

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

October 14, 2015

Council District: # 10

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

JOB ADDRESS: **2308 WEST 20TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5073-027-023**

On March 22, 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: **2308 West 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.

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 February 20, 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>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	25.95
Title Report fee	42.00
Grand Total	\$ 3,239.51

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 **\$3,239.51** 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 **\$3,239.51** 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 WOLCOTT, CITY CLERK

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. T11979
Dated as of: 07/10/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5073-027-023

Property Address: 2308 W 20TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed:

Grantee : Agatha Lang

Grantor : Darnell S. Daniels and Cheri L. Walden

Deed Date : 10/30/2006

Recorded : 11/3/2006

Instr No. : 06 2449683

MAILING ADDRESS: Agatha Lang,
2308 W 20TH ST LOS ANGELES CA 90018

MAILING ADDRESS: Agatha Lang,
2002 West View Street, Los Angeles, CA 90016.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 35 and 36 of Cribb and Sinclair's Garfield Heights Tract in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 5 Page 20 of Maps in the office of County Recorder of said County.

Assessor's Parcel No: 5073-027-023

MORTGAGES/LIENS

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

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. T11979

SCHEDULE B (Continued)

Type of Document: A pending Court Action as disclosed by a recorded notice:

Plaintiff: Cheri L Walden

Defendant: Agatha Lang

County: Los Angeles

Court: Superior Court

Case No.: BC 366 120

Nature of Action: Concerning and affecting the real Property

Recorded: 2/9/2007

Instr No.: 20070289282

MAILING ADDRESS: Agatha Lang, None Shown

MAILING ADDRESS: Cheri L. Walden, 2308 W. 20th Street, Los Angeles, CA 90018.

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Agatha Lang
2002 West View Street
Los Angeles, CA 90016

06 2449683

Quitclaim Deed A.P.N. 5073-027-023

The undersigned grantor(s) declare(s): **This is a Bona-Fide gift Deed. Granter received Documentary transfer tax is \$ 0 nothing in return pursuant to Ord. R4T 11911**
() 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: () City of _____, and

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

Darnell S. Daniels & Cheri L. Walden

do hereby REMISE, RELEASE AND QUITCLAIM to

Agatha Lang

the real property in the City of **Los Angeles** County of **Los Angeles** State of California, described as
Lot 35 and 36 of Cribb and Sinclair's Garfield Heights Tract in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 5 Page 20 of Maps in the Office of County Recorder of said County.

Dated 10-30-06

State of California
County of Los Angeles SS

On 10-30-06 before me, **Millard Tatum**

personally appeared
Darnell S. Daniels
Cheri L. Walden

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) were 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

Signature of Grantor
Darnell S. Daniels
Cheri L. Walden
Darnell S. Daniels
Cheri L. Walden



WITNESS my hand and official seal.
Signature Millard Tatum
Millard Tatum **Agatha Lang**

(This area for official notary seal)

MAIL TAX STATEMENTS TO: 2002 West View St, Los Angeles, CA 90016

Form 3196 8 (6-94)

This Document provided by Commonwealth Land Title Insurance Company

1 Cheri L. Walden, In Pro Per
2 2308 W. 20th Street
3 Los Angeles, CA 90018
4 Telephone: (310) 704-2284

5 Plaintiff, CHERI L. WALDEN
6 Appearing In Pro Per

7
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF LOS ANGELES, CENTRAL DISTRICT

10 CHERI L. WALDEN, an individual,) Case No.: BC 366 120
11)
12 Plaintiff,) NOTICE OF PENDENCY OF ACTION
13 vs.) (LIS PENDENS)
14)
15 AGATHA LANG, an individual, and)
16 DOES 1 through 20,)
17 Defendants.)

18 NOTICE IS HEREBY GIVEN that the above entitled action concerning and
19 affecting the real property described herein below was commenced on February 8, 2007,
20 by the plaintiff, CHERI L. WALDEN, against the defendants, AGATHA LANG and
21 DOES 1 through 20, and is now pending before the Honorable Susan Bryant Deason in
22 Department 52 of this Court, located at 111 North Hill Street, Los Angeles, California.

23 The action affects title to and right to possess the real property commonly known
24 as 2308 W. 20th Street, Los Angeles, California 90018 ("Property") legally described as:
25 "Lot 35 and 36 of Cribb and Sinclair's Garfield Heights Tract, in the City
26 of Los Angeles, County of Los Angeles, State of California, as per map
27 recorded in Book 5, Page 20, of Maps, in the Office of the County Recorder
28 of said County."

1 The parties to said action are set forth in the title to the action.
2 Among the purposes of the action is to quiet title to the joint tenancy interest in the
3 Property owned by the plaintiff, Cheri L. Walden.

4 Dated: February 9, 2007

5 *Cheri L. Walden*
6 Cheri L. Walden

7 Plaintiff, CHERI L. WALDEN
8 Appearing In Pro Per

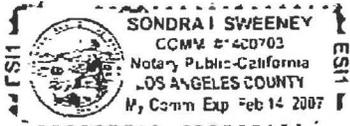
9 STATE OF CALIFORNIA
10 COUNTY OF LOS ANGELES

11 On February 9, 2006, before me, *Sandra J. Sweeney, Notary Public*, personally
12 appeared Cheri L. Walden, personally known to me or proved to me on the basis of satisfactory
13 evidence to be the person whose name is subscribed to the within Notice of Pendency of Action
14 (Lis Pendens) and acknowledged to me that she executed the same in her authorized capacity,
and that by her signature on the instrument the person, or the entity on behalf of which the
person acted, executed the instrument.

