

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

February 7, 2018

Council District: # 8

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

JOB ADDRESS: **4022 WEST DON DIABLO DRIVE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5031-011-005**

Re: Invoice #: 714841-5

On February 14, 2017, 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: **4022 West Don Diablo Drive, 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.

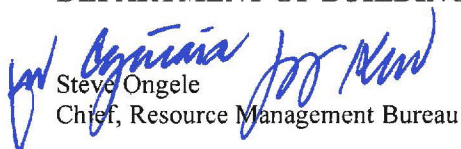
Pursuant to Section 98.0421, the property owner was issued an order on February 18, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<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	<u>42.00</u>
Grand Total	\$ <u>1,288.56</u>

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 Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. 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. T15158

Prepared for: City of Los Angeles

Dated as of: 01/24/2018

SCHEDULE A

(Reported Property Information)

APN #: 5031-011-005

Property Address: 4022 W DON DIABLO DR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ERIC J WILLIAMS

Grantor : HAYLEY CORP

Deed Date : 01/07/2009

Recorded : 01/29/2009

Instr No. : 09-0115996

MAILING ADDRESS: ERIC J WILLIAMS

4022 DON DIABLO DR LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

Lot: 27 Tract No: 14644 Abbreviated Description: LOT:27 TR#:14644 TRACT # 14644 LOT 27

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/29/2009

Document #: 09-0115997

Loan Amount: \$592,920

Lender Name: WELLS FARGO BANK NA

Borrowers Name: ERIC J WILLIAMS

MAILING ADDRESS: WELLS FARGO BANK NA

1000 BLUE GENTIAN ROAD KAGAN, MN 55121

This page is part of your document - DO NOT DISCARD



20090115996



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/29/09 AT 08:00AM

FEES:	19 00
TAXES:	3,416.00
OTHER:	0.00
PAID:	3,435.00

TITLE(S) : DEED



LEADSHEET



200901290110004



001198030

SEQ:
09

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
North American Title Company

**AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:**

Eric J. Williams
4022 Don Diablo Drive
Los Angeles, CA 90008



Space Above This Line for Recorder's Use Only

A.P.N.: 5031-011-005

File No.: 91401-901600-09 (ka)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$671.00; CITY TRANSFER TAX \$2,745.00;
SURVEY MONUMENT FEE \$0.00

- [☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☐] unincorporated area; [☐] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Hayley Corp, a California Corporation**

hereby GRANTS to **Eric J. Williams, a single man**

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

See Exhibit "A" attached and made a part hereto

A.P.N.: 5031-011-005

File No.: 91401-901600-09 (ka)

Dated: 01/07/2009

Hayley Corp, a California Corporation, a
California corporation


By: Dwayne Wycoff, Manager

Mail Tax Statements To: **SAME AS ABOVE**

Date: 01/07/2009

STATE OF California) ss
 COUNTY OF Los Angeles)

On January 09, 2009, before me, Nestor G. Menjivar, Notary Public, personally appeared Delbert D. Wycoff

, 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

N. G. Menjivar



My Commission Expires: January 22, 2011

This area for official notarial seal

Notary Name: Nestor G. Menjivar

Notary Phone: 818-241-4448

Notary Registration Number: _____

County of Principal Place of Business: Los Angeles

ORDER NO. 1593158-63

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EXHIBIT "A"
(LEGAL DESCRIPTION)

LOT 27 OF TRACT NO. 14644, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 414, PAGE(S) 13 TO 15, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL PETROLEUM, OIL, ASPHALTUM, BREA, MINERALS AND OTHER HYDROCARBONS WITHIN OR UNDERLYING SAID LAND WITHOUT HOWEVER ANY RIGHTS TO RE-ENTER OR USED THE SURFACE OR ANY PORTION OF THE SUBSURFACE THEREOF TO A DEPTH OF 200 FEET FROM THE SURFACE, AS RESERVED IN THE DEED FROM DEXTRA BALDWIN DERX, ET AL, TRUSTEES UNDER THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF ANITA M. BALDWIN, DECEASED, RECORDED APRIL 22, 1947 IN BOOK 24497, PAGES 230, OFFICIAL RECORDS.

EXHIBIT B

ASSIGNED INSPECTOR: ENRIQUE PREZA

Date: February 7, 2018

JOB ADDRESS: 4022 WEST DON DIABLO DRIVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5031-011-005

Last Full Title: 01/24/2018

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). ERIC J WILLIAMS
4022 DON DIABLO DR
LOS ANGELES, CA 90008

CAPACITY: OWNER

2). WELLS FARGO BANK NA
1000 BLUE GENTIAN ROAD
KAGAN, MN 55121

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
4022 DON DIABLO DR, LOS ANGELES, CA 90008-4304



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **WILLIAMS ERIC J**
 Mailing Address: **4022 DON DIABLO DR, LOS ANGELES CA 90008-4304 C014**
 Vesting Codes: **SM / /**

Location Information

Legal Description:	TRACT # 14644 LOT 27	APN:	5031-011-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2364.00 / 1	Subdivision:	14644
Township-Range-Sect:		Map Reference:	51-B2 /
Legal Book/Page:	414-13	Tract #:	14644
Legal Lot:	27	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PHHT	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:	01/29/2009 / 01/07/2009	1st Mtg Amount/Type:	\$592,920 / FHA
Sale Price:	\$610,000	1st Mtg Int. Rate/Type:	5.38 /
Sale Type:	FULL	1st Mtg Document #:	115997
Document #:	115996	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$411.61
New Construction:		Multi/Split Sale:	
Title Company:	NORTH AMERICAN TITLE		
Lender:	WELLS FARGO BK NA		
Seller Name:	HAYLEY CORP		

