

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

June 25, 2025

Council District: # 9

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

JOB ADDRESS: **836 EAST 47TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5108-008-029**
Re: Invoice #868993-9

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **836 East 47th Street, Los Angeles, CA** ("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 August 1, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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


Ana Mae Yutan

Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18050
Dated as of: 05/22/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5108-008-029

Property Address: 836 E 47TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : J. ELEAZAR SANTOS AND ROSA MARIA SANTOS

Grantor : J. ELEAZAR SANTOS AND ROSA MARIA SANTOS AND CLAUDIA JIMENEZ

Deed Date : 10/04/2002 Recorded : 12/09/2002

Instr No. : 02-2993018

MAILING ADDRESS: J. ELEAZAR SANTOS AND ROSA MARIA SANTOS
836 E 47TH ST, LOS ANGELES, CA 90011-5427

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 24,25 Subdivision Name: FIRST ADD TO CENTRAL PARK Brief Description: FIRST ADD TO CENTRAL PARK VERNON N 80.5 FT OF LOT 24 AND N 80.5 FT EX OF ST OF LOT 25

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 02/09/2011 Document #: 11-0216243

Loan Amount: \$310,000

Lender Name: PITE DUNCAN, LLP

Borrowers Name: J. ELEAZAR SANTOS AND ROSA MARIA SANTOS

MAILING ADDRESS: PITE DUNCAN, LLP
PO BOX 17933 SAN DIEGO, CA 92177



LEAD SHEET

02 2993018

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

DEC 09 2002

AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$30	M
A.F.N.F. 94	2

D.T.T.

[Signature]

NOTIFICATION SENT-\$4 ©

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

5 1 0 8

0 0 8

0 2 9

0 0 1

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
FIDELITY-LONG BEACH

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

02 2993018

Name **Mr & Mrs. J. Eleazar Santos**

Street Address **836 E. 47th St.**

City & State **Los Angeles, Ca. 90011**

Zip

Title Order No. **19206419** Escrow No. **8030-MC**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T 355 Legal (2-94)

Grant Deed

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

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ **-0-**

☐ unincorporated area ☐ City of _____

Parcel No. **5108-8-29**

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

**J. Eleazar Santos and Rosa Maria Santos, husband and wife and
Claudia Jimenez, a single woman, as joint tenants**

hereby GRANT(S) to **J. Eleazar Santos and Rosa Maria Santos, husband and wife
as joint tenants**

the following described real property in the
county of **Los Angeles**

City of Los Angeles
state of California:

See attached exhibit "A" for complete legal description

Dated **October 4, 2002**

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

On **OCTOBER 27, 2002** before me,

YONNY TORRES

a Notary Public in and for said County and State, personally appeared
**J. ELEAZAR SANTOS, ROSA MARIA
SANTOS AND CLAUDIA JIMENEZ.**

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

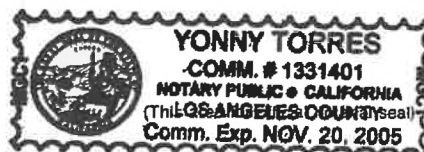
J. Eleazar Santos

Rosa Maria Santos

Rosa Maria Santos

Claudia Jimenez

Claudia Jimenez



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

Order No. 19206419

EXHIBIT "ONE"

The North 80 1/2 of Lots 24 and 25 of First Addition to Central Park, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 22 Page(s) 13 of Miscellaneous Records, in the office of the County Recorder of said county.

EXCEPT the East 30 feet of Lot 25 as condemned for street purposes by Decree recorded in Book 5968, Page 135 of Deeds in Case no. 84715, S.C., County of Los Angeles.

Assessor's Parcel No: 5108-008-029

02 2993018

This page is part of your document - DO NOT DISCARD



20110216243



Pages:
0002

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

02/09/11 AT 08:00AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201102090150007

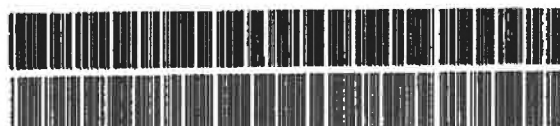
00003730972



003150257

SEQ:
09

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t29

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

RECORDING REQUESTED BY:
Mortgage Electronic Registration Systems, Inc., Solely
As Nominee for Grand Capital & Associates, Inc., its
successors and/or assigns



PREPARED BY AND WHEN
RECORDED MAIL TO:
Pite Duncan, LLP
4375 Jutland Drive, Suite 200
P O. Box 17933
San Diego, CA 92177-0933
(858) 750-7700

