 01' E 69.55

MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE FOUND ON SUBJECT PROPERTY

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS, DATED 11/16/2012, RECORDED 11/16/2012 AS INSTRUMENT NO. 20121749560

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. T10698

SCHEDULE B (Continued)

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

MAILING ADDRESS: ~~ARMANDO PASTRAN~~
~~8475 S. VERMONT AVE, LOS ANGELES, CA 90044~~

MAILING ADDRESS: THOMPSON, GREGORY SR,
1500 E 20TH ST LOS ANGELES, CA 90011.

DE-315

ATTORNEY OR PARTY WITHOUT ATTORNEY (Write name, bar number, and address) After recording return to Gregory O Thompson, SR 1500 E. 20th ST L.A., CA. 90011 TELEPHONE NO (213) 961-4034 FAX NO (Optional) E MAIL ADDRESS (Optional) ATTORNEY FOR (Name) IN PRO PER	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS 111 Month Hill Street MAILING ADDRESS CITY AND ZIP CODE BRANCH NAME Los Angeles CALIF 90012	
MATTER OF (Name) REMLUS LOUIS WILLIAMS	
DECEDENT	
ORDER DETERMINING SUCCESSION TO REAL PROPERTY (Estates \$100,000 or Less) <input type="checkbox"/> Real Property <input type="checkbox"/> And Personal Property	
1 Date of hearing 9/7/05 Time 9:15 Dept./Room A-15 - dept 5 Judge H RONALD HAUPTMAN JUDGE PRO TEM	
THE COURT FINDS All notices required by law have been given 2 All notices required by law have been given 3 Decedent died on (date) a <input checked="" type="checkbox"/> a resident of the California county named above b <input type="checkbox"/> a nonresident of California and left an estate in the county named above c <input checked="" type="checkbox"/> intestate <input type="checkbox"/> testate 4 At least 40 days have elapsed since the date of decedent's death 5 a <input checked="" type="checkbox"/> No proceeding for the administration of decedent's estate is being conducted or has been conducted in California b <input type="checkbox"/> Decedent's personal representative has filed a consent to use the procedure provided in Probate Code section 13150 et seq 6 The gross value of decedent's real and personal property in California, excluding property described in Probate Code section 13050, does not exceed \$100,000 7 Each petitioner is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real <input type="checkbox"/> and personal <input type="checkbox"/> property described in item 9a because each petitioner is a <input type="checkbox"/> (will) a beneficiary who succeeded to the property under decedent's will b <input checked="" type="checkbox"/> (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402	
THE COURT FURTHER FINDS AND ORDERS 8 No administration of decedent's estate is necessary in California 9 a The following described real <input checked="" type="checkbox"/> and personal <input type="checkbox"/> property is property of decedent passing to each petitioner (give legal description of real property) <input type="checkbox"/> described in Attachment 9a 1500 E. 20th ST L.A., CA 90011 DALTON ORANGE GROVE TRACT LOT COM AT MOST N. COR OF LOT 22 TH S ASSESSORS I.D. NO. E118-001-020-014 b Each petitioner's name and specific property interest <input type="checkbox"/> is stated in Attachment 9b <input checked="" type="checkbox"/> is as follows (specify) Gregory O. Thompson, SR - Real property described above - 100%	
10 <input checked="" type="checkbox"/> Other (specify) Date starts 9/20/05	
11 Number of pages attached _____ SIGNATURE FOLLOWS LAST ATTACHMENT H RONALD HAUPTMAN JUDGE PRO TEM	

FOR RECORDER'S USE ONLY

CASE NUMBER **BPO 92289**

FILED

LOS ANGELES SUPERIOR COURT

OCT 08 2005

JOHN A CLARKE, CLERK

BY **T Arismen-Jez**
T ARISMEN-JEZ DEPUTY

ORDER DETERMINING SUCCESSION TO REAL PROPERTY
 (Probate)

Form Adopted for Mandatory Use
Judicial Council of California
DE 315 (Rev. January 1, 2003)



THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST OCT 21 2005
JOHN A. CLARKE
Executive Officer/Clerk of the Superior Court of California, County of Los Angeles.
By Shanee Strickland Deputy
SHANEE STRICKLAND

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



2

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.

ARMANDO PASTRAN
 (323)789-2789
 (888)524-2845
 8475 S. VERMONT AVE.
 LOS ANGELES, CA 90044-
 Case No.: 480183

Assessor's Map Book: **5118** Page: **001** Parcel: **020**

Identified by Los Angeles County Tax Assessors records as:

**1500 E 20TH ST
 LOS ANGELES, CA 90011**

DATED: This 16th day of November, 2012

Owner:
 THOMPSON,GREGORY O SR,
 1500 E 20TH ST
 LOS ANGELES, CA 90011

Gene Davis

 November 16, 2012
 For
 FRANK BUSH, BUREAU CHIEF
 CODE ENFORCEMENT BUREAU
 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

EXHIBIT B

ASSIGNED INSPECTOR: JOHN KLARIN
JOB ADDRESS: 1500 EAST 20TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5118-001-020

Date: January 16, 2015

Last Full Title: 08/13/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). GREGORY O. THOMPSON, SR.
1500 E 20TH ST
LOS ANGELES, CA 90011-1316
CAPACITY: OWNER

