

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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GEORGE HOVAGUIMIAN
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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

July 16, 2015

Council District: # 14

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

JOB ADDRESS: **518 EAST KENDALL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5301-015-016**

On April 15, 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: **518 East Kendall 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.

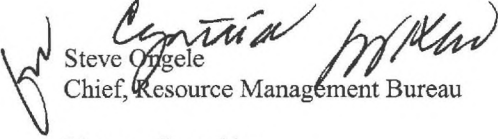
Pursuant to Section 98.0421, the property owner was issued an order on April 15, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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 Orgele
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. T11604
Dated as of: 05/21/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN # 5301-015-016

Property Address: 518 E KENDALL AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Ariel Katz, a married man as his sole and separate property

Grantor : Americo Salazar, a single man

Deed Date : 7/16/2012

Recorded : 10/30/2012

Instr No. : 20121641996

Mailing Address: Ariel Katz,
518 Kendall Avenue, Los Angeles, CA 90042.

Type of Document: Interspousal Transfer Deed

Grantor: Judit Orosz-Katz

Gtantee: Ariel Katz

Recording Date: 10/30/2012

Inst No. 20121641995

Mailing Address: Ariel Katz
PO BOX 64204 Los Angeles, Ca 90064

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 15 in Block 41 of Highland Park Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, Page(s) 69 and 70 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5301-015-016

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)

MORTGAGES/LIENS

Type of Document: *A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby*

Amount : \$600,000.00

Dated : 4/18/2013

Trustor : Ariel Katz

Trustee : First American Title Company

Beneficiary : Sheri Katz

Recorded : 5/24/2013

Instr No. : 20130783948

Mailing Address: *First American Title Company – None Shown.*

Mailing Address: *Sheri Katz, 1145 S. Longwood Ave, Los Angeles, CA 900119.*

RECORDING REQUESTED BY:
EQUITY TITLE-LOS ANGELES

AND WHEN RECORDED MAIL TO:
Ariel Katz
518 Kendall Avenue
Los Angeles, CA 90042

Order No.: LA1272126
Escrow No.: LF-05017-MH
A.P.N.: 5301-015-016

10/30/2012



20121641996

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$363.00 CITY TRANSFER TAX IS \$1,485.00
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Americo Salazar, a single man

hereby GRANT(S) to

Ariel Katz, a married man as his sole and separate property

the following described real property in the County of Los Angeles, State of California:

Lot 15 in Block 41 of Highland Park Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, Page(s) 69 and 70 of Maps, in the office of the County Recorder of said County.

AKA: 518 Kendall Avenue, Los Angeles, CA 90042

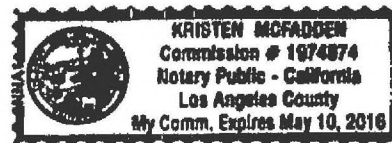
Dated: July 16, 2012

STATE OF CALIFORNIA
COUNTY OF Los Angeles

} ss.

On July 27, 2012 before me
Kristen McFadden
Notary Public, personally appeared
Americo Salazar

Americo Salazar



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

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

WITNESS my hand and official seal.

Signature Kristen McFadden
Signature of Notary

Commission Expiration Date: May 10, 2016

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Ariel Katz, 518 Kendall Avenue, Los Angeles, CA 90042

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5301-15-16

2014

RECORDING REQUESTED BY:
EQUITY TITLE-LOS ANGELES
AND WHEN RECORDED MAIL TO:

Ariel Katz
PO BOX 64204
Los Angeles, Ca 90064

Order No.: LA1272126
Escrow No.: LF-05017-MH
A.P.N.: 5301-015-016



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

"THIS CONVEYANCE ESTABLISHES
SOLE AND SEPARATE PROPERTY
OF A SPOUSE R & T 11911"

Individual Grant Deed (Excluded from Reappraisal Under Proposition 13)

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

Documentary Transfer Tax is \$-0- THERE IS NO CONSIDERATION FOR THIS TRANSFER.

This is an INTERSPOUSAL TRANSFER under Sec. 63 of the Revenue and Taxation Code. Grantee has checked the applicable exclusion:

- From joint tenancy to community property
- From joint tenancy to tenancy in common
- From one spouse to both spouses (see below)
- From one spouse to the other spouse (see below)
- It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his/her Sole and Separate Property
- Other

GRANTOR(S): Judit Orosz-Katz, spouse of grantee
Hereby GRANT(S) to: Ariel Katz, a married man as his sole and separate property
the following real property in the City of Los Angeles, County of Los Angeles, State of California:

Lot 15 in Block 41 of Highland Park Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, Page(s) 69 and 70 of Maps, in the office of the County Recorder of said County.

Dated: July 18, 2012 }
STATE OF CALIFORNIA }
COUNTY OF _____ }
Republic of Hungary }
City of Budapest }
Embassy of the United States of America } SS.