5100542
APN 5108-008-029
MIN 1004845-0700408222-5

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Citibank, N.A., as Trustee for certificateholders of Structured Asset Mortgage Investments II Trust 2007-AR5, Mortgage Pass-Through Certificates, Series 2007-AR5 all beneficial interest under that certain Deed of Trust dated May 31, 2007, executed by J. Eleazar Santos and Rosa Maria Santos, Husband and Wife As Joint Tenants, to Landamerica Southland Title as trustee, for Mortgage Electronic Registration Systems, Inc., Solely As Nominee for Grand Capital & Associates, Inc., its successors and/or assigns as beneficiary, and recorded as Instrument No. 20071448948 on June 15, 2007, in the State of California, Los Angeles County Recorder's Office.

Dated: 1/31/2011 Mortgage Electronic Registration Systems, Inc., Solely
As Nominee for Grand Capital & Associates, Inc., its
successors and/or assigns
By: [Signature]
Name: Wanda Chapman
Title: Vice President

State of DC)
County of Allegance) ss.
On 1/31/2011 before me, Angenean R. McAllister, a Notary Public in and
for said state, personally appeared Wanda Chapman, 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.

I certify under PENALTY OF PERJURY under the laws of the State of DC that the foregoing
paragraph is true and correct

WITNESS my hand and official seal

Angenean R. McAllister
Notary Public



(This Area for Official Notary Seal)
Expire 2/2/20
000009-1126984349-M

EXHIBIT B

ASSIGNED INSPECTOR: **DANIEL GONZALEZ**
JOB ADDRESS: **836 EAST 47TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5108-008-029**

Date: June 25, 2025

Last Full Title: **05/22/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) J. ELEAZAR SANTOS AND ROSA MARIA SANTOS
836 E. 47TH STREET
LOS ANGELES, CA 90011-5427 CAPACITY: OWNER

- 2) PITE DUNCAN, LLP
P.O. BOX 17933
SAN DIEGO, CA 92177 CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

836 E 47TH ST, LOS ANGELES, CA 90011-5427



RealQuest

Owner Information

Owner Name: SANTOS J ELEAZAR/SANTOS ROSA M
 Mailing Address: 836 E 47TH ST, LOS ANGELES CA 90011-5427 C014
 Vesting Codes: HW // JT

Location Information

Legal Description: FIRST ADD TO CENTRAL PARK VERNON N 80.5 FT OF LOT 24 AND N 80.5 FT EX OF ST OF LOT 25
 County: LOS ANGELES, CA APN: 5108-008-029
 Census Tract / Block: 2292.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: FIRST ADD
 Legal Book/Page: Map Reference: 52-C3 /
 Legal Lot: 25 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C42 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 12/09/2002 / 10/04/2002 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #: 2993019
 Document #: 2993018

Last Market Sale Information

Recording/Sale Date: 08/18/1995 / 1st Mtg Amount/Type: \$60,000 / CONV
 Sale Price: \$67,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #:
 Document #: 1354001 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$63.87
 New Construction: Multi/Split Sale:
 Title Company: CHICAGO TITLE INS CO
 Lender: MISCELLANEOUS FIN
 Seller Name: COUNTRYWIDE FUNDING

Prior Sale Information

Prior Rec/Sale Date: 08/18/1994 / Prior Lender:
 Prior Sale Price: \$60,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1534519 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: TRUSTEE DEED

Property Characteristics

Gross Area:		Parking Type:	Construction:
Living Area:	1,049	Garage Area:	Heat Type: HEATED
Tot Adj Area:		Garage Capacity:	Exterior wall:
Above Grade:		Parking Spaces:	Porch Type:
Total Rooms:	4	Basement Area:	Patio Type: PATIO
Bedrooms:	2	Finish Bsmnt Area:	Pool:
Bath(F/H):	1 /	Basement Type:	Air Cond:
Year Built / Eff:	1905 / 1919	Roof Type:	Style: CONVENTIONAL
Fireplace:	/	Foundation:	Quality: AVERAGE
# of Stories:	1	Roof Material:	Condition: AVERAGE
Other Improvements:			

Site Information

Zoning:	LAR2	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,830	Lot Width/Depth:	60 x 80	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$194,772	Assessed Year:	2023	Property Tax:	\$2,620.85
Land Value:	\$103,611	Improved %:	47%	Tax Area:	7
Improvement Value:	\$91,161	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$194,772				

