

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 10, 2017

Council District: # 7

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

JOB ADDRESS: **12864 WEST CORRENTI STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2624-011-018**
RE :INVOICE # **676747-9, # 695999-1**

On March 31, 2016 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 **12864 West Correnti 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.

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 January 27, 2016 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 Fee	20.16
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement Fee	660.00
Late Charge/Collection Fee (250%)	2,490.00
Accumulated Interest (1%/month)	254.57
Title Report Fee	42.00
Grand Total	\$ 3,853.13

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 **\$3,853.13** 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 **\$3,853.13**, 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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14527
Dated as of: 07/19/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2624-011-018

Property Address: 12864 W CORRENTI ST ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JAVIER AMADEO MOLINA AND FEBE O. MOLINA

Grantor : WILLIAM L. SHEVELAND

Deed Date : 09/05/1974

Recorded : 09/30/1974

Instr No. : D6430 PG249

MAILING ADDRESS: JAVIER AMADEO MOLINA AND FEBE O. MOLINA
12864 CORRENTI ST ARLETA CA 91331

SCHEDULE B

LEGAL DESCRIPTION

Lot: 6 Tract No: 22140 Abbreviated Description: LOT:6 CITY:REGION/CLUSTER: 03/03127

TR#:22140 TRACT # 22140 EX OF ST LOT 6 City/Muni/Twp: REGION/CLUSTER: 03/03127

MORTGAGES/LIENS

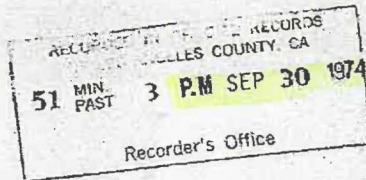
We find no Open Mortgages/Deeds of Trust of Record.

RECORDING REQUESTED BY

06430pc249

4329

Recorded at the request of
SAFECO TITLE INSURANCE CO.



AND WHEN RECORDED MAIL TO

NAME Mr. and Mrs. Javier A. Molina
ADDRESS 12864 Correnti Street
CITY & STATE Arleta, California 91331

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME
ADDRESS same as above
CITY & STATE

Documentary transfer tax \$ 8.80
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances remaining thereon at time of sale.
Signature of declarant or agent determining tax - firm name
 Unincorporated area City of Los Angeles

Grant Deed

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

WILLIAM L. SHEVELAND, who acquired title as William Lawrence Sheveland, an unmarried man

hereby GRANT(S) to

JAVIER AMADEO MOLINA and FEBE G. MOLINA, husband and wife, as joint tenants

the following described real property in the city of Los Angeles county of Los Angeles, state of California:

Lot 6 of Tract 22140 as per map recorded in Book 599 Page 6. of Maps in the office of the County Recorder of said County.

Dated September 5, 1974

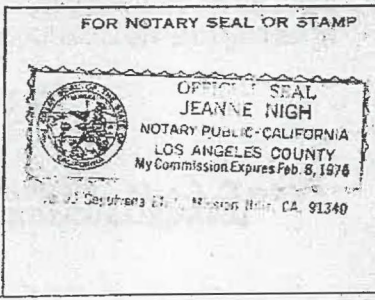
William L. Sheveland
William L. Sheveland

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On September 5, 1974 before me, the undersigned, a Notary Public in and for said County and State, personally appeared William L. Sheveland

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Jeanne Nigh
Signature of Notary
Jeanne Nigh



Title Order No. 7425953

Escrow No. 2-10553

7425953-22

EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU

Date: October 10, 2017

JOB ADDRESS: 12864 WEST CORRENTI STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2624-011-018

Last Full Title: 07/19/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JAVIER ANADEO MOLINA & FEBE O MOLINA
12864 WEST CORRENTI STREET
ARLETA, CA. 91331

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
12864 CORRENTI ST, ARLETA, CA 91331-4129



Owner Information

Owner Name: **MOLINA JAVIER A & FEBE O**
 Mailing Address: **12864 CORRENTI ST, ARLETA CA 91331-4129 C019**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 22140 EX OF ST LOT 6	APN:	2624-011-018
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1048.10 / 3	Subdivision:	22140
Township-Range-Sect:		Map Reference:	9-B4 /
Legal Book/Page:	599-6	Tract #:	22140
Legal Lot:	6	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	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:	09/30/1974 /	1st Mtg Amount/Type:	\$3,900 / CONV
Sale Price:	\$8,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$5.31
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

