

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

June 9, 2026

Council District: # 8

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

JOB ADDRESS: 1836 WEST 47TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5015-004-008
Re: Invoice #900683-4

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: **1836 West 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 September 22, 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

for
Chon
Ana Mae Yutan
Chief, LADBS Resource Management Bureau

inf

ATTEST: 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. T18710
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5015-004-008

Property Address: 1836 W 47TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee: THE AGS FAMILY TRUST, 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. : 17-0347146

MAILING ADDRESS: THE AGS FAMILY TRUST, GERALD H. SALTSMAN AND ANN SALTSMAN TRUSTEES

1334 STRADELLA RD, LOS ANGELES, CA 90077-2614

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 7,8 Block: 8 Brief Description: WESTERN AVE SQUARE W 10 FT OF LOT 7 AND E 30 FT OF LOT 8 BLK 8

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20170347146



Pages:
0003

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

03/29/17 AT 12:58PM

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



LEADSHEET



201703293280070

00013530129



008233812

SEQ:
04

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.: 5015-004-008

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, before me,

Jae C. Won, A Notary Public

(here insert name and title of the officer)

personally appeared Gerald H. Saltsman/Ann Saltsman

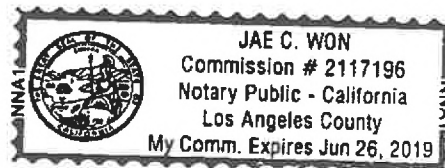
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) 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

Jae C. Won



MAIL TAX STATEMENTS AS DIRECTED ABOVE

(This area for official notarial seal)

EXHIBIT "A"

1836 W. 47th St., Los Angeles, CA 90062

The West 10 feet of Lot 7 and the East 30 feet of Lot 8 in block 8 of Western Avenue Square, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 11 page 40 of Maps, in the office of the county recorder of said county.

EXHIBIT B

ASSIGNED INSPECTOR: **JAVIER RAMOS**
JOB ADDRESS: **1836 WEST 47TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5015-004-008**

Date: June 9, 2026

Last Full Title: **12/08/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) THE AGS FAMILY TRUST, GERALD H. SALTSMAN
AND ANN SALTSMAN AS TRUSTEES
1334 STRADELLA ROAD
LOS ANGELES, CA 90077-2614

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

1836 W 47TH ST, LOS ANGELES, CA 90062-1907



RealQuest

Owner Information

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

Location Information

Legal Description: WESTERN AVE SQUARE W 10 FT OF LOT 7 AND E 30 FT OF LOT 8
County: LOS ANGELES, CA APN: 5015-004-008
Census Tract / Block: 2324.01 / 3 Alternate APN:
Township-Range-Sect: Subdivision: WESTERN AVE SQUA
Legal Book/Page: Map Reference: /
Legal Lot: 8 Tract #:
Legal Block: 8 School District: LOS ANGELES
Market Area: PHHT 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 #: 347146

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:	1,201	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:	
Year Built / Eff:	1911 / 1911	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,045	Lot Width/Depth:	40 x 126	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$36,456
 Land Value: \$24,480
 Improvement Value: \$11,976
 Total Taxable Value: \$36,456

Assessed Year: 2025
 Improved %: 33%
 Tax Year: 2024

Property Tax: \$663.44
 Tax Area: 212
 Tax Exemption:

Comparable Sales Report

For Property Located At

**1836 W 47TH ST, LOS ANGELES, CA 90062-1907****10 Comparable(s) Selected.**

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$515,000	\$1,025,000	\$743,900
Bldg/Living Area	1,201	1,066	1,362	1,222
Price/Sqft	\$0.00	\$408.08	\$770.68	\$611.52
Year Built	1911	1908	1924	1913
Lot Area	5,045	5,200	7,512	5,987
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$36,456	\$38,413	\$799,089	\$378,608
Distance From Subject	0.00	0.20	0.46	0.31

* = user supplied for search only

Comp #1

Distance From Subject: 0.20 (miles)

Address: **4920 S WILTON PL, LOS ANGELES, CA 90062-2109**
 Owner Name: **5 STAR DISCOUNT HOMES LLC**
 Seller Name: **HENDY MARY G LIVING TRUST**
 APN: **5015-013-012** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **2324.02**
 Subdivision: **ST VINCENT COLLEGE TR** Zoning: **LAR1**
 Rec Date: **10/20/2025** Prior Rec Date: **01/19/1994**
 Sale Date: **09/26/2025** Prior Sale Date:
 Sale Price: **\$515,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **720666** Acres: **0.15**
 1st Mtg Amt: **\$680,000** Lot Area: **6,506**
 Total Value: **\$331,586** # of Stories:
 Land Use: **SFR** Park Area/Cap#: **/**

Living Area: **1,262**
 Total Rooms:
 Bedrooms: **2**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1910 / 1920**
 Air Cond:
 Style:
 Fireplace: **/**
 Pool:
 Roof Mat:
 Parking:

Comp #2

Distance From Subject: 0.21 (miles)

