

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: # 14

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

JOB ADDRESS: **720 SOUTH GRANDE VISTA AVENUE, LOS ANGELES, CA**
(AKA: 718 SOUTH GRANDE VISTA AVENUE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): **5186-017-022**

On February 2, 2011, 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: **720 South Grande Vista Avenue, (Aka: 718 South Grande Vista), 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	1,117.86
Title Report fee	42.00
Grand Total	\$ 3,084.86

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 **\$3,084.86** 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 **\$3,084.86** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T12464
Dated as of: 08/26/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5186-017-022

Property Address: 720 S GRANDE VISTA AVE ✓ City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ALEJANDRO FLORES AND JUAN I VEGA,

Grantor : ALEJANDRO FLORES,

Deed Date : 08/7/2006

Recorded : 02/29/2008

Instr No. : 08-0358241

MAILING ADDRESS: ALEJANDRO FLORES AND JUAN I VEGA,
720 S GRANDE VISTA AVE LOS ANGELES CA 90023

SCHEDULE B

LEGAL DESCRIPTION

Lot: 49 Tract No: 5156 Abbreviated Description: LOT:49 CITY:REGION/CLUSTER:
11/11404 TR#:5156 TRACT # 5156 LOT 49 City/Muni/Twp: REGION/CLUSTER: 11/11404

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/07/2006

Document #: 06-0762667

Loan Amount: \$106,200

Lender Name: NEW CENTURY MORTGAGE CORP

Borrowers Name: ALEJANDRO FLORES,

MAILING ADDRESS: NEW CENTURY MORTGAGE CORP
18400 VON KARMAN STE 1000 IRVINE, CA 92612

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. T12464

SCHEDULE B (Continued)

Type of Document: DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT
Recording Date: 04/07/2006 **Document #:** 06-0762666
Loan Amount: \$424,800
Lender Name: NEW CENTURY MORTGAGE CORP
Borrowers Name: ALEJANDRO FLORES,

MAILING ADDRESS: NEW CENTURY MORTGAGE CORP
18400 VON KARMAN STE 1000 IRVINE, CA 92612

Type of Document: Notice Of Rescission
Recording Date: 10/01/2012 **Document #:** 12-1476628

MAILING ADDRESS: ATLANTIC & PACIFIC FORECLOSURE SERVICES, LLC
P.O. BOX 16245 IRVINE, CA 92623

Type of Document: Notice Of Sale (Aka Notice Of Trustee's Sale)
Recording Date: 01/26/2012 **Document #:** 12-0142474

MAILING ADDRESS: ATLANTIC & PACIFIC FORECLOSURE SERVICES, LLC
P.O. BOX 16245 IRVINE, CA 92623

Type of Document: Notice Of Default
Recording Date: 10/11/2011 **Document #:** 11-1368877

MAILING ADDRESS: ATLANTIC & PACIFIC FORECLOSURE SERVICES, LLC
P.O. BOX 16245 IRVINE, CA 92623

RECORDING REQUESTED BY:
Triarity Real Estate Escrow Division

AND WHEN RECORDED MAIL TO:

Alejandro Flores
720 S. Grande Vista Avenue
Los Angeles, CA 90023

02/29/08



20080358241

Parcel No. 5186-017-022

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS \$0.00 and CITY \$0.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale
- unincorporated area: Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Alejandro Flores, A Single Man

hereby GRANTS to **Alejandro Flores, a Single Man and Juan I. Vega, A Single Man, as Joint Tenants**

the following described real property in the County of Los Angeles, State of California:
Lot 49 of Tract No. 5156, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 57 Page(s) 50 of Maps in the Office of the County Recorder of Los Angeles County

Assessors Parcel No.: 5186-017-022

"This is a bonafide gift, the grantor received nothing in return, R&T 11911."

