

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA



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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

January 11, 2018

Council District: # 9

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

JOB ADDRESS: **1333 WEST 58TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6003-001-022**
Re: Invoice #692775-8, #703108-7

On July 7, 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: **1333 West 58th Place, 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 July 15, 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>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	291.70
Title Report Fee	42.00
Grand Total	\$ 3,890.26

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 **\$3,890.26** 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 **\$3,890.26** 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. T15065
Dated as of: 12/20/2017

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 6003-001-022

Property Address: 1333 W 58TH PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARIO MENA & ANA MENA AND LUZ M. RODRIGUEZ

Grantor : RODOLFO NAVARRO AND ESTEBAN NAVARRO

Deed Date : 06/10/2002

Recorded : 08/01/2002

Instr No. : 02-1803001

MAILING ADDRESS: MARIO MENA & ANA MENA AND LUZ M. RODRIGUEZ
1333 W 58TH PL LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

Lot: 24 Tract No: 1266 Abbreviated Description: LOT:24 TR#:1266 TRACT # 1266 LOT 24

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 10/09/2013

Document #: 13-1458142

Loan Amount: \$260,001

Lender Name: COUNTRYWIDE HOME LOANS INC

Borrowers Name: LUZ M RODRIGUEZ

MAILING ADDRESS: SETERUS, INC.
14523 SW MILLIKAN WAY BEAVERTON, OR



LEAD SHEET

02 1803001



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE



D.T.T.

CODE

20

CODE

19

CODE

9



Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

6003

001

022

001

THIS FORM IS NOT TO BE DUPLICATED

FIDELITY-TARZANA

02 1803001

RECORDING REQUESTED BY:
Fidelity Title

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Mario Mena
1333 West 58th Place
Los Angeles, CA 90044

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 19172515

Escrow No.: 53969-CZ

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$181.50 CITY TRANSFER TAX \$742.50

☒ 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 ☒ City of Los Angeles AND

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

Rodolfo Navarro, a Married Man, as his sole and separate property and Esteban Navarro, a single man, as Joint Tenants hereby GRANT(s) to:

Mario Mena and Ana Mena, Husband and Wife and Luz M. Rodriguez, a Single Woman, all as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 24 of Tract No. 1266 as per Map recorded in Book 18, Page 83 of Maps, in the Office of the County Recorder of Los Angeles County, California

Also Known as: 1333 West 58th Place, Los Angeles, CA 90044

AP#: 6003-1-22

DATED June 10, 2002

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On June 17, 2002

Before me, Carlos Orozco

A Notary Public in and for said State, personally appeared

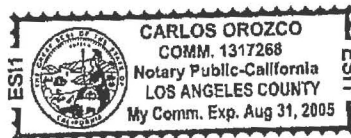
Rodolfo Navarro &
Esteban Navarro

Rodolfo Navarro
Rodolfo Navarro

Esteban Navarro
Esteban Navarro

~~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.



Signature

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

(This area for official notarial seal)

EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **1333 WEST 58TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6003-001-022**

Date: January 11, 2018

Last Full Title: **12/20/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARIO & ANA MENA,
AND LUZ M. RODRIGUEZ
1333 W 58TH PL
LOS ANGELES, CA 90044

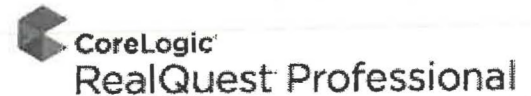
CAPACITY: OWNERS

- 2). SETERUS, INC.
14523 SW MILLIKAN WAY
BEAVERTON, OR

CAPACITY: INTERESTED PARTY

EXHIBIT C**Property Detail Report**

For Property Located At :
1333 W 58TH PL, LOS ANGELES, CA 90044-2803

**Owner Information**

Owner Name: **MENA MARIO & ANA/RODRIGUEZ LUZ M**
 Mailing Address: **1333 W 58TH PL, LOS ANGELES CA 90044-2803 C011**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 1266 LOT 24	APN:	6003-001-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2372.01 / 1	Subdivision:	1266
Township-Range-Sect:		Map Reference:	51-E4 /
Legal Book/Page:	18-83	Tract #:	1266
Legal Lot:	24	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C34	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	08/01/2002 / 06/10/2002	1st Mtg Amount/Type:	\$162,450 / FHA
Sale Price:	\$165,000	1st Mtg Int. Rate/Type:	5.50 / FIXED
Sale Type:	FULL	1st Mtg Document #:	1803002
Document #:	1803001	2nd Mtg Amount/Type:	\$4,950 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$114.98
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	GUILD MTG CO		
Seller Name:	NAVARRO RODOLFO		