Prior Sale Information

Prior Rec/Sale Date:	03/03/2008 / 01/29/2008	Prior Lender:	WACHOVIA MTG FSB
Prior Sale Price:	\$514,500	Prior 1st Mtg Amt/Type:	\$367,353 / CONV
Prior Doc Number:	363618	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,482	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1957 / 1957	Roof Type:		Style:	CONTEMPORARY
Fireplace:	Y / 1	Foundation:	PIER	Quality:	GOOD
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	EXCELLENT
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.22	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,618	Lot Width/Depth:	70 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$676,836	Assessed Year:	2017	Property Tax:	\$8,348.60
Land Value:	\$270,734	Improved %:	60%	Tax Area:	501
Improvement Value:	\$406,102	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$676,836				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

4022 DON DIABLO DR, LOS ANGELES, CA 90008-4304**2 Comparable(s) Selected.**

Report Date: 02/07/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$610,000	\$650,000	\$917,000	\$783,500
Bldg/Living Area	1,482	1,553	1,596	1,574
Price/Sqft	\$411.61	\$418.54	\$574.56	\$496.55
Year Built	1957	1952	1954	1953
Lot Area	9,618	8,453	8,509	8,481
Bedrooms	2	2	3	2
Bathrooms/Restrooms	3	2	2	2
Stories	1.00	1.00	2.00	1.50
Total Value	\$676,836	\$514,515	\$534,729	\$524,622
Distance From Subject	0.00	0.12	0.16	0.14

* = user supplied for search only

Comp #:1	Address: 4141 DON DIABLO DR, LOS ANGELES, CA 90008-4305			Distance From Subject:0.12 (miles)
Owner Name:	M & E LIVING TRUST			
Seller Name:	ABRAHAM TRUDIE M			
APN:	5031-006-010	Map Reference:	51-B2 /	Living Area: 1,553
County:	LOS ANGELES, CA	Census Tract:	2364.00	Total Rooms: 5
Subdivision:	14644	Zoning:	LAR1	Bedrooms: 3
Rec Date:	11/20/2017	Prior Rec Date:		Bath(F/H): 2 /
Sale Date:	11/13/2017	Prior Sale Date:		Yr Built/Eff: 1952 / 1952
Sale Price:	\$650,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:		Style: CONTEMPORARY
Document #:	1333789	Acres:	0.19	Fireplace: Y / 1
1st Mig Amt:		Lot Area:	8,453	Pool:
Total Value:	\$514,515	# of Stories:	1.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:2	Address: 4206 DON ARELLANES DR, LOS ANGELES, CA 90008-4203			Distance From Subject:0.16 (miles)
Owner Name:	GORDON JONATHAN/WARONKER-GORDON LILY			
Seller Name:	PINTAR INV CO RESIDL LP			
APN:	5031-014-016	Map Reference:	51-A2 /	Living Area: 1,596
County:	LOS ANGELES, CA	Census Tract:	2364.00	Total Rooms: 5
Subdivision:	17451	Zoning:	LAR1	Bedrooms: 2
Rec Date:	01/31/2018	Prior Rec Date:	06/02/2017	Bath(F/H): 2 /
Sale Date:	01/04/2018	Prior Sale Date:	04/05/2017	Yr Built/Eff: 1954 / 1954
Sale Price:	\$917,000	Prior Sale Price:	\$650,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONTEMPORARY
Document #:	102684	Acres:	0.20	Fireplace: Y / 1
1st Mig Amt:	\$415,000	Lot Area:	8,509	Pool:
Total Value:	\$534,729	# of Stories:	2.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: ENRIQUE PREZA

Date: February 7, 2018

JOB ADDRESS: 4022 WEST DON DIABLO DRIVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5031-011-005

CASE#: 750503

ORDER NO: A-4307658

EFFECTIVE DATE OF ORDER TO COMPLY: February 28, 2017

COMPLIANCE EXPECTED DATE: March 30, 2017

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4307658

1060720201739290

BOARD OF
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LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

WILLIAMS, ERIC J
4022 DON DIABLO DR
LOS ANGELES, CA 90008

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

FEB 28 2017

CASE #: 750503
ORDER #: A-4307658
EFFECTIVE DATE: February 28, 2017
COMPLIANCE DATE: March 30, 2017

OWNER OF

SITE ADDRESS: 4022 W DON DIABLO DR

ASSESSORS PARCEL NO.: 5031-011-005

ZONE: R1; One-Family Zone

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

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. The approximate 16'x 16' construction of a room addition to the single family dwelling 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: Southeast corner rear of single family dwelling

Comments: Unapproved room addition

2. The approximate 8'x 16' construction of a bathroom addition to the single family dwelling was/is constructed without the required permits and approvals.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

CODE ENFORCEMENT BUREAU

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

www.ladbs.org



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: Southwest corner rear of single family dwelling

Comments: Unapproved bathroom addition

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

1060720201739290

If you have any questions or require any additional information please feel free to contact me at (323)789-2786.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : A. Alvarez

Date: February 23, 2017

AGUSTIN ALVAREZ MORALES
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786

Agustin.AlvarezMorales@lacity.org


REVIEWED BY

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