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,506	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1956 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,869	Lot Width/Depth:	53 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$60,231	Assessed Year:	2017	Property Tax:	\$6,247.28
Land Value:	\$16,659	Improved %:	72%	Tax Area:	13
Improvement Value:	\$43,572	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$60,231				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

12864 CORRENTI ST, ARLETA, CA 91331-4129

3 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: 3

	Subject Property	Low	High	Average
Sale Price	\$8,000	\$377,500	\$450,000	\$422,500
Bldg/Living Area	1,506	1,341	1,604	1,476
Price/Sqft	\$5.31	\$254.38	\$328.11	\$287.68
Year Built	1956	1951	1952	1951
Lot Area	6,869	5,955	7,162	6,656
Bedrooms	3	3	5	4
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$60,231	\$211,168	\$375,905	\$295,618
Distance From Subject	0.00	0.19	0.30	0.25

*= 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									
	12864 CORRENTI ST	\$8,000	1956	3	2	09/30/1974	1,506	6,869	0.0
Comparables									
<input checked="" type="checkbox"/>	1 9690 OMELVENY AVE	\$440,000	1951	4	2	05/24/2017	1,341	6,850	0.19
<input checked="" type="checkbox"/>	2 12841 OSBORNE ST	\$450,000	1952	3	1	05/03/2017	1,604	7,162	0.25
<input checked="" type="checkbox"/>	3 12588 MINEOLA ST	\$377,500	1952	5	2	03/01/2017	1,484	5,955	0.3

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

12864 CORRENTI ST, ARLETA, CA 91331-4129

3 Comparable(s) Selected.

Report Date: 10/04/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$8,000	\$377,500	\$450,000	\$422,500
Bldg/Living Area	1,506	1,341	1,604	1,476
Price/Sqft	\$5.31	\$254.38	\$328.11	\$287.68
Year Built	1956	1951	1952	1951
Lot Area	6,869	5,955	7,162	6,656
Bedrooms	3	3	5	4
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$60,231	\$211,168	\$375,905	\$295,618
Distance From Subject	0.00	0.19	0.30	0.25

*= user supplied for search only

Comp #:1 Distance From Subject:0.19 (miles)

Address: **9690 OMELVENY AVE, PACOIMA, CA 91331-4148**

Owner Name: **CASTANEDA PAUL E & ANDREA**

Seller Name: **NUNEZ ANTONIO**

APN: 2626-007-011	Map Reference: 9-A4 /	Living Area: 1,341
County: LOS ANGELES, CA	Census Tract: 1048.21	Total Rooms: 4
Subdivision: 14991	Zoning: LAR1	Bedrooms: 4
Rec Date: 05/24/2017	Prior Rec Date: 03/19/2012	Bath(F/H): 2 /
Sale Date: 03/30/2017	Prior Sale Date: 02/02/2012	Yr Built/Eff: 1951 / 1972
Sale Price: \$440,000	Prior Sale Price: \$277,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 573108	Acres: 0.16	Fireplace: /
1st Mtg Amt: \$432,030	Lot Area: 6,850	Pool:
Total Value: \$299,782	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 1	Parking: ATTACHED GARAGE