Prior Sale Information

Prior Rec/Sale Date:	09/27/1993 /	Prior Lender:	003522
Prior Sale Price:	\$130,000	Prior 1st Mtg Amt/Type:	\$116,870 / CONV
Prior Doc Number:	1873809	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	JOINT TENANCY DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,435	Garage Area:		Heat Type:	C
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1912 / 1912	Roof Type:	CRAWL SPACE	Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	COMPOSITION	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	SHINGLE	Condition:	AVERAGE

Other Improvements:

Site Information

Zoning:	LAR2	Acres:	0.11	County Use:	DUPLEX (0200)
Lot Area:	4,798	Lot Width/Depth:	50 x 149	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$205,897	Assessed Year:	2017	Property Tax:	\$2,494.95
Land Value:	\$168,465	Improved %:	18%	Tax Area:	212
Improvement Value:	\$37,432	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$191,897				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1333 W 58TH PL, LOS ANGELES, CA 90044-2803**14 Comparable(s) Selected.**

Report Date: 01/10/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$165,000	\$220,000	\$480,000	\$392,786
Bldg/Living Area	1,435	1,248	1,616	1,479
Price/Sqft	\$114.98	\$176.28	\$319.57	\$264.73
Year Built	1912	1911	1960	1926
Lot Area	4,798	3,363	6,724	5,139
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$205,897	\$33,106	\$402,954	\$260,874
Distance From Subject	0.00	0.16	0.49	0.34

* = user supplied for search only

Comp #:1		Distance From Subject:0.16 (miles)	
Address:	1221 W 59TH ST, LOS ANGELES, CA 90044-2805		
Owner Name:	EZEKOYE CALISTA E		
Seller Name:	UGONWA BONAVENTURE		
APN:	6003-007-022	Map Reference:	51-F4 /
County:	LOS ANGELES, CA	Census Tract:	2372.01
Subdivision:	1266	Zoning:	LAR2
Rec Date:	12/29/2017	Prior Rec Date:	04/14/2017
Sale Date:	11/08/2017	Prior Sale Date:	03/22/2017
Sale Price:	\$450,000	Prior Sale Price:	\$302,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1518858	Acres:	0.11
1st Mtg Amt:	\$441,849	Lot Area:	4,804
Total Value:	\$171,972	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,440
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	CARPORT