Address: **4911 S WILTON PL, LOS ANGELES, CA 90062-2110**
 Owner Name: **STEVENS ROBERT A/COOPER-MARTIN LUKE J**
 Seller Name: **SANCHEZ LILIAN G L/TR**
 APN: **5015-018-022** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **2324.02**
 Subdivision: **SAINT VINCENT COLLEGE** Zoning: **LAR1**

Living Area: **1,173**
 Total Rooms:
 Bedrooms: **3**

Rec Date:	09/04/2025	Prior Rec Date:	11/22/2013	Bath(F/H):	2 /
Sale Date:	08/07/2025	Prior Sale Date:	10/17/2013	Yr Built/Eff:	1911 / 1956
Sale Price:	\$815,000	Prior Sale Price:	\$270,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	600919	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$652,000	Lot Area:	6,502	Pool:	
Total Value:	\$378,726	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.21 (miles)

Address: 1828 W 50TH ST, LOS ANGELES, CA 90062-2216

Owner Name: KIM HAE-LEE/KIM HYNN J

Seller Name: 305 AUTO ADVERTISING INC

APN:	5015-007-006	Map Reference:	/	Living Area:	1,235
County:	LOS ANGELES, CA	Census Tract:	2324.02	Total Rooms:	
Subdivision:	KENDALLS BERRY	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/10/2025	Prior Rec Date:	11/21/2024	Bath(F/H):	1 /
Sale Date:	05/29/2025	Prior Sale Date:	11/19/2024	Yr Built/Eff:	1908 / 1908
Sale Price:	\$789,000	Prior Sale Price:	\$625,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	387943	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$588,800	Lot Area:	7,512	Pool:	
Total Value:	\$625,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.23 (miles)

Address: 4430 CIMARRON ST, LOS ANGELES, CA 90062-1915

Owner Name: AHMED AFZAL/KHONDOKAR RAJINA

Seller Name: LYONZDEN INVESTMENTS INC

APN:	5015-016-008	Map Reference:	/	Living Area:	1,281
County:	LOS ANGELES, CA	Census Tract:	2324.02	Total Rooms:	
Subdivision:	ST VINCENT COLLEGE TR	Zoning:	LAR2	Bedrooms:	4
Rec Date:	10/31/2025	Prior Rec Date:	04/01/2025	Bath(F/H):	1 /
Sale Date:	09/05/2025	Prior Sale Date:	03/17/2025	Yr Built/Eff:	1913 / 1913
Sale Price:	\$800,000	Prior Sale Price:	\$580,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	760691	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$560,000	Lot Area:	5,216	Pool:	
Total Value:	\$50,295	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.28 (miles)

Address: 5106 S GRAMERCY PL, LOS ANGELES, CA 90062-2242

Owner Name: PINEDA VENANCIO/SANTANA PERLA B

Seller Name: RADICAL ENTS INC

APN:	5015-008-013	Map Reference:	/	Living Area:	1,071
County:	LOS ANGELES, CA	Census Tract:	2324.02	Total Rooms:	
Subdivision:	8393	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/18/2025	Prior Rec Date:	07/12/2024	Bath(F/H):	1 /
Sale Date:	04/14/2025	Prior Sale Date:	06/26/2024	Yr Built/Eff:	1911 / 1925
Sale Price:	\$750,000	Prior Sale Price:	\$505,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	255575	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$736,415	Lot Area:	5,399	Pool:	
Total Value:	\$505,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.32 (miles)

Address: 5008 S VAN NESS AVE, LOS ANGELES, CA 90062-2152

Owner Name: AVENDANO ESTHELA/CASTRO AUSTIN

Seller Name: BLOCKER IMAN

APN: 5015-022-006 Map Reference: / Living Area: 1,066

County: LOS ANGELES, CA Census Tract: 2324.02 Total Rooms:

Subdivision: ST VINCENT COLLEGE TR Zoning: LAR1 Bedrooms: 2

Rec Date: 08/20/2025 Prior Rec Date: 03/26/1971 Bath(F/H): 1 /

Sale Date: 08/12/2025 Prior Sale Date: Yr Built/Eff: 1912 / 1926

Sale Price: \$605,000 Prior Sale Price: \$18,000 Air Cond: YES

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 567195 Acres: 0.12 Fireplace: /

1st Mtg Amt: \$484,000 Lot Area: 5,204 Pool:

Total Value: \$409,424 # of Stories: Roof Mat:

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

Comp #:7 Distance From Subject:0.37 (miles)

Address: 4524 2ND AVE, LOS ANGELES, CA 90043-1456

Owner Name: MORGAN PROPERTIES FOUR LLC

Seller Name: GIVENS JANE A L

APN: 5015-035-032 Map Reference: / Living Area: 1,323

County: LOS ANGELES, CA Census Tract: 2345.02 Total Rooms:

Subdivision: 1798 Zoning: LAR2 Bedrooms: 2

Rec Date: 06/13/2025 Prior Rec Date: 06/09/2009 Bath(F/H): 2 /

Sale Date: 06/03/2025 Prior Sale Date: 05/06/2009 Yr Built/Eff: 1916 / 1927

Sale Price: \$660,000 Prior Sale Price: \$226,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 397553 Acres: 0.12 Fireplace: /