Comparable Sales Report

For Property Located At



RealQuest

836 E 47TH ST, LOS ANGELES, CA 90011-5427**6 Comparable(s) Selected.**

Report Date: 05/31/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$67,000	\$470,000	\$700,000	\$593,333
Bldg/Living Area	1,049	912	1,204	1,114
Price/Sqft	\$63.87	\$415.28	\$614.57	\$532.83
Year Built	1905	1900	1925	1910
Lot Area	4,830	4,401	6,135	5,132
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$194,772	\$19,026	\$631,522	\$243,676
Distance From Subject	0.00	0.10	0.50	0.38

*= user supplied for search only

Comp #:1

Distance From Subject:0.10 (miles)

Address: **795 E 46TH ST, LOS ANGELES, CA 90011-3609**Owner Name: **SANCHEZ ERICK F/SANCHEZ OLIBER F**Seller Name: **AYALA JESSICA**APN: **5108-004-022**Map Reference: **52-C3 /**Living Area: **1,139**County: **LOS ANGELES, CA**Census Tract: **2286.00**Total Rooms: **6**Subdivision: **ORANGE GROVE PLACE**Zoning: **LAR2**Bedrooms: **3**Rec Date: **10/19/2023**Prior Rec Date: **06/15/2021**Bath(F/H): **1 /**Sale Date: **10/16/2023**Prior Sale Date: **06/04/2021**Yr Built/Eff: **1910 / 1920**Sale Price: **\$700,000**Prior Sale Price: **\$607,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **714364**Acres: **0.14**Fireplace: **Y / 1**1st Mtg Amt: **\$687,321**Lot Area: **6,135**

Pool:

Total Value: **\$631,522**# of Stories: **1**Roof Mat: **COMPOSITION SHINGLE**Land Use: **SFR**Park Area/Cap#: **/**Parking: **GARAGE**

Comp #:2 Distance From Subject:0.33 (miles)

Address: 927 E 52ND ST, LOS ANGELES, CA 90011-4603

Owner Name: AZARADIBI ARVIN

Seller Name: RAMA FUND LLC

APN: 5103-029-012 Map Reference: 52-C3 / Living Area: 1,128

County: LOS ANGELES, CA Census Tract: 2292.00 Total Rooms:

Subdivision: WIESENDANGERS SOUTH- Zoning: LAR2 Bedrooms: 3

END TR

Rec Date: 03/19/2024 Prior Rec Date: 04/01/1987 Bath(F/H): 1 /

Sale Date: 03/15/2024 Prior Sale Date: Yr Built/Eff: 1910 / 1919

Sale Price: \$540,000 Prior Sale Price: Air Cond:

Sale Type: FULL Prior Sale Type: Style:

Document #: 178210 Acres: 0.10 Fireplace: Y / 1

1st Mtg Amt: \$405,000 Lot Area: 4,401 Pool:

Total Value: \$140,703 # of Stories: 1 Roof Mat:

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.36 (miles)

Address: 653 E 43RD PL, LOS ANGELES, CA 90011-3501

Owner Name: PAN PTSHP INC/GOLDEN KEY INVESTMENT LLC

Seller Name: LEATHERWOOD ANTHONY T

APN: 5115-010-022 Map Reference: 52-C2 / Living Area: 1,204

County: LOS ANGELES, CA Census Tract: 2286.00 Total Rooms:

Subdivision: ENTWISTLE TR Zoning: LAR2 Bedrooms: 4

Rec Date: 12/11/2023 Prior Rec Date: 12/20/2002 Bath(F/H): 2 /

Sale Date: 11/21/2023 Prior Sale Date: 10/21/2002 Yr Built/Eff: 1914 / 1914

Sale Price: \$500,000 Prior Sale Price: \$169,000 Air Cond: YES

Sale Type: FULL Prior Sale Type: Style:

Document #: 861042 Acres: 0.12 Fireplace: /

1st Mtg Amt: Total Value: \$235,245 Lot Area: 5,122 Pool:

Land Use: SFR Park Area/Cap#: / Roof Mat: Parking:

Comp #:4 Distance From Subject:0.47 (miles)

Address: 4209 MCKINLEY AVE, LOS ANGELES, CA 90011-3025

Owner Name: QUIROZ MARITZA/QUIROZ KENNETH

Seller Name: ESPINOZA MARIA I

APN: 5115-005-032 Map Reference: 52-C2 / Living Area: 1,182

County: LOS ANGELES, CA Census Tract: 2283.20 Total Rooms:

Subdivision: ENTWISTLE TR Zoning: LAR2 Bedrooms: 3

Rec Date: 12/19/2023 Prior Rec Date: 01/08/1999 Bath(F/H): 1 /

Sale Date: 11/04/2023 Prior Sale Date: 11/03/1998 Yr Built/Eff: 1925 / 1927

Sale Price: \$690,000 Prior Sale Price: \$129,000 Air Cond: YES

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 889381 Acres: 0.12 Fireplace: /

1st Mtg Amt: \$552,000 Lot Area: 5,124 Pool:

Total Value: \$226,555 # of Stories: 1 Roof Mat: COMPOSITION

Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

DETACHED GARAGE

Comp #:5 Distance From Subject:0.49 (miles)

Address: 1237 E 51ST ST, LOS ANGELES, CA 90011-4221

Owner Name: PROVIDENT INVESTMENTS LLC

Seller Name: FULTZ ANNIE H

APN: 5107-028-025 Map Reference: 52-C3 / Living Area: 912

County: LOS ANGELES, CA Census Tract: 2287.10 Total Rooms:

Subdivision: CONGERS CENTRAL AVE Zoning: LAR2 Bedrooms: 2

Rec Date:	05/09/2024	Prior Rec Date:	06/26/2019	Bath(F/H):	1 /
Sale Date:	04/29/2024	Prior Sale Date:	06/05/2019	Yr Built/Eff:	1900 / 1920
Sale Price:	\$470,000	Prior Sale Price:	\$380,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	306458	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$390,000	Lot Area:	4,798	Pool:	
Total Value:	\$19,026	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	6	Distance From Subject: 0.50 (miles)			
Address:	1248 E 50TH ST, LOS ANGELES, CA 90011-4216				
Owner Name:	DE LA ROSA PATRICIA C S/ALVAREZ JUAN C				
Seller Name:	CONTRERAS JOSE F				
APN:	5107-028-009	Map Reference:	52-C3 /	Living Area:	1,120
County:	LOS ANGELES, CA	Census Tract:	2287.10	Total Rooms:	
Subdivision:	STRONG & DICKINSONS	Zoning:	LAR2	Bedrooms:	2
	CENTRAL A				
Rec Date:	04/02/2024	Prior Rec Date:	08/26/1997	Bath(F/H):	1 /
Sale Date:	03/25/2024	Prior Sale Date:		Yr Built/Eff:	1902 / 1910
Sale Price:	\$660,000	Prior Sale Price:	\$65,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	211448	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$648,045	Lot Area:	5,212	Pool:	
Total Value:	\$209,002	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: DANIEL GONZALEZ
JOB ADDRESS: 836 EAST 47TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5108-008-029

Date: June 25, 2025

CASE NO.: 957291
ORDER NO.: A-5772286

EFFECTIVE DATE OF ORDER TO COMPLY: August 1, 2022
COMPLIANCE EXPECTED DATE: August 31, 2022
DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5772286

09/22/2022 5:22 PM

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**JAVIER NUNEZ
PRESIDENT**

**ELVIN W. MOON
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN**

**CITY OF LOS ANGELES
CALIFORNIA**



**ERIC GARCETTI
MAYOR**

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

**OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING**

**JOHN WEIGHT
EXECUTIVE OFFICER**

ORDER TO COMPLY AND NOTICE OF FEE

**SANTOS, J ELEAZAR AND ROSA M
836 E 47TH ST
LOS ANGELES, CA 90011**

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

JUL 25 2022

**OWNER OF
SITE ADDRESS: 836 E 47TH ST
ASSESSORS PARCEL NO.: 5108-008-029
ZONE: R2; Two Family Zone**

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

**CASE #: 957291
ORDER #: A-5772286
EFFECTIVE DATE: August 01, 2022
COMPLIANCE DATE: August 31, 2022**

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of construction and surplus material, tools and equipment in the required yard(s).

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

Location: ALL REQUIRED YARDS.

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

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

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

Location: ALL REQUIRED YARDS.

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

3. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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

Comments: ALL REQUIRED YARDS.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

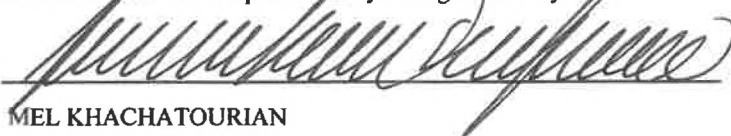
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4494.

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

Inspector:



Date: July 22, 2022

MEL KHACHATOURIAN
4301 S. CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4494

Mel.Khachatourian@lacity.org

REVIEWED BY

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