Comp #:	2	Distance From Subject:0.17 (miles)			
Address:	1323 W 60TH ST, LOS ANGELES, CA 90044-2827				
Owner Name:	HERNANDEZ DOMINGA D				
Seller Name:	RIVERA JULIO				
APN:	6003-011-017	Map Reference:	51-E4 /	Living Area:	1,248
County:	LOS ANGELES, CA	Census Tract:	2372.01	Total Rooms:	
Subdivision:	3987	Zoning:	LAR2	Bedrooms:	4
Rec Date:	04/28/2017	Prior Rec Date:	10/28/2009	Bath(F/H):	2 /
Sale Date:	04/14/2017	Prior Sale Date:	08/31/2009	Yr Built/Eff:	1912 /
Sale Price:	\$220,000	Prior Sale Price:	\$230,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	472819	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$216,015	Lot Area:	6,006	Pool:	
Total Value:	\$255,803	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject:0.24 (miles)			
Address:	1504 W 59TH PL, LOS ANGELES, CA 90047-1207				
Owner Name:	GUZMAN FRANCISCO/CARBAJAL ISABEL S G				
Seller Name:	MARTINEZ YENI E L				
APN:	6002-013-034	Map Reference:	51-E4 /	Living Area:	1,533
County:	LOS ANGELES, CA	Census Tract:	2372.02	Total Rooms:	3
Subdivision:	4342	Zoning:	LAR1	Bedrooms:	2 /
Rec Date:	08/08/2017	Prior Rec Date:	12/23/2015	Bath(F/H):	1921 /
Sale Date:	07/28/2017	Prior Sale Date:	10/28/2015	Yr Built/Eff:	YES
Sale Price:	\$355,000	Prior Sale Price:	\$310,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	/
Document #:	891986	Acres:	0.08	Fireplace:	
1st Mtg Amt:	\$213,000	Lot Area:	3,363	Pool:	
Total Value:	\$316,200	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.28 (miles)
 Address: 1152 W 56TH ST, LOS ANGELES, CA 90037-3904
 Owner Name: VELASQUEZ VASHARD S/BLANNON DANA Y
 Seller Name: CAP TOWN LLC
 APN: 5002-020-002 Map Reference: 51-F4 / Living Area: 1,385
 County: LOS ANGELES, CA Census Tract: 2326.00 Total Rooms:
 Subdivision: WESTERLY TR Zoning: LAR2 Bedrooms: 3
 Rec Date: 04/19/2017 Prior Rec Date: 12/05/2016 Bath(F/H): 2 /
 Sale Date: 03/27/2017 Prior Sale Date: 11/30/2016 Yr Built/Eff: 1921 /
 Sale Price: \$425,000 Prior Sale Price: \$280,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 431440 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$417,302 Lot Area: 5,120 Pool:
 Total Value: \$280,000 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:5 Distance From Subject:0.28 (miles)
 Address: 1504 W 60TH ST, LOS ANGELES, CA 90047-1215
 Owner Name: FLOWERS TREVOLY O
 Seller Name: CHAVEZ OSCAR O
 APN: 6002-018-035 Map Reference: 51-E4 / Living Area: 1,408
 County: LOS ANGELES, CA Census Tract: 2372.02 Total Rooms:
 Subdivision: 4342 Zoning: LAR1 Bedrooms: 4
 Rec Date: 05/31/2017 Prior Rec Date: 04/14/2009 Bath(F/H): 2 /
 Sale Date: 03/14/2017 Prior Sale Date: 02/17/2009 Yr Built/Eff: 1950 / 1950
 Sale Price: \$415,000 Prior Sale Price: \$185,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 601667 Acres: 0.08 Fireplace: /
 1st Mtg Amt: \$407,483 Lot Area: 3,511 Pool:
 Total Value: \$205,263 # of Stories: 1.00 Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:6 Distance From Subject:0.32 (miles)
 Address: 1517 W 60TH PL, LOS ANGELES, CA 90047-1504
 Owner Name: ORTIZ ANDY S
 Seller Name: HERNANDEZ MARIBEL
 APN: 6002-018-013 Map Reference: 51-E4 / Living Area: 1,450
 County: LOS ANGELES, CA Census Tract: 2372.02 Total Rooms:
 Subdivision: 4342 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/14/2017 Prior Rec Date: 07/29/2010 Bath(F/H): 2 /
 Sale Date: 09/12/2017 Prior Sale Date: 03/02/2010 Yr Built/Eff: 1926 /
 Sale Price: \$425,000 Prior Sale Price: \$218,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1453448 Acres: 0.08 Fireplace: /
 1st Mtg Amt: \$410,815 Lot Area: 3,511 Pool:
 Total Value: \$240,647 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:7 Distance From Subject:0.33 (miles)
 Address: 1326 W 61ST ST, LOS ANGELES, CA 90044-2714
 Owner Name: PECH JUAN E C
 Seller Name: IH2 PROPERTY TRS 2 LP
 APN: 6003-026-008 Map Reference: 51-E4 / Living Area: 1,489
 County: LOS ANGELES, CA Census Tract: 2372.01 Total Rooms:
 Subdivision: 3987 Zoning: LAR2 Bedrooms: 3
 Rec Date: 10/31/2017 Prior Rec Date: Prior Sale Date: Bath(F/H): 2 /
 Sale Date: 10/10/2017 Prior Sale Price: Yr Built/Eff: 1921 / 1946
 Sale Price: \$400,000 Prior Sale Type: FULL Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1246239 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$320,000 Lot Area: 6,724 Pool:
 Total Value: \$265,258 # of Stories: 1.00 Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:8 Distance From Subject:0.35 (miles)
 Address: 1311 W 62ND ST, LOS ANGELES, CA 90044-2717
 Owner Name: NUNEZ EDITH/ROSALES JUAN S
 Seller Name: GUZMAN ALFREDO R
 APN: 6003-026-018 Map Reference: 51-F4 / Living Area: 1,564
 County: LOS ANGELES, CA Census Tract: 2372.01 Total Rooms:
 Subdivision: 3987 Zoning: LAR2 Bedrooms: 4
 Rec Date: 07/03/2017 Prior Rec Date: 09/18/1995 Bath(F/H): 3 /
 Sale Date: 06/29/2017 Prior Sale Date: Yr Built/Eff: 1921 /
 Sale Price: \$420,000 Prior Sale Price: \$168,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 738874 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$412,392 Lot Area: 6,723 Pool:
 Total Value: \$250,052 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #: 9		Distance From Subject: 0.36 (miles)	
Address: 1616 W 57TH ST, LOS ANGELES, CA 90062-2731			
Owner Name: OLIVARES EDUARDO/SALAZAR JENNY			
Seller Name: OLIVARES CARLOS			
APN: 5003-030-004	Map Reference: 51-E4 /	Living Area: 1,373	
County: LOS ANGELES, CA	Census Tract: 2325.00	Total Rooms:	
Subdivision: BURCK-GWYNN COS	Zoning: LAR2	Bedrooms: 2	
		Bath(F/H): 2 /	
Rec Date: 04/13/2017	Prior Rec Date: 03/05/2010	Yr Built/Eff: 1933 / 1933	
Sale Date: 03/30/2017	Prior Sale Date: 01/21/2010	Air Cond: YES	
Sale Price: \$269,000	Prior Sale Price: \$215,000	Style:	
Sale Type: FULL	Prior Sale Type: FULL	Fireplace: /	
Document #: 410889	Acres: 0.11	Pool:	
1st Mtg Amt: \$215,000	Lot Area: 4,885	Roof Mat:	
Total Value: \$239,119	# of Stories:	Parking:	
Land Use: DUPLEX	Park Area/Cap#: /		