1st Mtg Amt: Total Value: \$799,089 Lot Area: 5,200 Pool:

Land Use: SFR # of Stories: Roof Mat:

Park Area/Cap#: / Parking:

Comp #:8 Distance From Subject:0.39 (miles)

Address: 1569 W 47TH ST, LOS ANGELES, CA 90062-2021

Owner Name: WOLFF ERIC W/GUTIERREZ GEORGINA M M

Seller Name: SMITH DANA B

APN: 5016-013-019 Map Reference: / Living Area: 1,330

County: LOS ANGELES, CA Census Tract: 2324.01 Total Rooms:

Subdivision: VERMONT AVE SQUARE Zoning: LAR1 Bedrooms: 2

Rec Date: 05/28/2025 Prior Rec Date: 09/20/2016 Bath(F/H): 1 /

Sale Date: 04/22/2025 Prior Sale Date: 08/18/2016 Yr Built/Eff: 1910 / 1913

Sale Price: \$1,025,000 Prior Sale Price: \$469,000 Air Cond: YES

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 351250 Acres: 0.13 Fireplace: /

1st Mtg Amt: \$820,000 Lot Area: 5,743 Pool:

Total Value: \$544,308 # of Stories: Roof Mat:

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

Comp #:9 Distance From Subject:0.43 (miles)

Address: 5219 RUTHELEN ST, LOS ANGELES, CA 90062-2628

Owner Name: RODRIGUEZ RUANDY S U

Seller Name: WINGATE INVESTMENT GROUP LLC

APN: 5005-020-005 Map Reference: / Living Area: 1,118

County: LOS ANGELES, CA Census Tract: 2325.00 Total Rooms:

Subdivision: CHESTERFIELD SQUARE Zoning: LAR1 Bedrooms: 2

Rec Date: 08/08/2025 Prior Rec Date: 04/04/2025 Bath(F/H): 1 /

Sale Date: 07/31/2025 Prior Sale Date: 04/02/2025 Yr Built/Eff: 1922 / 1923

Sale Price: \$780,000 Prior Sale Price: \$600,000 Air Cond: YES

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	539667	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$765,872	Lot Area:	6,082	Pool:	
Total Value:	\$38,413	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10				Distance From Subject:0.46 (miles)	
Address:	4324 2ND AVE, LOS ANGELES, CA 90008-4006				
Owner Name:	ZENSTONE REMODELING LLC				
Seller Name:	SMITH WANDA C LIVING TRUST				
APN:	5022-021-022	Map Reference:	/	Living Area:	1,362
County:	LOS ANGELES, CA	Census Tract:	2340.02	Total Rooms:	
Subdivision:	2195	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/10/2025	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	10/30/2025	Prior Sale Date:		Yr Built/Eff:	1924 / 1933
Sale Price:	\$700,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	786405	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$749,700	Lot Area:	6,503	Pool:	
Total Value:	\$104,236	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **JAVIER RAMOS**
JOB ADDRESS: **1836 WEST 47TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5015-004-008**

Date: **June 9, 2026**

CASE NO.: **993799**
ORDER NO.: **A-6071891**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 22, 2023**
COMPLIANCE EXPECTED DATE: **October 7, 2023**
DATE COMPLIANCE OBTAINED: **January 17, 2024**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6071891

10112023064927

**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

ORDER TO COMPLY 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 #: 993799
ORDER #: A-6071891
EFFECTIVE DATE: September 22, 2023
COMPLIANCE DATE: October 07, 2023

SEP 22 2023

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

OWNER OF
SITE ADDRESS: 1836 W 47TH ST
ASSESSORS PARCEL NO.: 5015-004-008
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:

VIOLATION(S):

1. Water supply lines to kitchen and/or bathroom are not maintained.

You are therefore ordered to: Maintain all water supply lines to kitchen and bathroom fixture so as to provide at least one gallon per minute rate of water flow, of at least 100 degrees F.

Code Section(s) in Violation: 91.8104.10.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: main dwelling

Comments: Water heater was red tag by gas company, No hot water at the time of the inspection.

2. Unapproved water heater replacement and/or relocation.

You are therefore ordered to: Obtain required permits for the replacement of the water heater and make it comply with all provisions of the L.A.M.C. Any water heater which is installed outside the building shall be installed in an approved enclosure.

Code Section(s) in Violation: 91.8112, 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.



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Location: Rear of the home

Comments: The water heater was replaced without a permit or inspection

3. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all plumbing fixtures, water heater, shower enclosures, shower valves and handles, wastewater drain lines, water supply lines, counters, drainboards and adjoining wall and floor areas provided to protect against water damage in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.7, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Main dwelling

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.

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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 (213)978-4513.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *En Preza*

Date: September 22, 2023

ENRIQUE PREZA
8475 S Vermont
LOS ANGELES, CA 90044
(213)978-4513
Enrique.Preza@lacity.org

REVIEWED BY

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