On JUL 24 2012 before me
Erzsebet G. Leong, Consular Associate
Notary Public, personally appeared:
Judit Orosz-Katz

Judit Orosz-Katz



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

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

WITNESS my hand and official seal.

Signature Erzsebet G. Leong
Signature of Notary

Commission Expiration Date: _____
MAIL TAX STATEMENTS TO: Erzsebet G. Leong
Consular Associate
U.S. Embassy

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RECORDING REQUESTED BY:
EQUITY TITLE-LOS ANGELES
AND WHEN RECORDED MAIL TO:

Ariel Katz

Order No.: LA1272126
Escrow No.: LF-05017-MH
A.P.N.: 5301-015-018

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

Individual Grant Deed (Excluded from Reappraisal Under Proposition 13)

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

Documentary Transfer Tax is \$-0- THERE IS NO CONSIDERATION FOR THIS TRANSFER.

This is an INTERSPOUSAL TRANSFER under Sec. 63 of the Revenue and Taxation Code. Grantee has checked the applicable exclusion:

- From joint tenancy to community property
- From joint tenancy to tenancy in common
- From one spouse to both spouses (see below)
- From one spouse to the other spouse (see below)
- It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his/her Sole and Separate Property
- Other _____

GRANTOR(S): **Judit Orosz-Katz, spouse of grantee**

Hereby GRANT(S) to: **Ariel Katz, a married man as his sole and separate property**
the following real property in the City of **Los Angeles**, County of **Los Angeles**, State of California:

Lot 15 in Block 41 of Highland Park Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, Page(s) 69 and 70 of Maps, in the office of the County Recorder of said County.

Dated: **July 18, 2012**
STATE OF CALIFORNIA
COUNTY OF _____

} SS.

On _____ before me
Notary Public, personally appeared

Judit Orosz-Katz

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

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

(This area for official notarial seal)

WITNESS my hand and official seal.

Signature _____
Signature of Notary

Commission Expiration Date: _____
MAIL TAX STATEMENTS TO: _____



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Government Code 27361.7

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

Place of Execution : LOS ANGELES

SPL, Inc. as agent

A handwritten signature in black ink, appearing to be 'E. ...', written over a horizontal line.

Signature

Date: OCT 30 2012

Revised 9/6/06 R 1

RECORDING REQUESTED BY:
Title 365

AND WHEN RECORDED MAIL TO:

Sheri Katz
1145 S. Longwood Ave
Los Angeles CA 900119

Order No.: 310-130711-35
Escrow No.: CWP40324-JA
A.P.N. 5301-015-016



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SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

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DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made April 18, 2013, between Ariel Katz, A Married Man as his Sole and Separate Property, herein called TRUSTOR, whose address is P.O. Box 64204, Los Angeles, CA 90064.

First American Title Company, herein called TRUSTEE, and Sheri Katz, herein called BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 15 in Block 41 of Highland Park Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, Page(s) 69 and 70 of Maps, in the office of the County Recorder of said County.

In the event the herein described property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed or alienated by the Trustor, or by the operation of the law otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the holder hereof, and without demand or note, shall immediately become due and payable.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits. For the Purpose of Securing (1) payment of the sum of \$600,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth herein

A. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

(1) To keep said property in good condition and repair not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum,

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note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(9) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee

(10) The Trusts created hereby are irrevocable by Trustor

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at this address hereinbefore set forth.

Signature of Trustor

STATE OF CALIFORNIA
COUNTY OF Los Angeles

} ss.

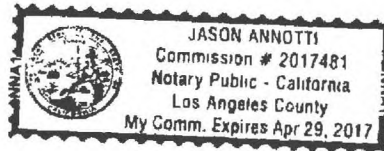
[Signature]
Ariel Katz

On 4/22/2013 before me

Jason Annotti
a Notary Public, personally appeared

Ariel Katz

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



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

WITNESS my hand and official seal.

Signature

[Signature]
Signature of Notary

This area for official notarial seal)

Property Detail Report

For Property Located At :
518 KENDALL AVE, LOS ANGELES, CA 90042-4914



Bldg Card: 000 of 002

Owner Information

Owner Name: **KATZ ARIEL**
 Mailing Address: **518 KENDALL AVE, LOS ANGELES CA 90042-4914 C032**
 Vesting Codes: **//**

Location Information

Legal Description:	HIGHLAND PARK ADD LOT 15	APN:	5301-015-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1837.02 / 2	Subdivision:	HIGHLAND PARK ADD
Township-Range-Sect:		Map Reference:	36-C3 /
Legal Book/Page:		Tract #:	
Legal Lot:	15	School District:	LOS ANGELES
Legal Block:	41	School District Name:	
Market Area:	676	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	10/30/2012 / 07/16/2012	1st Mtg Amount/Type:	/
Sale Price:	\$330,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1641996	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$203.96
New Construction:		Multi/Split Sale:	