Comp #: 10		Distance From Subject: 0.42 (miles)	
Address: 1060 W 60TH PL, LOS ANGELES, CA 90044-3724			
Owner Name: AQUAZOOM WASHES LAND MGMT CO L/DHANDHO RESIDL RENTAL FUND LP			
Seller Name: DHANDHO RESIDL RENTAL FUND LP			
APN: 6003-021-025	Map Reference: 51-F4 /	Living Area: 1,576	
County: LOS ANGELES, CA	Census Tract: 2371.01	Total Rooms:	
Subdivision: 4195	Zoning: LAR2	Bedrooms: 4	
Rec Date: 11/27/2017	Prior Rec Date: 11/03/2016	Bath(F/H): 2 /	
Sale Date: 09/13/2017	Prior Sale Date: 10/10/2016	Yr Built/Eff: 1960 / 1961	
Sale Price: \$440,000	Prior Sale Price: \$389,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1352173	Acres: 0.11	Fireplace: /	
1st Mtg Amt:	Lot Area: 4,782	Pool:	
Total Value: \$389,000	# of Stories:	Roof Mat:	
Land Use: DUPLEX	Park Area/Cap#: /	Parking:	

Comp #: 11		Distance From Subject: 0.42 (miles)	
Address: 1648 W 57TH ST, LOS ANGELES, CA 90062-2731			
Owner Name: BROWN HENRY L/MCELWEE CARRIE B			
Seller Name: ROBINSON AUDREY & MELVIN			
APN: 5003-030-012	Map Reference: 51-E4 /	Living Area: 1,551	
County: LOS ANGELES, CA	Census Tract: 2325.00	Total Rooms:	
Subdivision: BURCK-GWYNN COS	Zoning: LAR2	Bedrooms: 3	
		Bath(F/H): 3 /	
Rec Date: 06/05/2017	Prior Rec Date:	Yr Built/Eff: 1911 / 1925	
Sale Date: 04/24/2017	Prior Sale Date:	Air Cond: YES	
Sale Price: \$400,000	Prior Sale Price:	Style:	
Sale Type: FULL	Prior Sale Type:	Fireplace: /	
Document #: 615404	Acres: 0.11	Pool:	
1st Mtg Amt: \$344,250	Lot Area: 4,887	Roof Mat:	
Total Value: \$33,106	# of Stories:	Parking:	
Land Use: DUPLEX	Park Area/Cap#: /		

