

BOARD OF
BUILDING AND SAFETY
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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

February 4, 2026

Council District: # 8

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

JOB ADDRESS: 1106 WEST GAGE AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6003-032-011
Re: Invoice #900505-9

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: **1106 West Gage Avenue, 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 September 27, 2023 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

evp FEB 13 2026 PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18636
Dated as of: 10/17/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6003-032-011

Property Address: 1106 W. GAGE AVE. City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee: THE AGS FAMILY TRUST AND GERALD H. SALTSMAN AND ANN SALTSMAN TRUSTEES

Grantor: GERALD H. SALTSMAN AND ANN SALTSMAN

Deed Date : 03/23/2017

Recorded : 03/29/2017

Instr No. : 17-0346954

***MAILING ADDRESS: THE AGS FAMILY TRUST AND GERALD H. SALTSMAN AND ANN SALTSMAN TRUSTEES
1334 STRADELLA RD, LOS ANGELES, CA 90077-2614***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 151 Brief Description: THREE G TRACT (EX OF ST) LOT 151

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20170346954



Pages:
0003

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

03/29/17 AT 12:13PM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201703293280067

00013529878



008233676

SEQ:
06

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Gerald H. Saltsman and Ann Saltsman

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW,

Gerald H. and Ann Saltsman
1334 Stradella Rd.
Los Angeles, CA 90077

Order No.:

Escrow No.:

A.P.N.: 6003-032-011

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et seq.)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

DOCUMENTARY TRANSFER TAX IS \$ None

Computed on full value of property conveyed, or computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

There is no Documentary transfer tax due. (State reason and give Code § or Ordinance number).

Transfer In Interest Into A Living Trust R+T 11930

Unincorporated area: city of _____ AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust; Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary; Change of trustee holding title;

Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

Other: _____

GRANTOR(S): Gerald H. Saltsman and Ann Saltsman

hereby **GRANT(S) TO:** The AGS Family Trust, Gerald H. Saltsman and Ann Saltsman, Trustees

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

AS SHOWN IN EXHIBIT "A" ATTACHED HERETO

Dated: 3-23-17

Gerald H. Saltsman
Gerald H. Saltsman

Ann Saltsman
Ann Saltsman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles) SS.

On 3/23/17 Jae C. Won, A Notary Public, before me,

(here insert name and title of the officer)

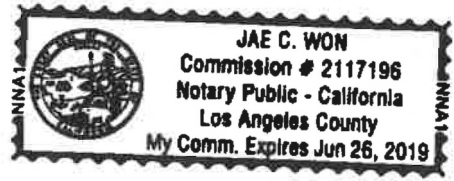
personally appeared Gerald H. Saltsman / Ann Saltsman

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 _____



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

1106 W. Gage Ave., Los Angeles, CA 90044

Lot 151 of the Three G Tract, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 8 page 135 of Maps, in the office of the county recorder of said county.

Property Detail Report

For Property Located At :

1106 W GAGE AVE, LOS ANGELES, CA 90044-3740

RealQuest

Owner Information

Owner Name: **SALTSMAN GERALD H (TE) & ANN (JAGS)**
 Mailing Address: **1334 STRADELLA RD, LOS ANGELES CA 90077-2614 C006**
 Vesting Codes: **HW // TE**

Location Information

Legal Description: **THREE G TRACT (EX OF ST) LOT 151**
 County: **LOS ANGELES, CA** APN: **6003-032-011**
 Census Tract / Block: **2374.01 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **THREE G TR**
 Legal Book/Page: **6-135** Map Reference: **51-F5 /**
 Legal Lot: **151** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C34** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **03/29/2017 / 03/23/2017** Deed Type: **TRUSTEE'S DEED(TRANSFER)**
 Sale Price: 1st Mtg Document #:
 Document #: **346954**

Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: 2nd Mtg Amount/Type: **/**
 Deed Type: 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	908	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1924 / 1926	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,598	Lot Width/Depth:	45 x 124	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$36,469	Assessed Year:	2024	Property Tax:	\$671.69
Land Value:	\$25,686	Improved %:	30%	Tax Area:	212
Improvement Value:	\$10,783	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$36,469				

Comparable Sales Report

For Property Located At



1106 W GAGE AVE, LOS ANGELES, CA 90044-3740

10 Comparable(s) Selected.

Report Date: 10/23/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$400,000	\$1,299,000	\$643,700
Bldg/Living Area	908	782	1,002	882
Price/Sqft	\$0.00	\$477.33	\$1,546.43	\$733.70
Year Built	1924	1919	1925	1922
Lot Area	5,598	3,056	6,432	4,705
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$36,469	\$37,910	\$587,826	\$318,689
Distance From Subject	0.00	0.15	0.44	0.36

*= user supplied for search only

Comp #:1 Distance From Subject:0.15 (miles)