15 WITNESS my hand and official seal.

16 DATE: February 9, 2006

[Handwritten Signature]
[Signature of notary public]



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Property Detail Report

For Property Located At :
2308 W 20TH ST, LOS ANGELES, CA 90018-1400



Owner Information

Owner Name: **LANG AGATHA D/WALDEN CHERI L**
 Mailing Address: **2308 W 20TH ST, LOS ANGELES CA 90018-1400 C031**
 Vesting Codes: **MW // JT**

Location Information

Legal Description: **CRIBB AND SINCLAIRS GARFIELD HEIGHTS TRACT LOTS 35 AND LOT 36**
 County: **LOS ANGELES, CA** APN: **5073-027-023**
 Census Tract / Block: **2214.02 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **CRIBB & SINCLAIRS GARFIELD HEIGHTS**
 Legal Book/Page: Map Reference: **43-D4 /**
 Legal Lot: **36** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C16** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **11/03/2006 / 10/30/2006** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **2449683**

Last Market Sale Information

Recording/Sale Date: **03/25/1981 /** 1st Mtg Amount/Type: **\$49,000 / PRIVATE PARTY**
 Sale Price: **\$100,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: **298491** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$31.17**
 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: 3,208	Parking Type:	Construction:
Living Area: 3,208	Garage Area:	Heat Type:
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:
Bath(F/H): 4 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1925 / 1925	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:

Other Improvements:
Site Information

Zoning: LAR1	Acres: 0.26	County Use: MULTI-FAMILY 4-UNIT (0400)
Lot Area: 11,122	Lot Width/Depth: x	State Use:
Land Use: QUADRUPLEX	Res/Comm Units: 4 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$125,277	Assessed Year: 2015	Property Tax: \$2,022.21
Land Value: \$90,018	Improved %: 28%	Tax Area: 67
Improvement Value: \$35,259	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$125,277		

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2308 W 20TH ST, LOS ANGELES, CA 90018-1400

1 Comparable(s) Selected.

Report Date: 10/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$100,000	\$575,000	\$575,000	\$575,000
Bldg/Living Area	3,208	2,760	2,760	2,760
Price/Sqft	\$31.17	\$208.33	\$208.33	\$208.33
Year Built	1925	1923	1923	1923
Lot Area	11,122	6,385	6,385	6,385
Bedrooms	4	4	4	4
Bathrooms/Restrooms	4	4	4	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$125,277	\$863,943	\$863,943	\$863,943
Distance From Subject	0.00	0.08	0.08	0.08

*= user supplied for search only

Comp #:	1			Distance From Subject:	0.08 (miles)
Address:	2339 W 21ST ST, LOS ANGELES, CA 90018-1330				
Owner Name:	DUNLOP ALEXANDER				
Seller Name:	SANTIAGO EFREN				
APN:	5073-026-041	Map Reference:	43-D4 /	Living Area:	2,760
County:	LOS ANGELES, CA	Census Tract:	2214.02	Total Rooms:	
Subdivision:	CRIBB & SINCLAIRS WEST GARFIELD	Zoning:	LARD1.5	Bedrooms:	4
Rec Date:	04/06/2015	Prior Rec Date:	01/18/2007	Bath(F/H):	4 /
Sale Date:	02/17/2015	Prior Sale Date:	12/18/2006	Yr Built/Eff:	1923 / 1923
Sale Price:	\$575,000	Prior Sale Price:	\$775,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	372936	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$431,250	Lot Area:	6,385	Pool:	
Total Value:	\$863,943	# of Stories:		Roof Mat:	
Land Use:	QUADRUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **LEO MILBAUER**
JOB ADDRESS: **2308 WEST 20TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5073-027-023**

Date: **October 14, 2015**

CASE#: **490305**
ORDER NO: **A-3197159**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 20, 2013**
COMPLIANCE EXPECTED DATE: **March 22, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-3197159

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" OVRUM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CHARLES & AGATHA LANG
2308 W 20TH ST
LOS ANGELES, CA 90018

CASE #: 490305
ORDER #: A-3197159
EFFECTIVE DATE: February 20, 2013
COMPLIANCE DATE: March 22, 2013

OWNER OF

SITE ADDRESS: 2308 W 20TH ST
ASSESSORS PARCEL NO.: 5073-027-023
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. Repair work required in the Western Hieghts historical preservation overlay zone.

You are therefore ordered to: Contact Steve Wechsler, 213-978-1391 of the Historical Preservation Overlay Zone and comply with all requirements.

Code Section(s) in Violation: 12.20.3, 12.21A.1.(a) of the L.A.M.C.

2. The front porch is broken, rotted, split and leaking.

You are therefore ordered to: Repair or replace broken, rotted, split and leaking front porch.

Code Section(s) in Violation: 91.8902.7# 4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 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 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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)252-3952.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



FOR _____

Date: February 05, 2013

CHET TODD
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3952

Chet.Todd@lacity.org



REVIEWED BY