Comp #: 12		Distance From Subject: 0.46 (miles)	
Address: 1256 W GAGE AVE, LOS ANGELES, CA 90044-2732			
Owner Name: SCOTT BRYSON D			
Seller Name: EZMA LLC			
APN: 6003-033-001	Map Reference: 51-F5 /	Living Area: 1,573	
County: LOS ANGELES, CA	Census Tract: 2374.01	Total Rooms:	
Subdivision: 3987	Zoning: LAR2	Bedrooms: 4	
Rec Date: 05/12/2017	Prior Rec Date: 06/18/2009	Bath(F/H): 2 /	
Sale Date: 03/02/2017	Prior Sale Date: 05/12/2009	Yr Built/Eff: 1945 / 1945	
Sale Price: \$375,000	Prior Sale Price: \$129,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 533286	Acres: 0.14	Fireplace: /	
1st Mtg Amt: \$368,207	Lot Area: 6,280	Pool:	
Total Value: \$332,867	# of Stories: 1.00	Roof Mat:	
Land Use: DUPLEX	Park Area/Cap#: /	Parking:	

Comp #: 13		Distance From Subject: 0.48 (miles)	
Address: 1031 W 61ST ST, LOS ANGELES, CA 90044-3727			
Owner Name: HERNANDEZ CARLOS			
Seller Name: ANGELENO HOMES LLC			
APN: 6003-022-023	Map Reference: 51-F4 /	Living Area: 1,502	
County: LOS ANGELES, CA	Census Tract: 2371.01	Total Rooms:	
Subdivision: THREE G TR	Zoning: LAR2	Bedrooms: 2	
Rec Date: 07/20/2017	Prior Rec Date: 11/10/2016	Bath(F/H): 2 /	
Sale Date: 06/22/2017	Prior Sale Date: 11/02/2016	Yr Built/Eff: 1913 / 1926	
Sale Price: \$480,000	Prior Sale Price: \$270,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 813569	Acres: 0.14	Fireplace: /	
1st Mtg Amt: \$439,560	Lot Area: 6,055	Pool:	
Total Value: \$270,000	# of Stories:	Roof Mat:	
Land Use: DUPLEX	Park Area/Cap#: /	Parking:	

Comp #:**14**

Distance From Subject:**0.49 (miles)**

Address:**1530 W 52ND ST, LOS ANGELES, CA 90062-2838**

Owner Name:**RICO MIRNA**

Seller Name:**RE HJD HOLDINGS LLC**

APN:**5003-010-009**

County:**LOS ANGELES, CA**

Subdivision:**401**

Rec Date:**07/24/2017**

Sale Date:**06/12/2017**

Sale Price:**\$425,000**

Sale Type:**FULL**

Document #:**825974**

1st Mtg Amt:**\$297,500**

Total Value:**\$402,954**

Land Use:**DUPLEX**

Map Reference:**51-E3 /**

Census Tract:**2326.00**

Zoning:**LAR2**

Prior Rec Date:**09/26/2013**

Prior Sale Date:**09/17/2013**

Prior Sale Price:**\$381,500**

Prior Sale Type:**FULL**

Acres:**0.12**

Lot Area:**5,294**

of Stories:**/**

Park Area/Cap#:**/**

Living Area:**1,616**

Total Rooms:**2**

Bedrooms:**2 /**

Yr Built/Eff:**1914 / 1918**

Air Cond:**YES**

Style:**/**

Fireplace:**/**

Pool:**/**

Roof Mat:**/**

Parking:**/**

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **1333 WEST 58TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6003-001-022**

Date: January 11, 2018

CASE#: 726420
ORDER NO: A-4102596

EFFECTIVE DATE OF ORDER TO COMPLY: **July 15, 2016**
COMPLIANCE EXPECTED DATE: **August 14, 2016**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4102596

1060301201728893

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

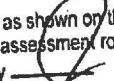
FRANK BUSH
INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

MENA, MARIO AND ANA AND
1333 W 58TH PL
LOS ANGELES, CA 90044

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

JUL 12 2016

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

CASE #: 726420
ORDER #: A-4102596
EFFECTIVE DATE: July 15, 2016
COMPLIANCE DATE: August 14, 2016

OWNER OF

SITE ADDRESS: 1333 W 58TH PL

ASSESSORS PARCEL NO.: 6003-001-022

ZONE: R2; Two 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:

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. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Immediately discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. Demolish and remove all unapproved construction in the garage.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the 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



Location: Garage

2. The approximate 15' x 20' construction of addition to the west side of the garage 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: West side of the garage

3. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage

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

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.

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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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (323)846-2639.

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

Inspector :

Charley Pallares

Date: July 08, 2016

CHARLEY PALLARES
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(323)846-2639

Charley.Pallares@lacity.org

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REVIEWED BY

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