Address: **1227 W GAGE AVE, LOS ANGELES, CA 90044-2731**

Owner Name: **SHARMA TUSHAR/KARAKATTU SAJIN & MONIKA**

Seller Name: **WILLOWCREEK INVESTMENTS INC**

APN: 6003-028-020	Map Reference: 51-F5 /	Living Area: 840
County: LOS ANGELES, CA	Census Tract: 2372.01	Total Rooms: 4
Subdivision: 3987	Zoning: LAR2	Bedrooms: 2
Rec Date: 08/15/2025	Prior Rec Date: 02/10/2022	Bath(F/H): 1 /
Sale Date: 07/15/2025	Prior Sale Date: 02/02/2022	Yr Built/Eff: 1922 / 1922
Sale Price: \$1,299,000	Prior Sale Price: \$390,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 557406	Acres: 0.14	Fireplace: /
1st Mtg Amt: \$974,250	Lot Area: 6,232	Pool:
Total Value: \$405,755	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE

Comp #:2 Distance From Subject:0.25 (miles)

Address: **1253 W 61ST ST, LOS ANGELES, CA 90044-2711**

Owner Name: **ANDRADE JONATHAN**

Seller Name: **ZENSTONE PROPERTIES LLC**

APN: 6003-019-024	Map Reference: 51-F4 /	Living Area: 994
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County:	LOS ANGELES, CA	Census Tract:	2372.01	Total Rooms:	4
Subdivision:	3987	Zoning:	LAR2	Bedrooms:	3
Rec Date:	09/30/2025	Prior Rec Date:	05/22/2025	Bath(F/H):	2 /
Sale Date:	09/17/2025	Prior Sale Date:	05/13/2025	Yr Built/Eff:	1922 / 1945
Sale Price:	\$721,000	Prior Sale Price:	\$495,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	671346	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$707,939	Lot Area:	6,432	Pool:	
Total Value:	\$55,629	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.31 (miles)

Address: **1223 W 68TH ST, LOS ANGELES, CA 90044-2526**

Owner Name: **BENTON SONDRASPRAGUE SIERRA**

Seller Name: **2017-2 IH BORROWER LP**

APN:	6014-018-023	Map Reference:	51-F5 /	Living Area:	910
County:	LOS ANGELES, CA	Census Tract:	2374.01	Total Rooms:	
Subdivision:	1356	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/17/2025	Prior Rec Date:	09/23/1991	Bath(F/H):	1 /
Sale Date:	03/30/2025	Prior Sale Date:	08/1991	Yr Built/Eff:	1924 / 1936
Sale Price:	\$535,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	250714	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$493,000	Lot Area:	4,791	Pool:	
Total Value:	\$375,479	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.38 (miles)

Address: **1328 W 67TH ST, LOS ANGELES, CA 90044-2642**

Owner Name: **ZETINO DEBORA A H**

Seller Name: **CORNEJO MEDARDO A**

APN:	6014-017-008	Map Reference:	51-E5 /	Living Area:	841
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms:	
Subdivision:	4967	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/12/2025	Prior Rec Date:	04/02/2013	Bath(F/H):	2 /
Sale Date:	05/02/2025	Prior Sale Date:	03/14/2013	Yr Built/Eff:	1922 / 1974
Sale Price:	\$645,000	Prior Sale Price:	\$175,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	395388	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$633,317	Lot Area:	3,056	Pool:	
Total Value:	\$271,053	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.39 (miles)

Address: **1222 W 59TH ST, LOS ANGELES, CA 90044-2806**

Owner Name: **ALDANA MARIA D**

Seller Name: **MALDONADO ANGEL D**

APN:	6003-010-011	Map Reference:	51-F4 /	Living Area:	986
County:	LOS ANGELES, CA	Census Tract:	2372.01	Total Rooms:	5
Subdivision:	1266	Zoning:	LAR2	Bedrooms:	2
Rec Date:	08/11/2025	Prior Rec Date:	08/19/2002	Bath(F/H):	1 /
Sale Date:	05/23/2025	Prior Sale Date:	06/06/2002	Yr Built/Eff:	1921 / 1921
Sale Price:	\$625,000	Prior Sale Price:	\$155,500	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	541955	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$613,679	Lot Area:	4,811	Pool:	
Total Value:	\$234,989	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE

Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE
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Comp #:6				Distance From Subject:0.39 (miles)
Address:	911 W 59TH DR, LOS ANGELES, CA 90044-5501			
Owner Name:	PALACIOS JUAN J			
Seller Name:	CENTENO LIDIA H B			
APN:	6004-006-010	Map Reference:	51-F4 /	Living Area: 838
County:	LOS ANGELES, CA	Census Tract:	2371.01	Total Rooms:
Subdivision:	471	Zoning:	LAR2	Bedrooms: 3
Rec Date:	02/05/2025	Prior Rec Date:	07/23/2021	Bath(F/H): 1 /
Sale Date:	01/31/2025	Prior Sale Date:	06/03/2021	Yr Built/Eff: 1922 / 1922
Sale Price:	\$610,000	Prior Sale Price:	\$530,000	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	72475	Acres:	0.07	Fireplace: /
1st Mtg Amt:	\$598,951	Lot Area:	3,155	Pool:
Total Value:	\$560,775	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:7				Distance From Subject:0.40 (miles)
Address:	1335 W 68TH ST, LOS ANGELES, CA 90044-2528			
Owner Name:	CARDINAL DEVELOPMENT LLC			
Seller Name:	PHILLIPS ELOIS TRUST			
APN:	6014-017-022	Map Reference:	51-E5 /	Living Area: 782
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms:
Subdivision:	1356	Zoning:	LAR1	Bedrooms: 1
Rec Date:	09/03/2025	Prior Rec Date:	09/25/1986	Bath(F/H): 1 /
Sale Date:	08/22/2025	Prior Sale Date:	08/1986	Yr Built/Eff: 1922 / 1922
Sale Price:	\$450,000	Prior Sale Price:	\$10,500	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	599170	Acres:	0.11	Fireplace: /
1st Mtg Amt:		Lot Area:	4,820	Pool:
Total Value:	\$95,656	# of Stories:	1	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:8				Distance From Subject:0.43 (miles)
Address:	1440 W 62ND ST, LOS ANGELES, CA 90047-1529			
Owner Name:	BATU DEVELOPMENT LLC			
Seller Name:	TAYLOR FAMILY LIVING TRUST			
APN:	6002-026-017	Map Reference:	51-E4 /	Living Area: 792
County:	LOS ANGELES, CA	Census Tract:	2372.01	Total Rooms: 5
Subdivision:	5687	Zoning:	LAR1	Bedrooms: 2
Rec Date:	09/30/2025	Prior Rec Date:	05/23/2023	Bath(F/H): 2 /
Sale Date:	08/04/2025	Prior Sale Date:	05/05/2023	Yr Built/Eff: 1925 / 1925
Sale Price:	\$552,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:	N	Style: CONVENTIONAL
Document #:	673297	Acres:	0.12	Fireplace: /
1st Mtg Amt:	\$637,000	Lot Area:	5,106	Pool:
Total Value:	\$587,826	# of Stories:	1	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking: PARKING AVAIL

Comp #:9				Distance From Subject:0.44 (miles)
Address:	1210 W 70TH ST, LOS ANGELES, CA 90044-2538			
Owner Name:	RAMOS REAL ESTATE GROUP INC			

Seller Name:	BELL CHARLES E FAM L/TR		
APN:	6014-031-013	Map Reference:	51-F5 /
County:	LOS ANGELES, CA	Census Tract:	2374.01
Subdivision:	1356	Zoning:	LAR1
Rec Date:	05/29/2025	Prior Rec Date:	04/23/1971
Sale Date:	05/13/2025	Prior Sale Date:	
Sale Price:	\$400,000	Prior Sale Price:	\$17,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	356124	Acres:	0.11
1st Mtg Amt:	\$485,000	Lot Area:	4,680
Total Value:	\$561,816	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	838
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1919 / 1921
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:10				Distance From Subject:0.44 (miles)	
Address:	1430 W 65TH PL, LOS ANGELES, CA 90047-2002				
Owner Name:	HERNANDEZ HILDA/GASPAR ABRAHAM				
Seller Name:	MILES EDDIE L LIVING TRUST				
APN:	6015-009-008	Map Reference:	51-E5 /	Living Area:	1,002
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms:	5
Subdivision:	5834	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/11/2025	Prior Rec Date:	12/14/1967	Bath(F/H):	1 /
Sale Date:	05/14/2025	Prior Sale Date:		Yr Built/Eff:	1925 / 1925
Sale Price:	\$600,000	Prior Sale Price:	\$14,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	391682	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$480,000	Lot Area:	3,968	Pool:	
Total Value:	\$37,910	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JAVIER RAMOS**
JOB ADDRESS: **1106 WEST GAGE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6003-032-011**

Date: **February 4, 2026**

CASE NO.: **991534**
ORDER NO.: **A-6049448**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 27, 2023**
COMPLIANCE EXPECTED DATE: **October 12, 2023**
DATE COMPLIANCE OBTAINED: **February 20, 2024**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6049448

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
MOISES ROSALES
NANCY YAP

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

SUBSTANDARD ORDER AND NOTICE OF FEE

SALTSMAN, GERALD H AND ANN TRS AGS FAMILY TRUST
1334 STRADELLA RD
LOS ANGELES, CA 90077

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

CASE #: 991534
ORDER #: A-6049448
EFFECTIVE DATE: September 27, 2023
COMPLIANCE DATE: October 12, 2023

OWNER OF
SITE ADDRESS: 1106 W GAGE AVE
ASSESSORS PARCEL NO.: 6003-032-011
ZONE: R2; Two Family Zone

SEP 18 2023

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

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 hazardous plumbing. Broken sewer main under house leaking sewage into crawl space.**

You are therefore ordered to: Repair sewer drain line uncer house and clear stoppages from all drains in house.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 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.

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

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.

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>

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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 (323)218-7167.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: August 25, 2023

JOHN PARKER
8475 S VERMONT
LOS ANGELES, CA 90044
(323)218-7167
John.Parker@lacity.org


REVIEWED BY

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