Property Detail Report

For Property Located At :
1500 E 20TH ST, LOS ANGELES, CA 90011-1316



Owner Information

Owner Name: THOMPSON GREGORY O SR
 Mailing Address: 1500 E 20TH ST, LOS ANGELES CA 90011-1316 C013
 Vesting Codes: //

Location Information

Legal Description: DALTON ORANGE GROVE TRACT LOT COM AT MOST N COR OF LOT 22 TH S 3701' W 68.03 FT TH S 5259' E 39.97 FT TH N 37 01' E 69.55 FT TH N 5541' W 40 FT TO BEG PART OF LOT 22
 County: LOS ANGELES, CA APN: 5118-001-020
 Census Tract / Block: 2270.10 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: DALTON ORANGE GROVE TR
 Legal Book/Page: Map Reference: 44-D6 / 674-F1
 Legal Lot: 22 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C42 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 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

Year Built / Eff:	1905 / 1915	Total Rooms/Offices		Garage Area:	
Gross Area:	2,764	Total Restrooms:		Garage Capacity:	
Building Area:	2,764	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.06	County Use:	CHURCH (7100)
Lot Area:	2,750	Lot Width/Depth:	x	State Use:	
Land Use:	RELIGIOUS	Commercial-Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$22,548	Assessed Year:	2014	Property Tax:	\$571.85
Land Value:	\$9,174	Improved %:	59%	Tax Area:	6658
Improvement Value:	\$13,374	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$22,548				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1500 E 20TH ST, LOS ANGELES, CA 90011-1316

1 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: 1

	Subject Property	Low	High	Average
Sale Price	\$0	\$420,000	\$420,000	\$420,000
Bldg/Living Area	2,764	2,799	2,799	2,799
Price/Sqft	\$0.00	\$150.05	\$150.05	\$150.05
Year Built	1905	1954	1954	1954
Lot Area	2,750	12,930	12,930	12,930
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$22,548	\$118,359	\$118,359	\$118,359
Distance From Subject	0.00	15.10	15.10	15.10

*= 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										
		1500 E 20TH ST		1905				2,764	2,750	0.0
Comparables										
<input checked="" type="checkbox"/>	1	13431 TEMPLE AVE	\$420,000	1954			08/27/2014	2,799	12,930	15.1

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1500 E 20TH ST, LOS ANGELES, CA 90011-1316**1 Comparable(s) Selected.**

Report Date: 01/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$420,000	\$420,000	\$420,000
Bldg/Living Area	2,764	2,799	2,799	2,799
Price/Sqft	\$0.00	\$150.05	\$150.05	\$150.05
Year Built	1905	1954	1954	1954
Lot Area	2,750	12,930	12,930	12,930
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$22,548	\$118,359	\$118,359	\$118,359
Distance From Subject	0.00	15.10	15.10	15.10

* = user supplied for search only

Comp #:	1	Distance From Subject:	15.1 (miles)		
Address:	13431 TEMPLE AVE, LA PUENTE, CA 91746-1901				
Owner Name:	VINELAND SPANISH CONGREGATION				
Seller Name:	PUENTE CONGREGATION OF JEHOVAH				
APN:	8561-012-013	Map Reference:	48-C3 / 637-J3	Building Area:	2,799
County:	LOS ANGELES, CA	Census Tract:	4070.02	Total Rooms/Offices:	
Subdivision:	21469	Zoning:	LCA16000*	Total Restrooms:	
Rec Date:	08/27/2014	Prior Rec Date:		Yr Built/Eff:	1954 / 1954
Sale Date:	05/25/2013	Prior Sale Date:		Air Cond:	
Sale Price:	\$420,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	902190	Acres:	0.30		
1st Mtg Amt:		Lot Area:	12,930		
Total Value:	\$118,359	# of Stories:			
Land Use:	RELIGIOUS	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN KLARIN**
JOB ADDRESS: **1500 EAST 20TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5118-001-020**

Date: **January 16, 2015**

CASE#: **480183**
ORDER NO: **A-3117574**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 04, 2012**
COMPLIANCE EXPECTED DATE: **November 03, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3117574

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

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

ORDER TO COMPLY AND NOTICE OF FEE

THOMPSON, GREGORY O SR
1500 E 20TH ST
LOS ANGELES, CA 90011

CASE #: 480183
ORDER #: A-3117574
EFFECTIVE DATE: October 04, 2012
COMPLIANCE DATE: November 03, 2012

OWNER OF
SITE ADDRESS: 1500 E 20TH ST
ASSESSORS PARCEL NO.: 5118-001-020
ZONE: C2; Commercial Zone

MAILED
10/3/12

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:

VIOLATION(S):

- 1. The owner or person in control has permitted nuisance conditions to exist on the parcel or in and around any building or structure located on the parcel.

You are therefore ordered to: Abate all nuisance conditions.(2)Repair all the walls,roof,interior of the building, windows and remove the abandoned vehicle from the property

Code Section(s) in Violation: 91.8904.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: The building known as 1500 E. 20th St.

Comments: The building is abandoned and in need of major repair

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 98.041 L.A.M.C.



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

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 (323)789-2789. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Armando Pastran

Date: September 27, 2012

ARMANDO PASTRAN
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2789


REVIEWED BY