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

Address: **12841 OSBORNE ST, PACOIMA, CA 91331-3334**

Owner Name: **HINOJOSA AUDENCIO**

Seller Name: **ALVARENGA UBALDO**

APN: 2623-031-008	Map Reference: 9-B3 /	Living Area: 1,604
County: LOS ANGELES, CA	Census Tract: 1048.10	Total Rooms: 6
Subdivision: 16981	Zoning: LAR1	Bedrooms: 3
Rec Date: 05/03/2017	Prior Rec Date: 12/13/1988	Bath(F/H): 1 /
Sale Date: 04/03/2017	Prior Sale Date: 09/1988	Yr Built/Eff: 1952 / 1954
Sale Price: \$450,000	Prior Sale Price: \$129,000	Air Cond: WALL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 490904	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt: \$360,000	Lot Area: 7,162	Pool:
Total Value: \$211,168	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #: 3		Distance From Subject: 0.3 (miles)	
Address: 12588 MINEOLA ST, PACOIMA, CA 91331-3425			
Owner Name: COVARRUBIAS JOEL			
Seller Name: HUD-HOUSING OF URBAN DEV			
APN: 2624-017-011	Map Reference: 9-B4 /	Living Area: 1,484	
County: LOS ANGELES, CA	Census Tract: 1048.10	Total Rooms: 7	
Subdivision: 14830	Zoning: LAR1	Bedrooms: 5	
Rec Date: 03/01/2017	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 02/27/2017	Prior Sale Date:	Yr Built/Eff: 1952 / 1955	
Sale Price: \$377,500	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 239463	Acres: 0.14	Fireplace: /	
1st Mtg Amt: \$302,000	Lot Area: 5,955	Pool:	
Total Value: \$375,905	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: October 10, 2017

JOB ADDRESS: 12864 WEST CORRENTI STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2624-011-018

CASE#: 708977

ORDER NO: A-3974039

EFFECTIVE DATE OF ORDER TO COMPLY: January 27, 2016

COMPLIANCE EXPECTED DATE: February 26, 2016

DATE COMPLIANCE OBTAINED: No Compliance To Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3974039

1050420201608267

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI

MAYOR

DEPARTMENT OF
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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

MOLINA, JAVIER A AND FEBE O
12864 CORRENTI ST
ARLETA, CA 91331

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

JAN 21 2016

CASE #: 708977
ORDER #: A-3974039
EFFECTIVE DATE: January 27, 2016
COMPLIANCE DATE: February 26, 2016

To the address as shown on the
last equalized assessment roll.
Initialed by AS

OWNER OF
SITE ADDRESS: 12864 W CORRENTI ST

ASSESSORS PARCEL NO.: 2624-011-018

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. Open storage of vehicle parts in a residential zone.

You are therefore ordered to: Discontinue the open storage of vehicle parts in a residential zone

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: Front yard.

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of junk in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Front yard and driveway.

3. Parking in the required front yard in a residential zone.

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R-1 zone.



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

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a) and 12.21C.1(g) of the L.A.M.C.

Location: Front yard.

4. 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.

Location: Garage.

5. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Front yard and driveway.

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 **\$660.00** 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 **\$2,310.00.**

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.

1050420201608267

If you have any questions or require any additional information please feel free to contact me at (818)374-9862.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : James Abreu Date: January 20, 2016

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862
James.Abreu@lacity.org

MB
REVIEWED BY



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

EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: October 10, 2017

JOB ADDRESS: 12864 WEST CORRENTI STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2624-011-018

CASE#: 708977

ORDER NO: A-4000616

EFFECTIVE DATE OF ORDER TO COMPLY: March 1, 2016

COMPLIANCE EXPECTED DATE: March 31, 2016

DATE COMPLIANCE OBTAINED: No Compliance To Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4000616

1066930201619983

BOARD OF
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COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
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JOSELYN GEAGA-ROSENTHAL

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CITY OF LOS ANGELES
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201 NORTH FIGUEROA STREET
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RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY-SUPPLEMENTAL AND NOTICE OF FEE

MOLINA, JAVIER A AND FEBE O
12864 CORRENTI ST
ARLETA, CA 91331

OWNER OF
SITE ADDRESS: 12864 W CORRENTI ST

ASSESSORS PARCEL NO.: 2624-011-018

ZONE: R1; One-Family Zone

The undersigned has to this notice
by regular mail, postage prepaid,
to the addressee on this day,

FEB 23 2016

To the address as shown on the
last equalized assessment roll.
Initialed by *LF*

CASE #: 708977
ORDER #: A-4000616
EFFECTIVE DATE: March 01, 2016
COMPLIANCE DATE: March 31, 2016

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:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

- 1. The approximate 18' x 20' construction of a addition to the back of main house 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 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, 93.0104, 94.103.1.1, 95.112.1, 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.

Location: Back of main house.



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

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 \$660.00 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 \$2,310.00.

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 (818)374-9862. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : James Abreu

Date: February 23, 2016

JAMES ABREU
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(818)374-9862

James.Abreu@lacity.org

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REVIEWED BY