Date August 7, 2006

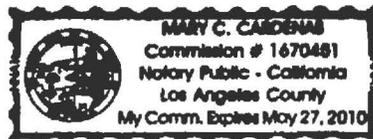
ALEJANDRO FLORES
Alejandro Flores

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S

On August 7th 2006, before me, Mary C. Cardenas, Notary Public, personally appeared Alejandro Flores personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~he~~ she executed the same in ~~his~~ her authorized capacity, and that by ~~his~~ her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



Mail Tax Statement to SAME AS ABOVE or Address Noted Below

417/06

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SATIC
Recording Requested By:
New Century Mortgage
Corporation
Return To:
New Century Mortgage
Corporation
18400 Von Karman, Ste 1000
Irvine, CA 92612

06 0762666

Prepared By:
New Century Mortgage
Corporation
18400 Von Karman, Ste 1000
Irvine, CA 92612

~~60000307-2~~

[Space Above This Line For Recording Data]

5186-17-22

DEED OF TRUST

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated March 30, 2006 together with all Riders to this document.

(B) "Borrower" is ALEJANDRO FLORES, A Single Man

Borrower's address is 3526 EAST 8TH STREET , LOS ANGELES, CA 90023

Borrower is the trustor under this Security Instrument.

(C) "Lender" is New Century Mortgage Corporation

Lender is a Corporation
organized and existing under the laws of California

1007235967

CALIFORNIA- Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

 -6(CA) (0207)

Page 1 of 15

Initials: A.F.

VMP MORTGAGE FORMS - (800)521-7281

4/7/06

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Lender's address is 18400 Von Karman, Suite 1000, Irvine, CA 92612

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is SECURITY UNION

(E) "Note" means the promissory note signed by Borrower and dated March 30, 2006. The Note states that Borrower owes Lender FOUR HUNDRED TWENTY-FOUR THOUSAND EIGHT HUNDRED AND 00/100 Dollars (U.S. \$424,800.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 05/01/2036.

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

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

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify] Prepayment Rider ARM Rider Addendum

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

Initials: AIF

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to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

See Legal Description Attached Hereto and Made a Part Hereof

**SEE EXHIBIT "A"
ATTACHED**

Parcel ID Number: 5186-017-022
720 SOUTH GRANDE VISTA AVENUE
LOS ANGELES
("Property Address"):

which currently has the address of
[Street]
[City], California 90023 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

ALEJANDRO FLORES (Seal)
ALEJANDRO FLORES -Borrower

(Seal)
-Borrower

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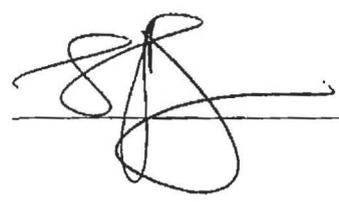
State of California
County of Los Angeles

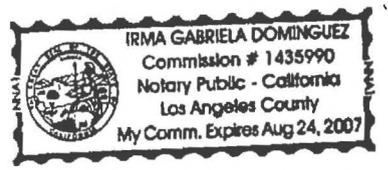
On March 30, 2006

before me, Irma Gabriela Dominguez, notary public
personally appeared } ss.

ALEJANDRO FLORES ~~personally known to me~~
(or 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.

WITNESS my hand and official seal.

 (Seal)



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EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **October 14, 2015**

JOB ADDRESS: **720 SOUTH GRANDE VISTA AVENUE, LOS ANGELES, CA**

(AKA: **718 SOUTH GRANDE VISTA AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **5186-017-022**

Last Full Title: **08/26/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALEJANDRO FLORES AND JUAN I VEGA
720 SOUTH GRANDE VISTA AVE
LOS ANGELES, CA. 90023-1631
CAPACITY: OWNERS

- 2). NEW CENTURY MORTGAGE CORP.
18400 VON KARMAN STE 1000
IRVINE, CA. 92612
CAPACITY: INTERESTED PARTIES

- 3). ATLANTIC & PACIFIC FORECLOSURE SERVICES, LLC
P.O. BOX 16245
IRVINE, CA. 92623
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
718 S GRANDE VISTA AVE, LOS ANGELES, CA 90023-1631



CoreLogic
RealQuest Professional

Owner Information

Owner Name: FLORES ALEJANDRO/VEGA JUAN I
Mailing Address: 720 S GRANDE VISTA AVE, LOS ANGELES CA 90023-1631 C021
Vesting Codes: SM // JT