Title Company: **EQUITY TITLE**
 Lender:
 Seller Name: **SALAZAR AMERICO**

Prior Sale Information

Prior Rec/Sale Date:	11/15/2005 / 10/11/2005	Prior Lender:	COUNTRYWIDE HM LNS INC
Prior Sale Price:	\$660,000	Prior 1st Mtg Amt/Type:	\$528,000 / CONV
Prior Doc Number:	2746610	Prior 1st Mtg Rate/Type:	5.88 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,618	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1959 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Site Information

Zoning:	LAR1	Acres:	0.20	County Use:	DUPLEX (0201)
Lot Area:	8,787	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

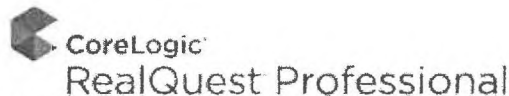
Tax Information

Total Value:	\$331,498	Assessed Year:	2014	Property Tax:	\$4,333.69
Land Value:	\$231,044	Improved %:	30%	Tax Area:	4
Improvement Value:	\$100,454	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$331,498				

Comparable Sales Report

For Property Located At

518 KENDALL AVE, LOS ANGELES, CA 90042-4914



2 Comparable(s) Selected.

Report Date: 07/16/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$330,000	\$450,000	\$605,000	\$527,500
Bldg/Living Area	1,618	1,415	1,555	1,485
Price/Sqft	\$203.96	\$318.02	\$389.07	\$353.54
Year Built	1959	1921	1947	1934
Lot Area	8,787	5,592	6,372	5,982
Bedrooms	4	3	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$331,498	\$28,901	\$430,000	\$229,450
Distance From Subject	0.00	0.04	0.47	0.26

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.04 (miles)
Address:	543 KENDALL AVE, LOS ANGELES, CA 90042-4913		
Owner Name:	SIGALA GENEVIEVE		
Seller Name:	MORENO FAMILY TRUST		
APN:	5301-014-028	Map Reference:	36-C3 /
County:	LOS ANGELES, CA	Census Tract:	1837.02
Subdivision:	HIGHLAND PARK ADD	Zoning:	LAR1
Rec Date:	10/31/2014	Prior Rec Date:	
Sale Date:	10/07/2014	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1153038	Acres:	0.13
1st Mtg Amt:	\$250,000	Lot Area:	5,592
Total Value:	\$28,901	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,415
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1921 / 1936
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	2	Distance From Subject:	0.47 (miles)
Address:	6145 MONTEREY RD, LOS ANGELES, CA 90042-4328		
Owner Name:	SEASTROM CAROLYN/PROBANDT ANDREW		
Seller Name:	HERNANDEZ L & I TRUST		
APN:	5312-004-016	Map Reference:	36-D2 /
County:	LOS ANGELES, CA	Census Tract:	1837.02
Subdivision:	OAK HILL PARK TR	Zoning:	LARD1.5
Rec Date:	04/01/2015	Prior Rec Date:	08/11/2005
Sale Date:	02/19/2015	Prior Sale Date:	08/02/2005
Sale Price:	\$605,000	Prior Sale Price:	\$625,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	357797	Acres:	0.15
1st Mtg Amt:	\$453,750	Lot Area:	6,372
Total Value:	\$430,000	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,555
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1947 /
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: RUBEN REYES

Date: July 16, 2015

JOB ADDRESS: 518 EAST KENDALL AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5301-015-016

CASE#: 496451

ORDER NO: A-3236370

EFFECTIVE DATE OF ORDER TO COMPLY: April 15, 2013

COMPLIANCE EXPECTED DATE: May 15, 2013

DATE COMPLIANCE OBTAINED: August 21, 2014

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3236370

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**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

**CITY OF LOS ANGELES
CALIFORNIA**



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

ORDER TO COMPLY AND NOTICE OF FEE

APR 16 2013

KATZ, ARIEL
518 KENDALL AVE
LOS ANGELES, CA 90042

EG

CASE #: 496451
ORDER #: A-3236370
EFFECTIVE DATE: April 15, 2013
COMPLIANCE DATE: May 15, 2013

OWNER OF
SITE ADDRESS: **518 E KENDALL AVE**
ASSESSORS PARCEL NO.: 5301-015-016
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. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water in such pool clean and of reasonable clarity.**

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Swimming pool.

Comments: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

- 2. The pool enclosure is not constructed to code.**

You are therefore ordered to: Construct the pool enclosure so that it has 1) Access gates through the enclosure are required to open away from the swimming pool and to be self-closing with a self-latching device placed no lower than 60 inches above the ground, 2) A top barrier that is no less than 60" tall and 3) No area that can be comprised by a young child to gain access.



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

Code Section(s) in Violation: 91.3109.3, 91.6109, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Adjacent to the garage.

Comments: Repair the self-closing and self-latching device on the access door leading to the swimming pool area.

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 98.04 II 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 err 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)252-3058. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: April 12, 2013

MARCOS MENDEZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3058
Marcos.Mendez@lacity.org


REVIEWED BY