Location Information

Legal Description: TRACT # 5156 LOT 49
County: LOS ANGELES, CA APN: 5186-017-022
Census Tract / Block: 2048.10 / 1 Alternate APN:
Township-Range-Sect: Subdivision: 5156
Legal Book/Page: 57-50 Map Reference: 45-B5 /
Legal Lot: 49 Tract #: 5156
Legal Block: School District: LOS ANGELES
Market Area: BOYH School District Name:
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 02/29/2008 / 08/07/2006 Deed Type: GIFT DEED
Sale Price: 1st Mtg Document #:
Document #: 358241

Last Market Sale Information

Recording/Sale Date: 04/07/2006 / 03/31/2006 1st Mtg Amount/Type: \$424,800 / CONV
Sale Price: \$531,000 1st Mtg Int. Rate/Type: 7.90 / ADJ
Sale Type: UNKNOWN 1st Mtg Document #: 762666
Document #: 762665 2nd Mtg Amount/Type: \$106,200 / CONV
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: / FIXED
Transfer Document #: Price Per SqFt: \$339.95
New Construction: Multi/Split Sale:
Title Company: SECURITY UNION TITLE
Lender: NEW CENTURY MTG CORP
Seller Name: DREX PROPERTIES INC

Prior Sale Information

Prior Rec/Sale Date: 07/06/2005 / 06/09/2005 Prior Lender: FIRST WILSHIRE FIN LLC
Prior Sale Price: \$250,000 Prior 1st Mtg Amt/Type: \$297,500 / CONV
Prior Doc Number: 1584012 Prior 1st Mtg Rate/Type: / FIX
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: Parking Type: Construction:
Living Area: 1,562 Garage Area: Heat Type:
Tot Adj Area: Garage Capacity: Exterior wall: STUCCO
Above Grade: Parking Spaces: Porch Type:
Total Rooms: 4 Basement Area: Patio Type:
Bedrooms: 4 Finish Bsmnt Area: Pool:
Bath(F/H): 2 / Basement Type: Air Cond:
Year Built / Eff: 1923 / 1981 Roof Type: Style: CONVENTIONAL
Fireplace: / Foundation: RAISED COMPOSITION SHINGLE Quality:
of Stories: 1.00 Roof Material: Condition:

Other Improvements:

Site Information

Zoning: LAR2 Acres: 0.14 County Use: DUPLEX (0200)
Lot Area: 5,904 Lot Width/Depth: x State Use:
Land Use: DUPLEX Res/Comm Units: 2 / Water Type:
Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$349,073 Assessed Year: 2015 Property Tax: \$4,298.54
Land Value: \$280,852 Improved %: 20% Tax Area: 4
Improvement Value: \$68,221 Tax Year: 2014 Tax Exemption: HOMEOWNER
Total Taxable Value: \$342,073

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

718 S GRANDE VISTA AVE, LOS ANGELES, CA 90023-1631**3 Comparable(s) Selected.**

Report Date: 10/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$531,000	\$300,000	\$395,000	\$351,000
Bldg/Living Area	1,562	1,344	1,488	1,396
Price/Sqft	\$339.95	\$223.21	\$265.46	\$250.89
Year Built	1923	1906	1923	1916
Lot Area	5,904	3,750	5,976	5,002
Bedrooms	4	3	5	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	0.00	0.00	0.00
Total Value	\$349,073	\$193,796	\$359,000	\$248,935
Distance From Subject	0.00	0.08	0.29	0.19

* = user supplied for search only

Comp #:	1	Distance From Subject:		0.08 (miles)	
Address:	3080 GUIRADO ST, LOS ANGELES, CA 90023-1605				
Owner Name:	JIMENEZ LETICIA/JIMENEZ BRENDA J				
Seller Name:	DELGADO ARMANDO C				
APN:	5186-020-020	Map Reference:	45-B5 /	Living Area:	1,356
County:	LOS ANGELES, CA	Census Tract:	2048.10	Total Rooms:	
Subdivision:	EUCLID HEIGHTS	Zoning:	LAR2	Bedrooms:	4
Rec Date:	07/21/2015	Prior Rec Date:	12/22/2006	Bath(F/H):	2 /
Sale Date:	06/26/2015	Prior Sale Date:	11/22/2006	Yr Built/Eff:	1920 /
Sale Price:	\$358,000	Prior Sale Price:	\$500,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	881721	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$351,515	Lot Area:	5,976	Pool:	
Total Value:	\$359,000	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	2	Distance From Subject:		0.2 (miles)	
Address:	535 S BERNAL AVE, LOS ANGELES, CA 90063-3168				
Owner Name:	BARRERA MITCHELL				
Seller Name:	SCOTT ERIC				
APN:	5186-007-055	Map Reference:	45-B5 /	Living Area:	1,488
County:	LOS ANGELES, CA	Census Tract:	2041.20	Total Rooms:	
Subdivision:	KENYON & SMITH TR	Zoning:	LAR2	Bedrooms:	5
Rec Date:	02/02/2015	Prior Rec Date:	12/19/2013	Bath(F/H):	2 /
Sale Date:	01/27/2015	Prior Sale Date:	11/26/2013	Yr Built/Eff:	1923 /
Sale Price:	\$395,000	Prior Sale Price:	\$190,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	114967	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$387,845	Lot Area:	5,280	Pool:	
Total Value:	\$193,796	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject:		0.29 (miles)	
Address:	511 S LORENA ST, LOS ANGELES, CA 90063-3143				
Owner Name:	RODRIGUEZ FRANCISCO G/ROSALES ROSA M				
Seller Name:	GARCIA MACRINA				
APN:	5186-008-005	Map Reference:	45-B5 /	Living Area:	1,344
County:	LOS ANGELES, CA	Census Tract:	2041.20	Total Rooms:	
Subdivision:	KENYON & SMITH TR	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	02/26/2015	Prior Rec Date:	12/02/2002	Bath(F/H):	2 /
Sale Date:	01/15/2015	Prior Sale Date:	06/21/2002	Yr Built/Eff:	1906 / 1919
Sale Price:	\$300,000	Prior Sale Price:	\$161,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	211691	Acres:	0.09	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,750	Pool:	
Total Value:	\$194,008	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **October 14, 2015**

JOB ADDRESS: **720 SOUTH GRANDE VISTA AVENUE, LOS ANGELES, CA**

(AKA: **718 SOUTH GRANDE VISTA AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **5186-017-022**

CASE#: **403468**

ORDER NO: **A-2678037**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 3, 2011**

COMPLIANCE EXPECTED DATE: **February 2, 2011**

DATE COMPLIANCE OBTAINED: **March 8, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2678037

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

SUBSTANDARD ORDER

BOARD OF BUILDING AND SAFETY COMMISSIONERS

- MARSHA L. BROWN
PRESIDENT
- VAN AMBATELOS
VICE-PRESIDENT
- VICTOR H. CUEVAS
- HELENA JUBANY
- ELENORE A. WILLIAMS

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

LPK

DEC 28 2010

FLORES, ALEJANDRO AND
720 S GRANDE VISTA AVE
LOS ANGELES, CA 90023

CASE #: 403468
ORDER #: A-2678037
EFFECTIVE DATE: January 03, 2011
COMPLIANCE DATE: February 02, 2011

CASE #	403468
REP	0
DATE	
POST	1/03/11
CNAT	

OWNER OF
SITE ADDRESS: 720 S GRANDE VISTA AVE
ASSESSORS PARCEL NO.: 5186-017-022
ZONE: R2; Two Family Zone

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. Unapproved occupancy or use of the Carport as a Dwelling.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the Carport as a Dwelling. This portion of the Order to Comply requires immediate compliance.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1(a) of the L.A.M.C.

Location: Rear Yard.

Comments: Room constructed under the carport roof, occupied.

2. The construction of an approximate 8'X 17' Bedroom under the Carport Roof 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 to its originally approved condition.

Code Section(s) in Violation: 91.8105, 91.8902.15, 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, 12.21A.1(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

